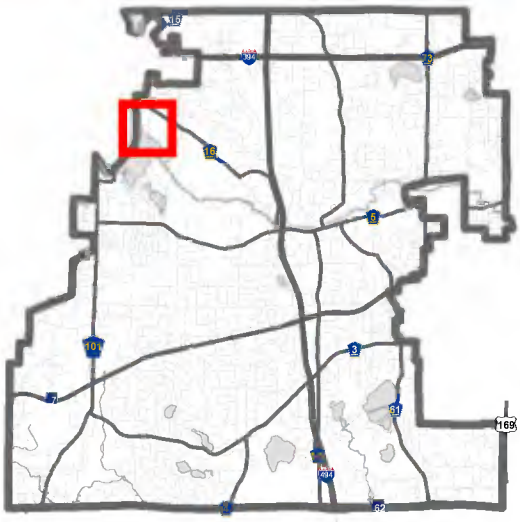
Location Map

Project: Johnson Guest House
Address: 2404 Bantas Point Rd

CITY OF MINNETONKA



Written Statement
Variance Application

Proposed variance request for the redevelopment of 2404 Bantas Point Ln Minnetonka, MN 55391 with parcel ID #0811722130024.

This proposed variance is reasonable and will be an improvement to the current property while still maintaining the integrity and overall aesthetics of the neighborhood.

In order to conform with the water set back, we are requesting a rear yard variance. The current structure on the property is 27.3 feet from the ordinary high-water mark. The proposed structure is being pushed back to meet the 50-foot requirement. Our intent is to use the existing non-conforming garage footings and walls to achieve this. Approval of the rear yard variance will allow us to conform with the water setbacks while not altering the current conditions to the rear yard. The existing garage structure is 6.7 feet to 8.7 feet from the lot line.

Given that portions of this property are under the 931.5 foot floodplain, we are also requesting a side yard variance. By utilizing the existing garage structure and corresponding set back along the western property line, we can reduce both the impact we will have on the floodplain and the amount of earthwork that needs to be done to accommodate that floodplain. Again, we will be re-using the current non-conforming garage as our basis and maintaining the existing setbacks. Doing so will also increase the set back to the existing principal structure (increase of 5.1 feet to 7.1 feet).

There is a history of variances in the Bantas Point neighborhood with at least 9 others already being approved. While all of these must be looked at individually, it does show a willingness of the City of Minnetonka to work with homeowners to overcome unique situations on various properties in this unique neighborhood.

Finally, there is an overwhelming amount of support from neighbors who are excited to see a house that has come into disrepair be replaced with a beautiful new home that fits the aesthetics and standards of the Bantas Point Community.

Side Yard Setback Variance

Practical Difficulties Worksheet

Describe Why the Proposed Use is Reasonable:
The proposed use is a reasonable request in that it maintains the current rear and side yard setbacks of the existing structure and minimizes the impact to the flood plain. Additionally, the proposed structure will enhance and follow the overall character of the neighborhood.

Describe the Circumstances Which are Unique to the Property:
Due to the unique lot configurations, buildable areas, water elevations, flood plains, and required set backs, there is a long history of approved variances in the neighborhood. This property and proposed structure are no different. The current structure is non-conforming and granting of this variance will help alleviate some of these conforming issues by pushing it back to the 50' from the waterline. A significant portion of this property is also in the floodplain. Granting of side and rear yard setbacks will help reduce the impact to this floodplain area.

Describe Why the Variance Would Not Alter the Essential Character of the Neighborhood:
Granting of the variance would help bring a non-conforming structure that has fallen into disrepair up to the standards and quality of the surrounding homes in the Bantas Lane Neighborhood. As a builder, who lives and repeatedly works in the community, we are trying to be as respectful to the neighborhood/property as possible by conforming where we can (shorefront setback) and only asking for reasonable rear and side yard setbacks to help minimize the impact on the floodplain and attempt to make use of portions of the current foundation. Additionally, granting of the side and rear setbacks will assist us in building a house with a low, single-level profile. If we are required to minimize the footprint of the house, the house will then get significantly taller creating more of an obstruction for neighbors.

Tree Protection Ordinance Variance

Variance Application

PRACTICAL DIFFICULTIES WORKSHEET

By state law, variances may be granted from the standards of the city's zoning ordinance only if:

1) The proposed variance is in harmony with the general purpose and intent of the zoning ordinance;

2) The proposed variance is consistent with the comprehensive plan; and

3) An applicant establishes that there are practical difficulties in complying with the ordinance standard from which they are requesting a variance. Practical difficulties means:

- The proposed use is reasonable;
- 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
- The proposed use would not alter the essential character of the surrounding area.

PRACTICAL DIFFICULTIES	
Describe why the proposed use is reasonable	This is a reasonable request in that the only trees being removed from the property are the ones that will be directly impacted by the build and or are in poor condition.
Describe: • **circumstances unique to the property;** • **why the need for variance was not caused by the property owner; and** • **and why the need is not solely based on economic considerations.**	Trees three and four are to be removed under the "Basic Tree Removal Area" part 2 and 3 which consists of tree within 20 feet of buildings with frost footings and 10 feet of structures with post footings. The structure of this property was placed in it's current location to best fit within the floodplain setbacks which variances are also being requested for. Tree number two is being removed under the "Basic Tree Removal Area" as it is within the areas improved for reasonably sized driveways, parking areas, and structures without frost footings and within ten feet of improvements. Tree number five is being removed due the location of the current house that needs to be removed and it's overall poor condition. The likely hood of it surviving demo and work so close to the tree is unlikely.
Describe why the variance would not alter the essential character of the neighborhood	Even though the overall condition of tree number six is poor. All efforts are being made to protect the tree and save it to help maintain the overall character of the neighborhood. Only trees that are in the "Basic Tree Removal Area" are being considered for removal. The lot to the east of the property in question is clear cut and has no trees on it.

VARIANCE APPLICATIONS WILL NOT BE ACCEPTED IF THIS WORKSHEET IS NOT COMPLETE

PROCESS

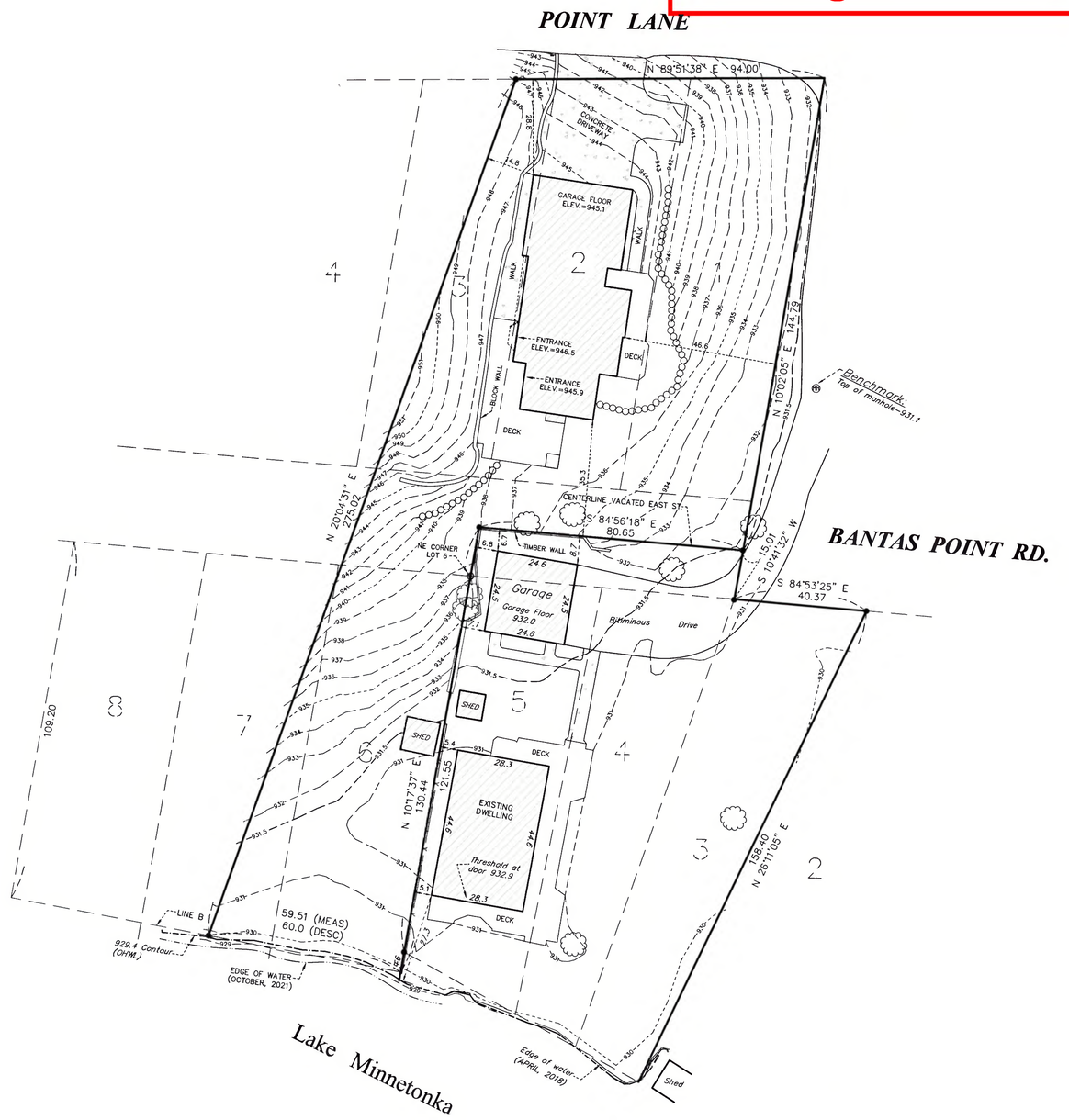
Existing Conditons

LEGAL DESCRIPTION OF 2404 BANTAS POINT RD.:
Lots 3, 4 and 5, including ½ of adjacent vacated street, in Block 5, REARRANGEMENT OF WAYZATA HEIGHTS, Hennepin County, Minnesota.

