



Wayzata Planning Commission

Meeting Agenda

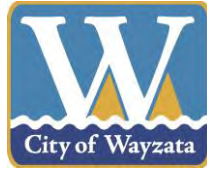
Monday, March 5, 2018
7:00 p.m.

Community Room
600 Rice Street East
Wayzata, Minnesota 55391

1. **Call to Order & Roll Call**
2. **Approval of Agenda**
3. **Consent Agenda**
 - a. None
4. **Old Business Items**
 - a. None
5. **Public Hearing Items**
 - a. Philip Soran and Mararet Selby-Soran – 532 Ferndale Road W
Variance
 - b. Matthew and Maria Hensley – 649 Ferndale Road W
Conditional Use Permits and Preliminary Plat
6. **Other Items:**
 - a. City Council Meeting Update:
February 20th – Commissioner Young
 - b. Review of Development Activities
 - c. Next meeting is March 19, 2018
7. **Adjournment**

NOTES:

- ¹ Members of the Planning Commission and some staff may gather at the Wayzata Bar and Grill immediately after the meeting for a purely social event. All members of the public are welcome.



**Staff Report
March 5, 2018**

Project Name: 532 Ferndale Road West
Applicant Philip Soran and Margaret Selby-Soran
Addresses of Request: 532 Ferndale Road West
Prepared by: Jeff Thomson, Director of Planning and Building
“60 Day” Deadline: April 1, 2018

Development Application

Introduction

The applicants, Philip Soran and Margaret Selby-Soran, have submitted a variance application to remove an existing pergola structure on the existing deck and install a covered open-air roof structure and reinstall the pergola structure over the new grilling area of the existing deck at 532 Ferndale Road West. The application requests approval of a variance to alter the height and mass of the deck and pergola, which are legal non-conforming structures in the lakeside setback. The request would not increase encroachment into the setback. The current non-conforming setback is 33’ and the request is to alter the structure, keeping the 33’ setback.

Property Information

The property identification number and owner of the properties are as follows:

Address	PID	Owner
532 Ferndale Rd W	01-117-23-33-0027	Philip Soran and Margaret Selby-Soran

The current zoning and comprehensive plan land use designation for the properties are as follows:

Current zoning:	R-1/Low Density Single Family Residential District
Comp plan designation:	Estate Single Family Residential
Overlay districts:	Shoreland Overlay District

Project Location

The property is located on the south side of Ferndale Road W, near the western city border.

Map 1: Project Location

Application Requests

As part of the submitted development application, the applicant is requesting approval of the following items:

- A. Variance: The proposal requires a variance to alter the height and mass of a legal non-conforming structure without increasing the setback non-conformity. (City Code Section 801.05).

Adjacent Land Uses.

The following table outlines the uses, zoning, and Comprehensive Plan land use designations for adjacent properties:

Direction	Adjacent Use	Zoning	Comp Plan Land Use Designation
North	Single Family Home	R-1A/Low Density Single Family Estate District	Estate Single Family Residential
East	Single Family Home	R-1/Low Density Single Family Residential District	Estate Single Family Residential
South	N/A	N/A	N/A
West	Single Family Home	R-1/Low Density Single Family Residential District	Estate Single Family Residential

Public Hearing Notice

The public hearing notice was published in the Sun Sailor on February 22, 2018. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on February 22, 2018.

Analysis of Application

Zoning

The following table outlines the zoning standards for the Shoreland zoning district:

	Shoreland Zoning District	Existing	Proposed
Building setbacks (min.) From Ordinary High Water Mark (south)	75 ft.	33+/- ft.	33+/- ft.

**variance requested

Proposed Changes

There is an existing deck and pergola within the lakeside setback. The home was constructed in the 1920s, within the setback. The proposal is to remove the existing pergola, install a covered open-air roof structure to increase shade, and reinstall the pergola over the new grilling area on the deck. The height and massing of the structure within the setback would change, but the setback nonconformity would not change.

The property is within the Shoreland Overlay District. City Code Section 806.11.1 regulates nonconforming uses in the district, stating that no such use shall be expanded, changed, enlarged or altered in a way which increases its nonconformity. The applicant has submitted a variance application.

Action Steps

After considering the items outlined in this report and the public hearing held at the meeting, the Planning Commission should direct staff to prepare a *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application for review and adoption at the next Planning Commission meeting.

Attachments

Applicant's Narrative
Proposed Plans

Applicable Code Provisions for Review

Variance Standards: Section 801.05.1.C provides the criteria for reviewing variances from the zoning ordinance, which are as follows:

- A. Variances shall only be permitted when they are:
 - (i) in harmony with the general purposes and intent of this Ordinance; and
 - (ii) consistent with the Comprehensive Plan.
- B. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.
- C. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - (i) the property owner's proposal for the property is reasonable but not permitted by this Ordinance;
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
 - (iii) the variance, if granted, will not alter the essential character of the locality.
- D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
- E. Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes, section 216C.06, subdivision 14, when in harmony with this Ordinance.
- F. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
- G. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
- H. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

532 Variance Request

Description of request:

The variance request is to remove an existing Pergola structure on the existing deck and install a covered open air roof structure for sun light protect and reinstall the pergola structure over the new grilling area of the existing deck. The current deck and pergola is a legal non-conforming structure in the lakeside setback. The request is to alter the height and mass of the structure and not expand further into the setback. The current non-conforming lakeside setback is 33' and the request is to alter the structure at a 33' setback.

C. Criteria for Granting: Conditions governing considerations of variance requests:

1. Variances shall only be permitted when they are:

(i) in harmony with the general purposes and intent of this Ordinance;

The existing structure is in place and is being altered to provide better shade and is a minor alteration to what is currently applicable

(ii) consistent with the Comprehensive Plan.

a. Yes

2. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.

3. "Practical difficulties," as used in connection with the granting of a variance, means that:

(i) the property owner's proposal for the property is reasonable but not permitted by