LEGAL DESCRIPTION OF 2409 BANTAS POINT RD.:
All of Lots 1 and 2, and part of Lot 3, Block 6, 'Wayzata Heights". All of Lot 6, and part of Lot 7, Block 5, "Rearrangement of Blocks in Wayzata Heights". Also: That part of adjacent East street vacated, said Lots and parts of Lots and vacated street lying Southeasterly of the following described line: Commencing at a point on the Northerly line of said Block 6, 'Wayzata Heights", distant 94.0 feet Westerly of the Northeast corner of said Block 6; thence Southwesterly on a straight line through a point on Line "B" hereinafter described, to the shore line of Lake Minnetonka. Said point on Line B is 60.0 feet Northwesterly along Line B from its Easterly beginning point, and said Line B is described as follows: Commencing at a point on the Easterly line of Lot 6, Block 5, "Rearrangement of Blocks in Wayzata Heights", distant 121.55 feet Southerly of the Northeast corner of said Lot 6; thence Northwesterly to a point on the Westerly line of Lot 8, Block 5, "Rearrangement of Blocks in Wayzata Heights", 109.20 feet Southerly of the Northwest corner of said Lot 8, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:
1. 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.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
5. 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.
6. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.

STANDARD SYMBOLS & CONVENTIONS:
"●" Denotes iron survey marker, found, unless otherwise noted.



EXISTING HARDCOVER FOR #2404 (per prior survey)	
House	1,260 Sq. Ft.
Existing Deck	926 Sq. Ft.
Bituminous Driveway	1,175 Sq. Ft.
Garage	602 Sq. Ft.
Concrete Surfaces	254 Sq. Ft.
Shed	64 Sq. Ft.
Ret. Walls	65 Sq. Ft.
TOTAL EXISTING HARDCOVER	4,346 Sq. Ft.
AREA OF LOT TO OHW	14,778 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	29.4%

EXISTING HARDCOVER FOR #2409	
House	2,066 Sq. Ft.
Front Deck	269 Sq. Ft.
Rear Deck	625 Sq. Ft.
Conc. Driveway & Walks	1,402 Sq. Ft.
Shed	105 Sq. Ft.
Concrete Deck Apron	16 Sq. Ft.
Retaining Walls	166 Sq. Ft.
TOTAL EXISTING HARDCOVER	4,649 Sq. Ft.
AREA OF LOT TO OHW	21,083 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	22.1%

Note: Boulder walls not included in hardcover calculations.

DATE	REVISION DESCRIPTION
5/1/23	SHOW 931.5 CONTOUR

DRAWING ORIENTATION & SCALE

CLIENT/JOB ADDRESS

MATTHEW JOHNSON

2404 & 2409 BANTAS POINT RD.
MINNETONKA, MN

Advance
Surveying & Engineering, Co.
17917 Highway No. 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.

Wayne W. Preyns
#43503
LICENSE NO.
OCTOBER 18, 2021
DATE

SURVEYED DATE:
#2404 - APRIL, 2018
#2409 - OCTOBER 7, 2021

DRAFTED DATE:
OCTOBER 11, 2021

SHEET TITLE
EXISTING SURVEY

SHEET SIZE: 22 X 34

DRAWING NUMBER
212046 WP

SHEET NO.
S1
SHEET 1 OF 1

Proposed Survey

Revised plan received Nov. 17, 2023

LEGAL DESCRIPTION:

Lots 3, 4 and 5, including ½ of adjacent vacated street, in Block 5, REARRANGEMENT OF WAYZATA HEIGHTS, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

1. 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.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
5. 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.
6. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
7. 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.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, set, unless otherwise noted.

GRADING & EROSION CONTROL NOTES:

BEFORE DEMOLITION AND GRADING BEGIN

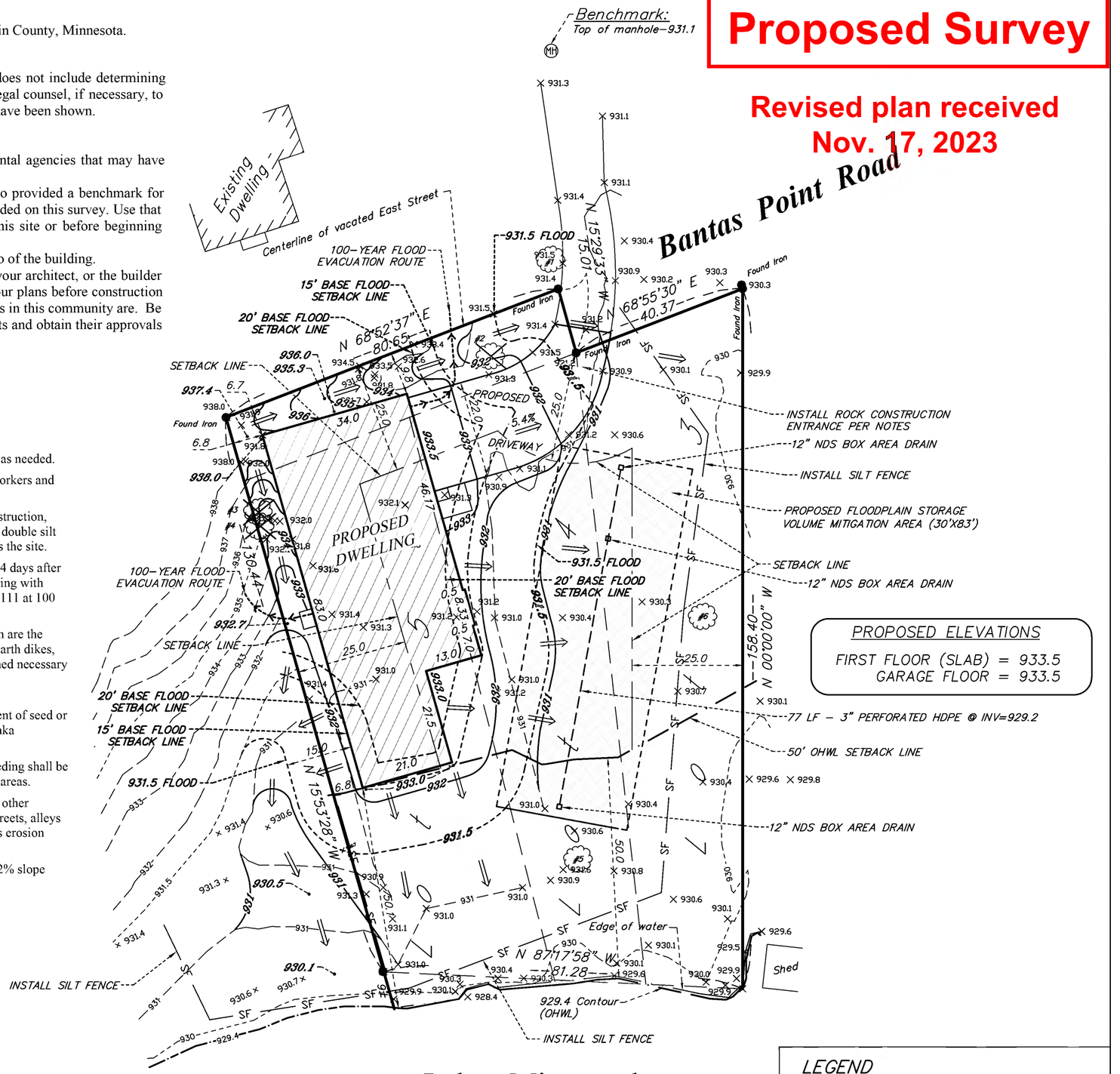
- Install silt fence/bio roll around the perimeter of the construction area.
- Sediment control measures must remain in place until final stabilization has been established and then shall be removed. Sediment controls may be removed to accommodate short term construction activity but must be replaced 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.
- No concrete wash out allowed on site.
- 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.



EXISTING HARDCOVER	
House	1,260 Sq. Ft.
Existing Deck	926 Sq. Ft.
Bituminous Driveway	1,175 Sq. Ft.
Garage	602 Sq. Ft.
Concrete Surfaces	254 Sq. Ft.
Shed	64 Sq. Ft.
Ret. Walls	65 Sq. Ft.
TOTAL EXISTING HARDCOVER	4,346 Sq. Ft.
AREA OF LOT TO OHW	14,778 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	29.4%

PROPOSED HARDCOVER	
House	2,547 Sq. Ft.
Front Stoop/Walk	38 Sq. Ft.
Rear Stoop	12 Sq. Ft.
Driveway	918 Sq. Ft.
TOTAL PROPOSED HARDCOVER	3,515 Sq. Ft.
AREA OF LOT TO OHW	14,778 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	23.7%

Tree #	Species	DBH	Condition	Significant	High Priority	Notes
1	Cottonwood	28.0	Good	Yes	Yes	
2	Maple, silver	38.5	Fair	Yes	Yes	multiple leaders
3	Oak, bur	26.5	Good	Yes	Yes	
4	Ash, green	12.5	Good	Yes	Yes	
5	Maple, silver	52.0	Poor	No	No	Decay in center
6	Maple, silver	50.5	Poor	No	No	significant dieback

PROPOSED ELEVATIONS

FIRST FLOOR (SLAB) = 933.5
GARAGE FLOOR = 933.5

LEGEND

EXISTING CONTOUR	– – –930– – –
EXISTING SPOT ELEVATION	X 930.5
PROPOSED CONTOUR	930
PROPOSED SPOT ELEVATION	930.5
DRAINAGE ARROW – FLOW	⟹
SILT FENCE/BIO ROLL	SF
REMOVE TREE	

DATE	REVISION DESCRIPTION
9–21–23	ADDED TREE INFORMATION
10–5–23	ADDED FLOODPLAIN STORAGE VOLUME INFORMATION
10–17–23	ADJUSTED PROPOSED FP CONTOUR & TRENCH SIZE
10–23–23	ADJUSTED SETBACKS PER CITY
10–31–23	ADDED DRAIN TILE & AREA DRAINS
11–16–23	MOVED WEST SWALE & UPDATED FLOODPLAIN VOLUME CALC.

DRAWING ORIENTATION & SCALE

SCALE - 1" = 20'

0 20 40

CLIENT NAME / JOB ADDRESS

MATTHEW V. JOHNSON

2404 BANTAS POINT ROAD
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.
AUGUST 1, 2023
DATE

DATE SURVEYED: APRIL 27, 2018

DATE DRAFTED: AUGUST 1, 2023

SHEET TITLE

PROPOSED SURVEY

DRAWING NUMBER

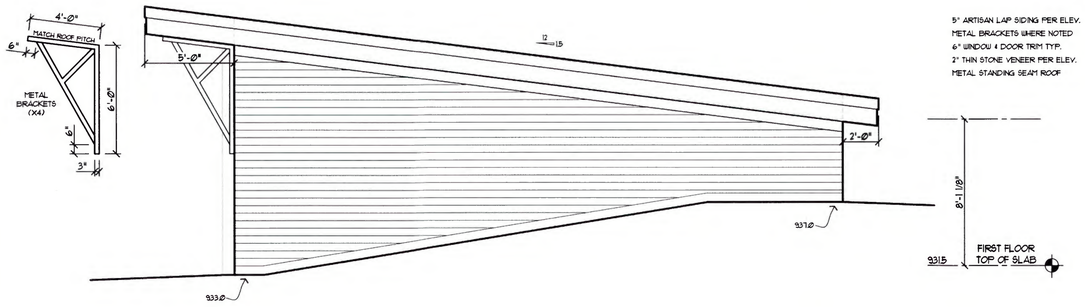
231078 JR

SHEET SIZE *17 X 22*

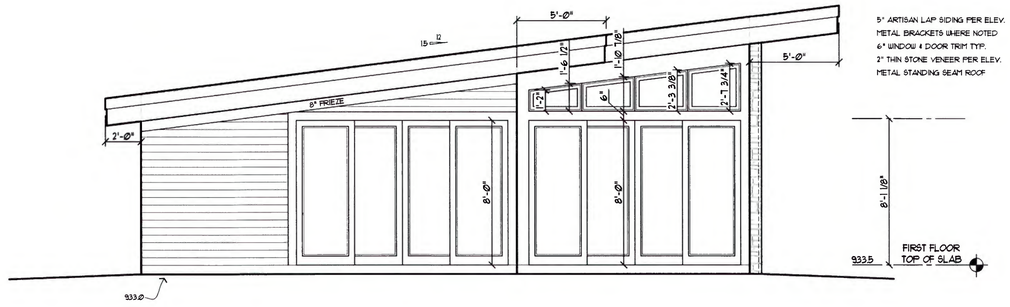
SHEET NO.

S1

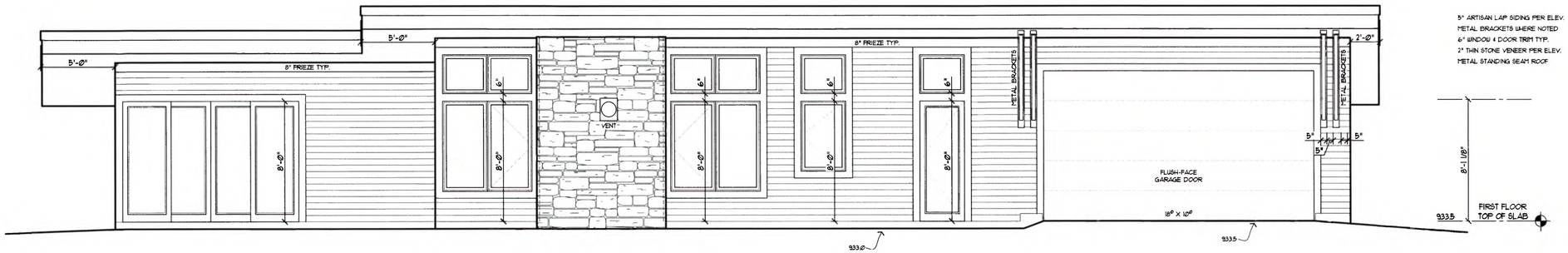
SHEET 1 OF 2



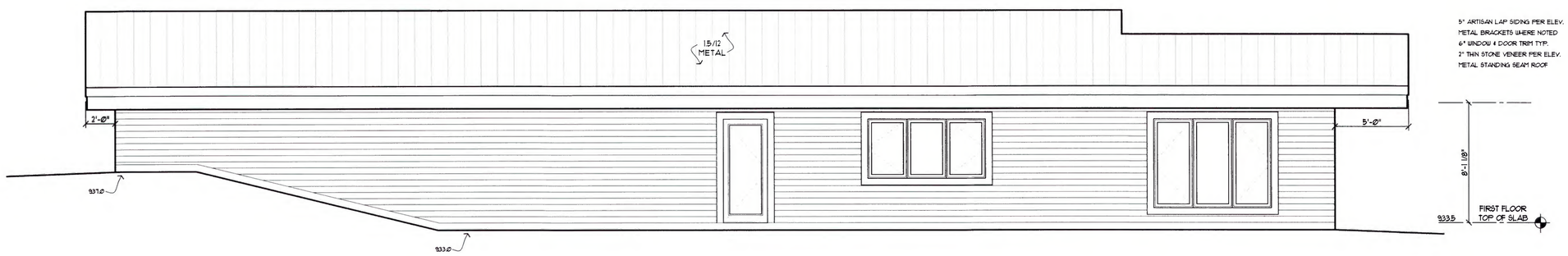
2/1 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



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



3/1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



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

ALEXANDER DESIGN GROUP
275 EAST LAKE STREET
WAYZATA, MN 55391
Phone: 952.473.8777

ISSUE DATE:
2 MAY 2023
PREVIOUS ISSUE DATES:

DRAWING DESCRIPTION:
ELEVATIONS
ADS

BID SET

JOHNSON GUEST HOUSE
2404 BANTAS PT RD
MINNETONKA, MN

1
1 OF 4

1/2 FOUNDATION PLAN

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

NOTE:
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NOTE:
OFFSET EXTERIOR STUDS 1-1/2" TO THE OUTSIDE FACE OF FOUNDATION WHERE EXT. FND. INSUL. IS APPLIED, EXCEPT WHERE NOTED.

ALEXANDER DESIGN GROUP
275 EAST LAKE STREET
WAYZATA MN 55391
Phone: 952.473.8777

ISSUE DATE:
2 MAY 2023
PREVIOUS ISSUE DATES:

DRAWING DESCRIPTION:
FOUNDATION PLAN
ADG

BID SET

JOHNSON GUEST HOUSE
2404 BANTAS PT RD
MINNETONKA, MN

2
2 OF 4

SQUARE FOOTAGE	
FINISHED -	1182#
GARAGE -	765#
PATIO -	280#

MARVIN ELEVATE WINDOW SIZES (UNLESS NOTED OTHERWISE)

NOTE - ALL WINDOW & EXTERIOR DOOR HEAD HGTS. LABELED ON PLANS AT EACH LOCATION.

NOTE:
OFFSET EXTERIOR STUDS 1-1/2" TO THE OUTSIDE FACE OF FOUNDATION WHERE EXT. FND. INSUL. IS APPLIED, EXCEPT WHERE NOTED.

1/3 MAIN LEVEL PLAN
SCALE: 1/4"=1'-0"

ALEXANDER DESIGN GROUP
275 EAST LAKE STREET
WAYZATA, MN 55391
Phone: 952.473.8777

ISSUE DATE:
2 MAY 2023
PREVIOUS ISSUE DATES:

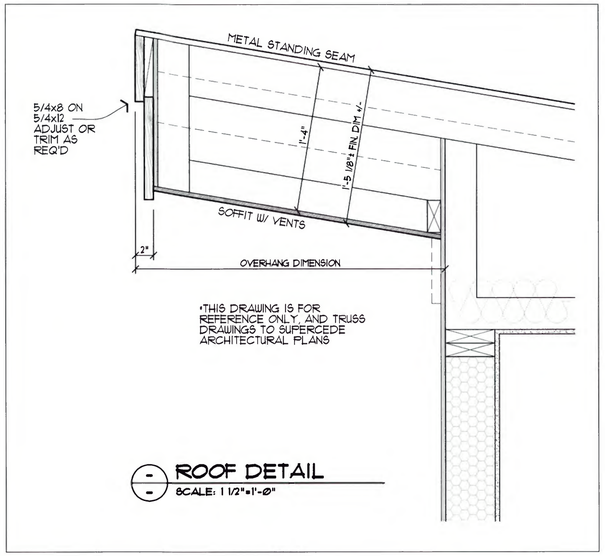
DRAWING DESCRIPTION:
MAIN LEVEL FLOOR PLAN

ADG

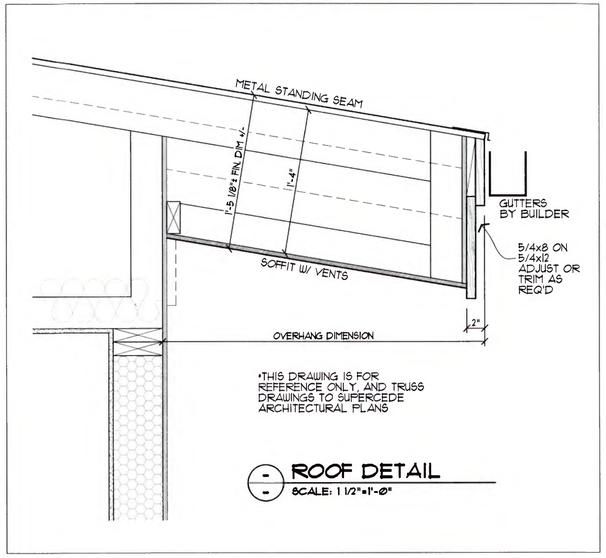
BID SET

JOHNSON GUEST HOUSE
2404 BANTAS PT RD
MINNETONKA, MN

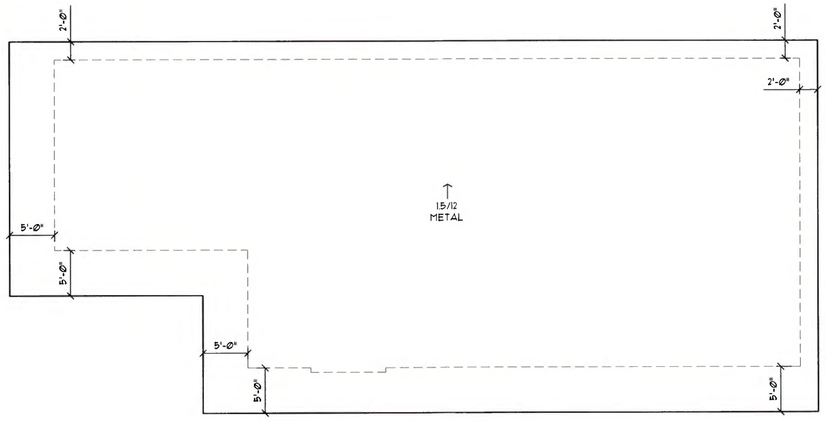
3
3 OF 4



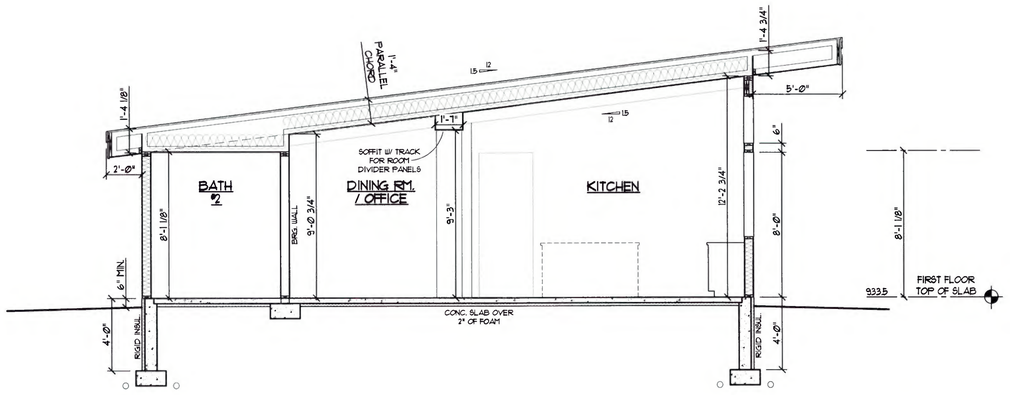
ROOF DETAIL
SCALE: 1 1/2"=1'-0"



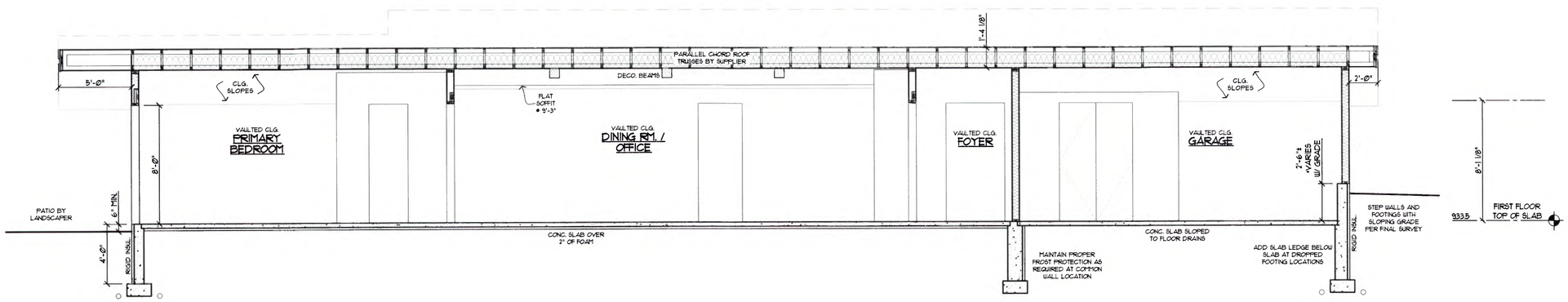
ROOF DETAIL
SCALE: 1 1/2"=1'-0"



3/4 ROOF PLAN
SCALE: 1/8"=1'-0"



1/4 BUILDING SECTION
SCALE: 1/4"=1'-0"



2/4 BUILDING SECTION
SCALE: 1/4"=1'-0"

GENERAL CONSTRUCTION NOTES:
ALL EXTERIOR DIMENSIONS TAKEN FROM OUTSIDE OF STUD.
EXTERIOR STUD OFFSET FROM FOUNDATION 1-1/2" OF FACE OF FOUNDATION WHERE EXTERIOR FOUNDATION INSULATION IS APPLIED, EXCEPT WHERE NOTED.
ALL DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DRAWINGS.
ALL DIMENSIONS & CONDITIONS TO BE VERIFIED BY GENERAL CONTRACTOR.
ALL STRUCTURAL COMPONENTS & CONNECTIONS TO BE ENGINEERED BY SUPPLIER.
ALL HDW HEADERS TO BE 2-2x10 UNLESS OTHERWISE NOTED.
ALL WOOD ABUTTING CONCRETE TO BE TREATED.
VERIFY ANGLES WITH FLOORPLANS (ALL ANGLES SHOULD BE NOTED ON PLANS ACCORDINGLY.)
CONSTRUCTION SHOULD BE PERFORMED TO CURRENT STATE OF MINNESOTA BUILDING & ENERGY CODES AND TO LOCAL INDUSTRY STANDARDS & STANDARD INDUSTRY PRACTICES.
ALL WINDOWS AND DOORS SHOULD BE INSTALLED PER MANUFACTURES INSTALLATION REQUIREMENTS
ALL STUCCO SHALL BE INSTALLED PER MINNESOTA LATH AND PLASTER BUREAU GUIDELINES.
ALL WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED PER IRC SEC. R703.2 AS AMENDED BY THE STATE OF MINNESOTA RULES SECTION 1309.0701.

ROOF CONSTRUCTION:
ROOF VENTS AS REQ'D. - 1/300.
METAL STANDING SEAM ROOF
FELT PAPER w/ ICE & WATER SHIELD.
FULL ICE & WATER @ ENTIRE ROOF (UNDER 4:12 PITCH).
5/8" ROOF SHEATHING.
WOOD TRUSSES @ 24" O.C. - ENGINEERED BY SUPPLIER.
BAFFLE @ EACH TRUSS SPACE.
R-49 BLOWN-IN INSULATION.
POLY VAPOR BARRIER - 6 MIL.
5/8" GYP. BD. CEILING.

SOFFIT/FASCIA CONSTRUCTION:
FIBER CEMENT SOFFIT w/ CONT. VENTS
5/4" x 8" MIRATEC FASCIA BD
5/4" x 12" MIRATEC TRIM BD

WALL CONSTRUCTION:
SIDING PER ELEVATIONS.
2 LAYERS GRADE "D" BUILDING PAPER
1/2" PLYWOODD SHEATHING.
2x6 STUDS @ 16" O.C.
3" SPRAY "U" FOAM INSUL & SEALER - R-20 MIN OR FIBER GLASS BATTS.
CONTINUOUS POLY VAPOR BARRIER - 6 MIL - SEAL ALL SEAMS & PENETRATIONS
1/2" GYP. BD. - TAPED, SANDED, PAINTED

FOUNDATION:
1/2" x 14" ANCHOR BOLTS @ 5' O.C.
2x6 TREATED SILL & SEALER.
8"U POURED CONC. WALLS MIN. - (SEE DETAILS & PLANS)
2x4 FURRING @ 16" O.C. - HOLD OUT 1/2" FROM CONC. - 2x4 TRTD SILL PLATE
R-15 INSUL W/ R-10 MIN @ EXTERIOR & SEALER OR EQUAL
8" x 16" CONC. FTG. w/ 2- #4's CONT. MIN. - (SEE DETAILS & PLANS)
WATCHDOG WATERPROOFING OR EQUAL
3 1/2" CONC. SLAB
2" RIGID INSULATION
POLY VAPOR BARRIER
INTERIOR AND EXTERIOR DRAIN TILE TO SUMP BUCKET

ALEXANDER DESIGN GROUP
275 EAST LAKE STREET
WAYZATA, MN 55391
Phone: 952.473.8777

ISSUE DATE:
2 MAY 2023
PREVIOUS ISSUE DATES:

DRAWING DESCRIPTION:
SECTIONS & ROOF PLAN
ADG

BID SET

JOHNSON GUEST HOUSE
2404 BANTAS PT RD
MINNETONKA, MN

4
4 OF 4

LEGAL DESCRIPTION:

Lots 3, 4 and 5, including ½ of adjacent vacated street, in Block 5, REARRANGEMENT OF WAYZATA HEIGHTS, Hennepin County, Minnesota.

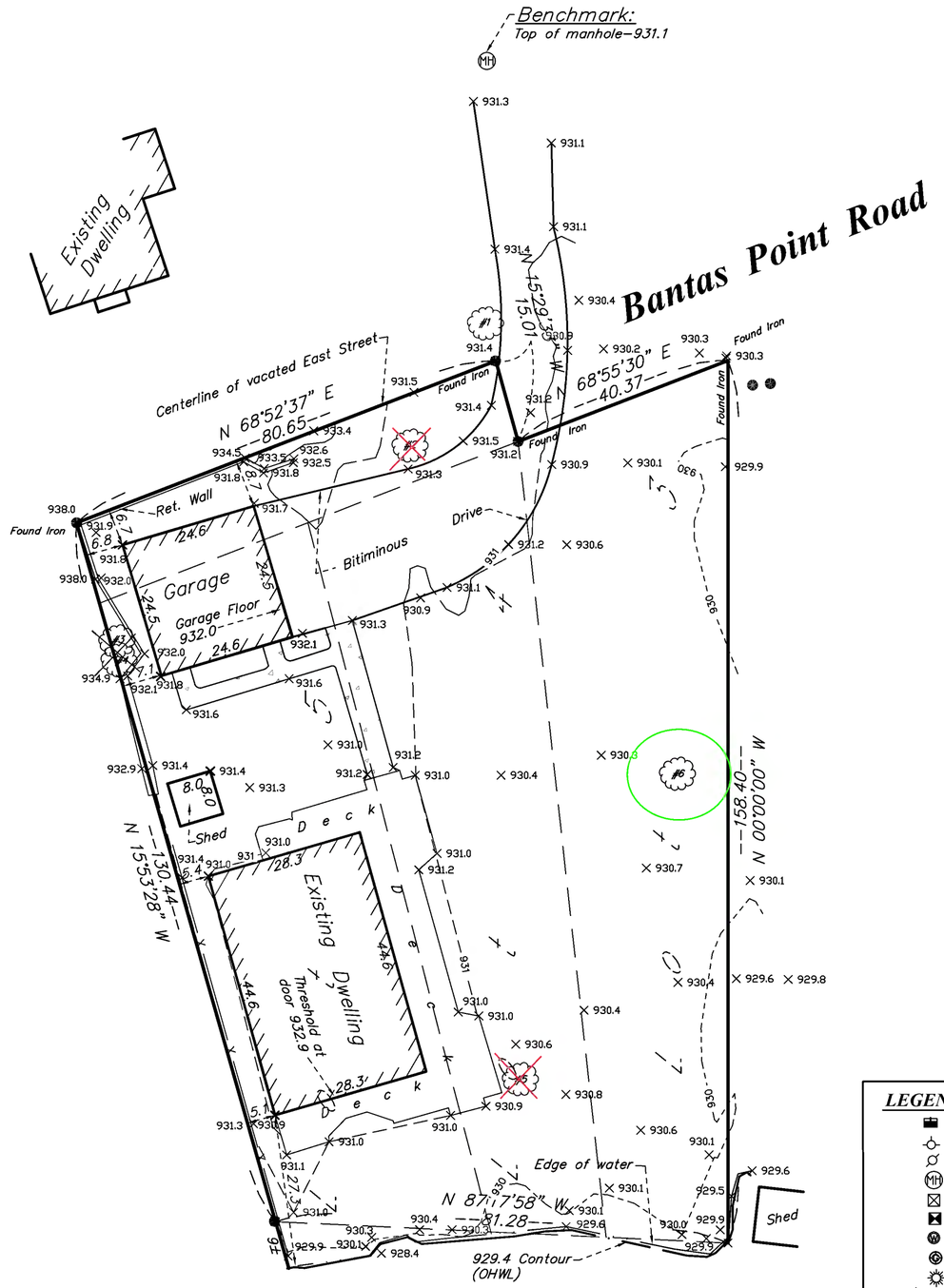
SCOPE OF WORK & LIMITATIONS:

1. 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.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
5. 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.
6. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, set, unless otherwise noted.

Tree #	Species	DBH	Condition	Significant	High Priority	Notes
1	Cottonwood	28.0	Good	Yes	Yes	
2	Maple, silver	38.5	Fair	Yes	Yes	multiple leaders
3	Oak, bur	26.5	Good	Yes	Yes	
4	Ash, green	12.5	Good	Yes	Yes	
5	Maple, silver	52.0	Poor	No	No	Decay in center
6	Maple, silver	50.5	Poor	No	No	significant dieback



EXISTING HARDCOVER

House	1,260 Sq. Ft.
Existing Deck	926 Sq. Ft.
Bituminous Driveway	1,175 Sq. Ft.
Garage	602 Sq. Ft.
Concrete Surfaces	254 Sq. Ft.
Shed	64 Sq. Ft.
Ret. Walls	65 Sq. Ft.
TOTAL EXISTING HARDCOVER	4,346 Sq. Ft.
AREA OF LOT TO OHW	14,778 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	29.4%

LEGEND

- CATCH BASIN
- FIRE HYDRANT
- POWER POLE
- MANHOLE
- TELEPHONE PED.
- ELEC. TRANSFORMER
- WELL
- GATE VALVE
- LIGHT POLE
- TREE
- FENCE LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- STORM DRAIN LINE
- OVERHEAD UTILITY LINE
- CONCRETE SURFACE

DATE	REVISION DESCRIPTION
4/30/18	SHOW TOPO SHOTS
9/18/23	SHOW TREES

DRAWING ORIENTATION & SCALE

SCALE - 1" = 20'

0 20 40

CLIENT NAME / JOB ADDRESS

MATTHEW V. JOHNSON

2404 BANTAS POINT ROAD
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.

APRIL 27, 2018
DATE

DATE SURVEYED: APRIL 27, 2018

DATE DRAFTED: APRIL 27, 2018

SHEET TITLE
EXISTING CONDITIONS SURVEY

DRAWING NUMBER
180258 TB
REV 4 - 30

SHEET SIZE *17 X 22*

SHEET NO.
S1
SHEET 1 OF 1

LEGAL DESCRIPTION:

Lots 3, 4 and 5, including ½ of adjacent vacated street, in Block 5, REARRANGEMENT OF WAYZATA HEIGHTS, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

1. 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.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
5. 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.
6. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
7. 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.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, set, unless otherwise noted.

GRADING & EROSION CONTROL NOTES:

BEFORE DEMOLITION AND GRADING BEGIN

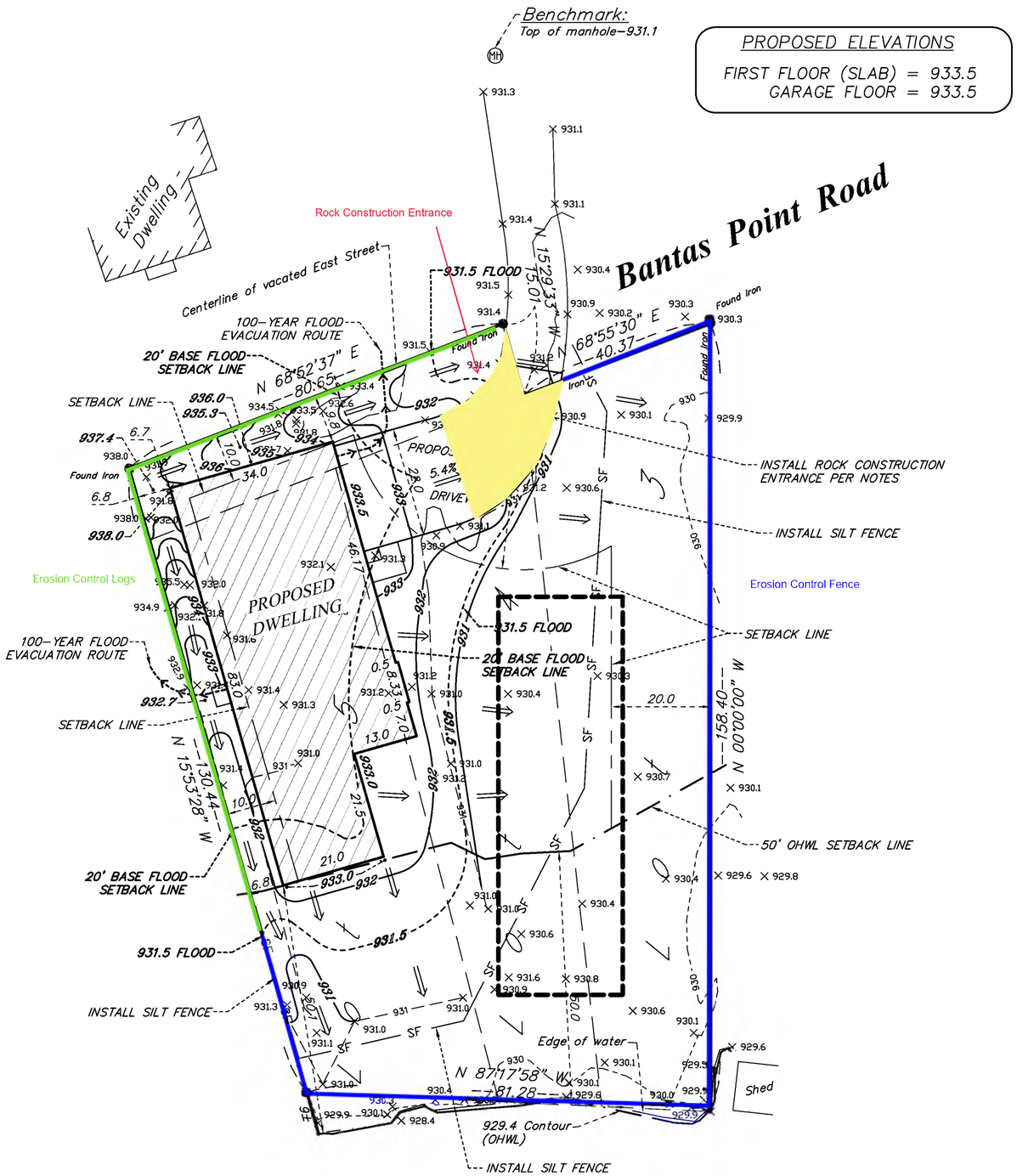
- Install silt fence/bio roll around the perimeter of the construction area.
- Sediment control measures must remain in place until final stabilization has been established and then shall be removed. Sediment controls may be removed to accommodate short term construction activity but must be replaced 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.
- No concrete wash out allowed on site.
- 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.



EXISTING HARDCOVER		PROPOSED HARDCOVER	
House	1,260 Sq. Ft.	House	2,547 Sq. Ft.
Existing Deck	926 Sq. Ft.	Front Stoop/Walk	38 Sq. Ft.
Bituminous Driveway	1,175 Sq. Ft.	Rear Stoop	12 Sq. Ft.
Garage	602 Sq. Ft.	Driveway	918 Sq. Ft.
Concrete Surfaces	254 Sq. Ft.		
Shed	64 Sq. Ft.	TOTAL PROPOSED HARDCOVER	3,515 Sq. Ft.
Ret. Walls	65 Sq. Ft.	AREA OF LOT TO OHW	14,778 Sq. Ft.
TOTAL EXISTING HARDCOVER	4,346 Sq. Ft.	PERCENTAGE OF HARDCOVER TO LOT	23.7%
AREA OF LOT TO OHW	14,778 Sq. Ft.		
PERCENTAGE OF HARDCOVER TO LOT	29.4%		

After bumping out the proposed 931.5 contour and updating the floodplain volume the total volume to mitigate is 802 cf. Existing grades east of the proposed home are around 930.4, which would leave 1' of storage volume in the trench if it needs to stay above the 929.4 elevation. Available storage void volume (gaps between rock) within the trench rock is 40%. The total area of excavation would need to be around 2,000 sf or 25'x80', 1' in depth

LEGEND

EXISTING CONTOUR	930
EXISTING SPOT ELEVATION	X 930.5
PROPOSED CONTOUR	930
PROPOSED SPOT ELEVATION	930.5
DRAINAGE ARROW – FLOW	⟹
SILT FENCE/BIO ROLL	SF

DATE	REVISION DESCRIPTION

DRAWING ORIENTATION & SCALE

SCALE - 1" = 20'

0 20 40

CLIENT NAME / JOB ADDRESS

MATTHEW V. JOHNSON

2404 BANTAS POINT ROAD
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.
AUGUST 1, 2023
DATE

DATE SURVEYED: APRIL 27, 2018

DATE DRAFTED: AUGUST 1, 2023

SHEET TITLE

PROPOSED SURVEY

DRAWING NUMBER

231078 JR

SHEET SIZE 17 X 22

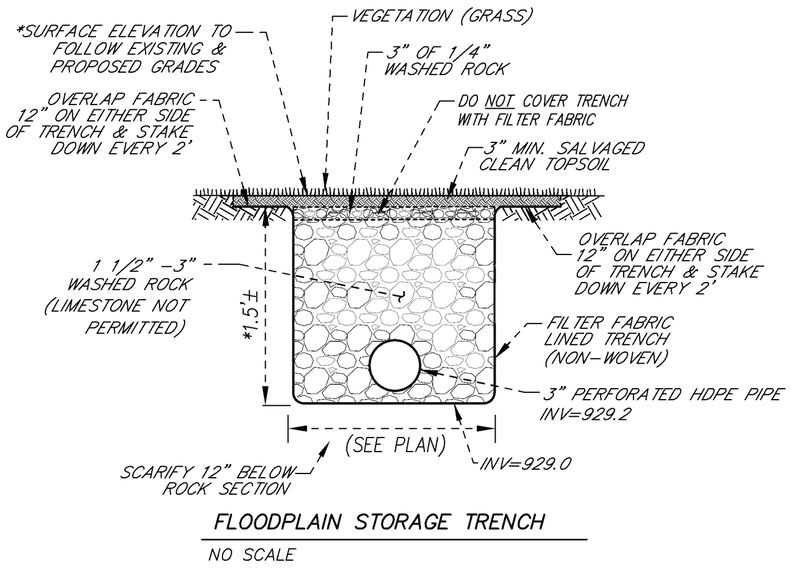
SHEET NO.

S1

SHEET 1 OF 1

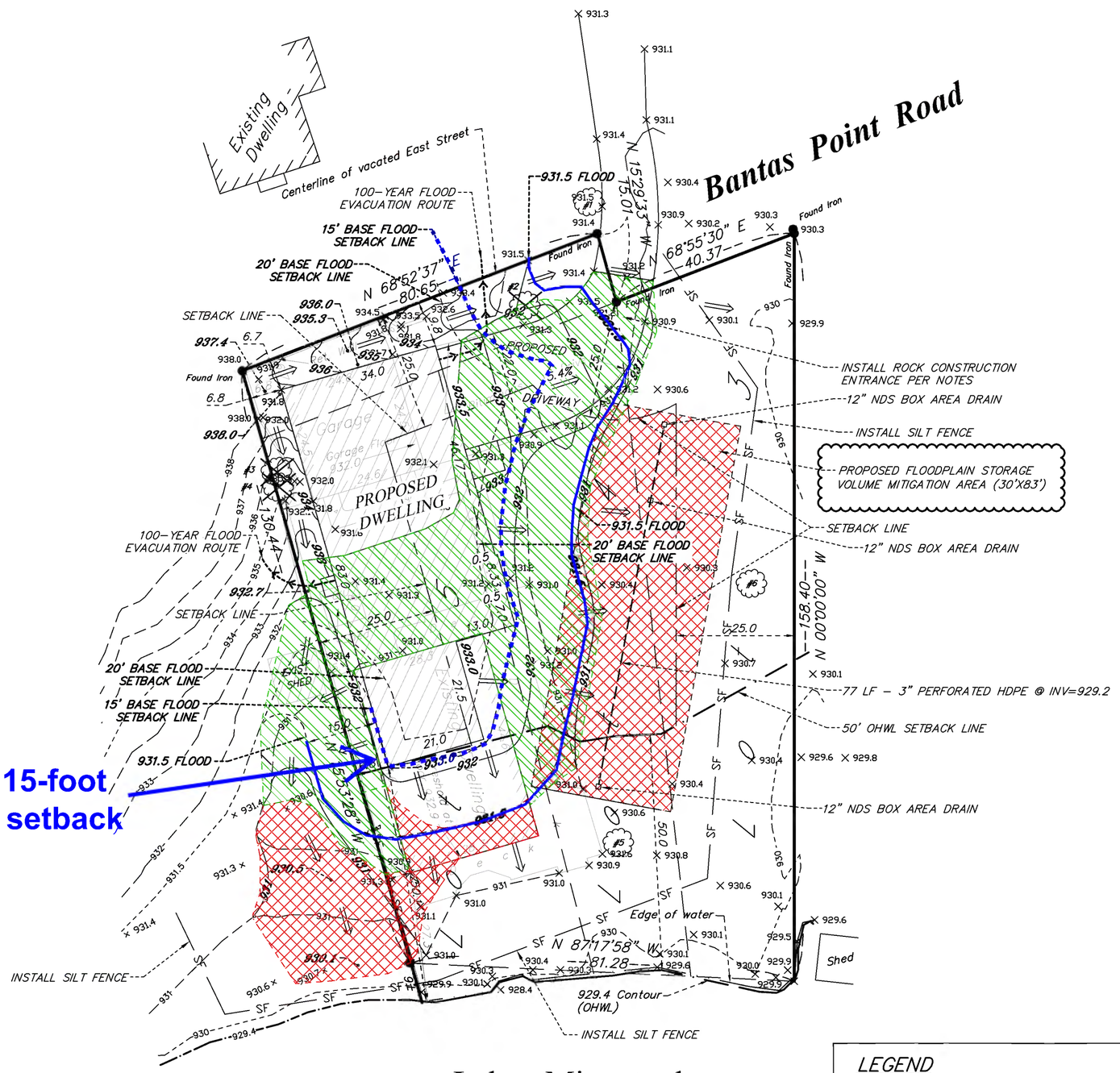
Floodplain Alteration Proposal

Revised plan received Nov. 17, 2023



FLOODPLAIN STORAGE TRENCH

NO SCALE



Revised 15-foot floodplan setback

FLOODPLAIN STORAGE VOLUME MITIGATION

NET FILL:

365 SF X 1.5 FT = 548 CF
968 SF X 0.6 FT = 581 CF
355 SF X 0.5 FT = 178 CF
1,095 SF X 0.3 FT = 329 CF
610 SF X 1.0 FT = 610 CF

TOTAL FILL = 2,246 CF

NET CUT:

614 SF X 0.4 FT = 245 CF
750 SF X 0.5 FT = 375 CF

PROVIDED STORAGE VOLUME (TRENCH) = 1,645 CF
(AVERAGE DEPTH OF ROCK=1.5)

TOTAL PROVIDED STORAGE VOLUME = 2,265 CF

NOTE: EXISTING STRUCTURE INFORMATION IS SHOWN TO PROVIDE LOCATIONS WHERE BUILDINGS OVERLAP.

LEGEND

EXISTING CONTOUR	930
EXISTING SPOT ELEVATION	X 930.5
PROPOSED CONTOUR	930
PROPOSED SPOT ELEVATION	930.5
FILL AREA	
CUT AREA	

DATE	REVISION DESCRIPTION
10-17-23	ADJUSTED PROPOSED FP CONTOUR & TRENCH SIZE
10-23-23	ADJUSTED SETBACKS PER CITY
10-31-23	ADDED DRAIN TILE & AREA DRAINS
11-16-23	MOVED WEST SWALE & UPDATED FLOODPLAIN VOLUME CALC.

DRAWING ORIENTATION & SCALE

SCALE - 1" = 20'

0 20 40

CLIENT NAME / JOB ADDRESS

MATTHEW V. JOHNSON

2404 BANTAS POINT ROAD
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, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Joshua S. Rinke
52716
LICENSE NO.
OCTOBER 11, 2023
DATE

DATE SURVEYED: APRIL 27, 2018

DATE DRAFTED: OCTOBER 11, 2023

SHEET TITLE
FLOODPLAIN CUT/FILL

DRAWING NUMBER
231078 JR

SHEET SIZE 17 X 22

SHEET NO.
S2
SHEET 2 OF 2

Jacobson Environmental, PLLC **www.jacobsonenvironmental.com**
Environmental Consultants **Wayne Jacobson, P.S.S., W.D.C., P.W.S., A.F.S.**

5821 Humboldt Avenue North, Brooklyn Center, MN 55430 **(612) 802-6619 Cell**
Email: jacobsonenv@msn.com

09/01/2023

Project Name:	**2404 Bantas Point Rd, Minnetonka**
Comm. No.:	**JOB # 2023-203**
Project Location:	**City of Minnetonka**
	PID# 0811722130024
	T117N, R22W, Section 8
Project Description:	**No Wetland Delineation Report**

Jacobson Environmental, PLLC. (JE) visited the above referenced site on 09/01/2023 to perform an official wetland delineation in accordance with the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual and the 2012 Regional Supplement to the Corps of Engineers Wetland Delineation: Midwest Region.

The investigated area was located at 2404 Bantas Point Rd, Minnetonka, Minnesota. No wetlands were found on the property. Two sample points were taken in low areas on the site. Figure 5 shows the location of the two sample points. Figure 1 is a site location map of the property.

The growing season in this area is approximately from mid-April to mid-October, when the air temperature averages above 28 degrees F. This site visit was completed during the growing season. The previous three month's precipitation data suggests that the sampling period was dry. Antecedent precipitation data is in Appendix A.

All figures referenced by this report are presented at the end of the text. The purpose of this study was to investigate the project area, identify areas meeting the technical criteria for wetlands, delineate the jurisdictional extent of wetland basins and classify wetland habitat.

This wetland delineation was performed and reported by Wayne Jacobson, Minnesota Professional Soil Scientist #30611, Society of Wetland Scientists – Professional Wetland Scientist #1000, University of Minnesota / BWSR Wetland Delineator, Certified #1019, American Fisheries Society – Associate Fisheries Scientist #A-171.

Results

Based on the findings of the field visit and off-site review of the National Wetlands Inventory and Web Soil Survey, it was determined that no wetlands exist on the parcel. Two locations on the property were sampled for wetland potential. Sample Point 1 (SP_1) was taken below the OHW line and is considered part of the Lake Minnetonka-Gray's Bay shoreland area. SP_1 met all three wetland indicators. Sample Point 2 was taken at or slightly above the OHW line and did not meet hydrophytic vegetation criteria to be considered wetland.

The National Wetlands Inventory did not identify any wetlands within the property boundaries. According to the Web Soil Survey the sample points were underlain by Tadkee-Tadkee depressional complex (RATING=92)

.

Based on the findings of the field visit and the NWI and Web Soil Survey, Jacobson Environmental, PLLC has concluded that no wetlands exist onsite above the Ordinary High-Water Level (929.4ft).

Jacobson Environmental, PLLC **www.jacobsonenvironmental.com**
Environmental Consultants **Wayne Jacobson, P.S.S., W.D.C., P.W.S., A.F.S.**

5821 Humboldt Avenue North, Brooklyn Center, MN 55430 **(612) 802-6619 Cell**
Email: jacobsonenv@msn.com

Confirmation of Jurisdictional Status

We are submitting this report to the client and regulatory agencies to request a no wetlands determination. We have enclosed an official WCA Approval of Wetland Type and Boundary form in Appendix D along with a USCOE wetland delineation concurrence request.

Conclusion

This wetland delineation meets the standards and criteria described in the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual and the 2012 Regional Supplement to the Corps of Engineers Wetland Delineation: Midwest Region. This was a combination of a Routine On Site and Off Site Determination and the results reflect the conditions present at the time of the delineation.

I certify that I performed the field analysis and wrote the report for this wetland delineation. Thank you for the opportunity to provide wetland services on this important project.

Wayne E. Jacobson
Professional Soil Scientist #30611
Professional Wetland Scientist #1000
Wetland Delineator, Certified #1019
Associate Fisheries Scientist #A-171
Jacobson Environmental, PLLC.

09/01/2023
Date

Jacobson Environmental, PLLC **www.jacobsonenvironmental.com**
Environmental Consultants **Wayne Jacobson, P.S.S., W.D.C., P.W.S., A.F.S.**

5821 Humboldt Avenue North, Brooklyn Center, MN 55430 **(612) 802-6619 Cell**
Email: jacobsonenv@msn.com

TABLE OF CONTENTS

FIGURES

APPENDICES

Figures

Hennepin County Natural Resources Map

Date: 9/1/2023

PID: 0811722130024
Address: 2404 Bantas Point Rd,
Minnetonka 55391
Owner: Matthew V Johnson
Acres: 0.34

Comments:
Figure 1 Site Location - PID 0811722130024

1:1,200

N

Legend

Aerial imagery flown 2021

Figure 2 NWI Map

Soil Map—Hennepin County, Minnesota
(Figure 3 Soils Map)

Map Scale: 1:361 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 5 10 20 30

Feet: 0 15 30 60 90

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
L22C2	Lester loam, 6 to 10 percent slopes, moderately eroded	0.0	6.7%
L64A	Tadkee-Tadkee, depressional, complex, 0 to 2 percent slopes	0.3	93.3%
Totals for Area of Interest		**0.3**	**100.0%**

Figure 4 PWI Map

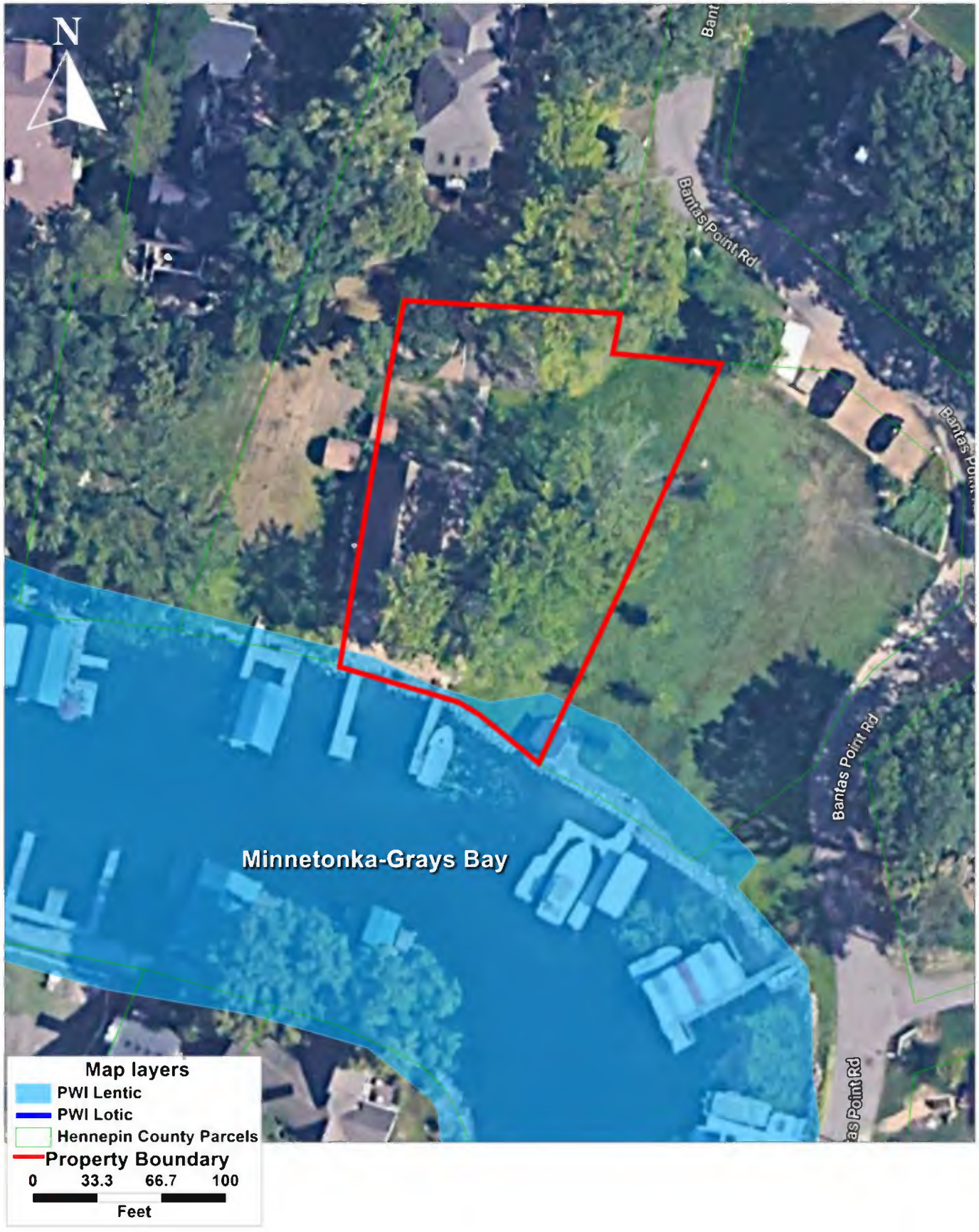


Figure 5 Sample Point Location Map

Hennepin County Natural Resources Map

Date: 9/1/2023

Legend

2 Foot Elevation Contours

- Index
- Intermediate

PID: 0811722130024
Address: 2404 Bantas Point Rd,
Minnetonka 55391
Owner: Matthew V Johnson
Acres: 0.34

Comments:
Figure 6 Topographic Map

1:600

N

Aerial imagery flown 2021

Map Scale: 1:361 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 5 10 20 30

Feet: 0 15 30 60 90

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
L22C2	Lester loam, 6 to 10 percent slopes, moderately eroded	2	0.0	6.7%
L64A	Tadkee-Tadkee, depressional, complex, 0 to 2 percent slopes	92	0.3	93.3%
Totals for Area of Interest			**0.3**	**100.0%**

Appendix A

Antecedent Precipitation Data

Minnesota State Climatology Office

State Climatology Office - DNR Division of Ecological and Water Resources

Precipitation Worksheet Using Gridded Database

Precipitation data for target wetland location:

county: **Hennepin** township number: **117N**
township name: **Minnetonka** range number: **22W**
nearest community: **Woodland** section number: **8**

Aerial photograph or site visit date:
Friday, September 1, 2023

Score using 1991-2020 normal period

values are in inches A 'R' following a monthly total indicates a provisional value derived from radar-based estimates.	first prior month: **August 2023**	second prior month: **July 2023**	third prior month: **June 2023**
estimated precipitation total for this location:	**3.38R**	**2.35R**	**1.63R**
there is a 30% chance this location will have less than:	3.05	3.09	3.66
there is a 30% chance this location will have more than:	6.22	5.41	4.68
type of month: dry normal wet	**normal**	**dry**	**dry**
monthly score	**3 * 2 = 6**	**2 * 1 = 2**	**1 * 1 = 1**
multi-month score: 6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)	**dry**		

Other Resources:

- retrieve daily precipitation data
- view radar-based precipitation estimates
- view weekly precipitation maps
- *Evaluating Antecedent Precipitation Conditions* (BWSR)

Minnesota State Climatology Office

State Climatology Office - DNR Division of Ecological and Water Resources

Nearest Station Precipitation Data Retrieval

Minnesota's precipitation data archive is searched for data closest to a selected target location for each month. Values from the site closest to the target location are returned below after clicking the ***retrieve monthly data*** or ***retrieve daily data*** buttons. The precipitation data are made up of measured rainfall and the measured liquid content of snowfall.

Temperature, **snowfall**, and **snow depth** data from National Weather Service reporting stations are no longer retrieved from this application. To obtain those data, see our newest data retrieval tool (May 2014). National Weather Service precipitation data continue to be available from this application.

Obtaining data for legal purposes
Guide for column headers in the data table

target location: Hennepin-Minnetonka-Woodland 117N 22W S8 (latitude: 44.95639 longitude: 93.49185)

click to select target location

years: 2023 to 2023

number of **missing days** allowed per month: 3

retrieve monthly data | retrieve daily data

results:

Target: T117 R22 S8

mon	year	cc	tttN	rrW	ss	nnnn	oooooooo	pre (inches)		dis
Jan	2023	27	117N	23W	13	BYRG		2.51		2 mi.
Feb	2023	27	117N	23W	13	BYRG		2.76		2 mi.
Mar	2023	27	117N	23W	13	BYRG		1.95		2 mi.
Apr	2023	27	117N	23W	13	BYRG		4.03		2 mi.
May	2023	27	117N	23W	13	BYRG		1.76		2 mi.
Jun	2023	27	117N	23W	13	BYRG		2.39		2 mi.
Jul	2023	27	117N	21W	7	BYRG		2.35		4 mi.
Aug	2023	27	117N	21W	7	BYRG		3.38		4 mi.
Sep	2023						m		999 mi.	
Oct	2023						m		999 mi.	
Nov	2023						m		999 mi.	
Dec	2023						m		999 mi.	

Where indicated: Missing values are shown as 'm'. Days on which precip accumulated in the gage are shown as '-'. 'TTTT RR SS' is the 'public land survey(PLS)' or 'legal' location of the observed data. Section values greater 36 are SECTIC 'TIC' locations plus 100. 'NWS ID' the National Weather Service Cooperative station number. Note that the 'PLS' will always be correct for precipitation data while the 'NWS ID' will always be correct for the temperature data. If no PLS info is supplied the the 'NWS ID' number applies to all shown data.

Appendix B

Sample Data Sheets

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: 2404 Bantas Point Rd | City/County: Minnetonka/Hennepin | Sampling Date: 9/1/2023
Applicant/Owner: Alex Lang | State: MN | Sampling Point: SP_1
Investigator(s): Jessica Lillie | Section, Township, Range: Sec. 8, T117N, R22W
Landform (hillslope, terrace, etc.): toeslope | Local relief (concave, convex, none): concave
Slope (%): 4 | Lat: | Long: | Datum:
Soil Map Unit Name: Tadkee-Tadkee depressional complex | NWI Classification: L2UBH
Are climatic/hydrologic conditions of the site typical for this time of the yea: N (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal circumstances"
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? present? Yes

SUMMARY OF FINDINGS (If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y	yes, optional wetland site ID:	
Indicators of wetland hydrology present?	Y		

Remarks: (Explain alternative procedures here or in a separate report.)

Climatic/hydrologic conditions are drier than typical this time of year. Sample Point was taken below OHW 929.4ft

VEGETATION -- Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant	Indicator Staus
1 *Acer saccharinum*	10	Y	FACW
2 *Betula nigra*	5	Y	FACW
3			
4			
5			
	15	= Total Cover	
Sapling/Shrub stratur (Plot size: 15)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb stratum (Plot size: 5)			
1 *Poa pratensis*	45	Y	FAC
2 *Glechoma hederacea*	20	Y	FACU
3 *Phalaris arundinacea*	20	Y	FACW
4			
5			
6			
7			
8			
9			
10			
	85	= Total Cover	
Woody vine stratum (Plot size: 30)			
1			
2			
	0	= Total Cover	

Dominance Test Worksheet
Number of Dominant Species that are OBL, FACW, or FAC: 4 (A)
Total Number of Dominant Species Across all Strata: 5 (B)
Percent of Dominant Species that are OBL, FACW, or FAC: 80.00% (A/B)

Prevalence Index Worksheet
Total % Cover of:

OBL species	0	x 1 =	0
FACW species	35	x 2 =	70
FAC species	45	x 3 =	135
FACU species	20	x 4 =	80
UPL species	0	x 5 =	0
Column totals	100 (A)		285 (B)

Prevalence Index = B/A = 2.85

Hydrophytic Vegetation Indicators:
- ___ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ___ Morphogical adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

SOIL **Sampling Point:** SP_1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-10	10YR2/1	100					mucky loam	
10-24	10YR5/1	100					sand	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Mat

Hydric Soil Indicators:

- ___ Histisol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- X 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface water present?	Yes	___	No	X	Depth (inches): ___
Water table present?	Yes	X	No	___	Depth (inches): 14
Saturation present? (includes capillary fringe)	Yes	X	No	___	Depth (inches): 4

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: 2404 Bantas Point Rd | City/County: Minnetonka/Hennepin | Sampling Date: 9/1/2023
Applicant/Owner: Alex Lang | State: MN | Sampling Point: SP_2
Investigator(s): Jessica Lillie | Section, Township, Range: Sec. 8, T117N, R22W
Landform (hillslope, terrace, etc.): summit | Local relief (concave, convex, none): none
Slope (%): 0% | Lat: | Long: | Datum:
Soil Map Unit Name: Tadkee-Tadkee depressional complex | NWI Classification: none
Are climatic/hydrologic conditions of the site typical for this time of the yea: N (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal circumstances"
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? present? Yes

SUMMARY OF FINDINGS (If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	Y	yes, optional wetland site ID:	
Indicators of wetland hydrology present?	Y		

Remarks: (Explain alternative procedures here or in a separate report.)
Climatic/hydrologic conditions are drier than typical this time of year. Sample Point was taken slightly above OHW 929.4ft

VEGETATION -- Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant	Indicator Staus
1 *Acer saccharinum*	10	Y	FACW
2			
3			
4			
5			
	10 = Total Cover		
Sapling/Shrub stratur (Plot size: 15)			
1			
2			
3			
4			
5			
	0 = Total Cover		
Herb stratum (Plot size: 5)			
1 *Glechoma hederacea*	70	Y	FACU
2 *Poa pratensis*	15	N	FAC
3			
4			
5			
6			
7			
8			
9			
10			
	85 = Total Cover		
Woody vine stratum (Plot size: 30)			
1			
2			
	0 = Total Cover		

Dominance Test Worksheet
Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across all Strata: 2 (B)
Percent of Dominant Species that are OBL, FACW, or FAC: 50.00% (A/B)

Prevalence Index Worksheet
Total % Cover of:

OBL species	0	x 1 =	0
FACW species	10	x 2 =	20
FAC species	15	x 3 =	45
FACU species	70	x 4 =	280
UPL species	0	x 5 =	0
Column totals	95 (A)		345 (B)

Prevalence Index = B/A = 3.63

Hydrophytic Vegetation Indicators:
___ Rapid test for hydrophytic vegetation
___ Dominance test is >50%
___ Prevalence index is ≤3.0*
___ Morphogical adaptations* (provide supporting data in Remarks or on a separate sheet)
___ Problematic hydrophytic vegetation* (explain)
*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

SOIL **Sampling Point:** SP_2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-6	10YR2/1	100					mucky loam	
6-10	10YR2/1	95	7.5YR4/6	5	C	M	mucky loam	
10-24	10YR5/1	100					sand	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Mat

Hydric Soil Indicators:

___ Histisol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ 2 cm Muck (A10)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ 5 cm Mucky Peat or Peat (S3)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
X Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Very Shallow Dark Surface (TF12)
___ Other (explain in remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
X Saturation (A3)
___ Water Marks (B1)
___ Sediment Deposits (B2)
___ Drift Deposits (B3)
___ Algal Mat or Crust (B4)
___ Iron Deposits (B5)
___ Inundation Visible on Aerial Imagery (B7)
___ Sparsely Vegetated Concave Surface (B8)
___ Water-Stained Leaves (B9)
___ Aquatic Fauna (B13)
___ True Aquatic Plants (B14)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres on Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Gauge or Well Data (D9)
___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

___ Surface Soil Cracks (B6)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Crayfish Burrows (C8)
___ Saturation Visible on Aerial Imagery (C9)
___ Stunted or Stressed Plants (D1)
___ Geomorphic Position (D2)
___ FAC-Neutral Test (D5)

Field Observations:

Surface water present?	Yes		No	X	Depth (inches):
Water table present?	Yes	X	No		Depth (inches): 14
Saturation present? (includes capillary fringe)	Yes	X	No		Depth (inches): 4

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Appendix C

Site Photographs

Appendix C Site Photographs

Shoreland Area Southwest

SP_1

SP_2

Shoreland Area Southeast

Appendix D

Wetland Type and Boundary Approval Forms

Project Name and/or Number: 2023-203

PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

Applicant/Landowner Name: Mattew V Johnson
Mailing Address: 2409 Bantas Point Rd
Phone:
E-mail Address: Johnsonmv@hotmail.com

Authorized Contact (do not complete if same as above): Alex Lang
Mailing Address: 6800 France Ave S
Phone: 612-965-3900
E-mail Address: alex@cityhomesllc.com

Agent Name: Wayne Jacobson, WDC, PSS Jacobson Environmental
Mailing Address: 5821 Humboldt Ave N Brooklyn Center, MN 55430
Phone: 612-802-6619
E-mail Address: jacobsonenv@msn.com

PART TWO: Site Location Information

County: Hennepin County **City/Township: City of Minnetonka**
Parcel ID and/or Address: 2404 Bantas Point Rd
Legal Description (Section, Township, Range): Section 8, T117N, R22W
Lat/Long (decimal degrees):
Attach a map showing the location of the site in relation to local streets, roads, highways.
Approximate size of site (acres) or if a linear project, length (feet): 0.34 acres

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf

PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted ***prior to*** this application then describe that here and provide the Corps of Engineers project number.

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

Project Name and/or Number: 2023-203

PART FOUR: Aquatic Resource Impact[1] Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID (as noted on overhead view)	**Aquatic Resource Type** (wetland, lake, tributary etc.)	**Type of Impact** (fill, excavate, drain, or remove vegetation)	**Duration of Impact** Permanent (P) or Temporary (T)[1]	**Size of Impact**[2]	**Overall Size of Aquatic Resource** [3]	**Existing Plant Community Type(s)** in Impact Area[4]	**County, Major Watershed #, and Bank Service Area #** of Impact Area[5]

[1]If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".
[2]Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).
[3]This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".
[4]Use *Wetland Plants and Plant Community Types cf Minnesota and Wisconsin* 3rd Ed. as modified in MN Rules 8420.0405 Subp. 2.
[5]Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

PART FIVE: Applicant Signature

☐ Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature:  Date: 9.5.23

I hereby authorize Jacobson Environmental to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

[1] The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.

Project Name and/or Number: 2023-203

Attachment A
Request for Delineation Review, Wetland Type Determination, or Jurisdictional Determination

By submission of the enclosed wetland delineation report, I am requesting that the U.S. Army Corps of Engineers, St. Paul District (Corps) and/or the Wetland Conservation Act Local Government Unit (LGU) provide me with the following (check all that apply):

☒ **Wetland Type Confirmation**

☒ **Delineation Concurrence**. Concurrence with a delineation is a written notification from the Corps and a decision from the LGU concurring, not concurring, or commenting on the boundaries of the aquatic resources delineated on the property. Delineation concurrences are generally valid for five years unless site conditions change. Under this request alone, the Corps will not address the jurisdictional status of the aquatic resources on the property, only the boundaries of the resources within the review area (including wetlands, tributaries, lakes, etc.).

☐ **Preliminary Jurisdictional Determination**. A preliminary jurisdictional determination (PJD) is a non-binding written indication from the Corps that waters, including wetlands, identified on a parcel may be waters of the United States. For purposes of computation of impacts and compensatory mitigation requirements, a permit decision made on the basis of a PJD will treat all waters and wetlands in the review area as if they are jurisdictional waters of the U.S. PJDs are advisory in nature and may not be appealed.

☐ **Approved Jurisdictional Determination**. An approved jurisdictional determination (AJD) is an official Corps determination that jurisdictional waters of the United States are either present or absent on the property. AJDs can generally be relied upon by the affected party for five years. An AJD may be appealed through the Corps administrative appeal process.

In order for the Corps and LGU to process your request, the wetland delineation must be prepared in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, any approved Regional Supplements to the 1987 Manual, and the *Guidelines for Submitting Wetland Delineations in Minnesota* (2013).
http://www.mvp.usace.army.mil/Missions/Regulatory/DelineationJDGuidance.aspx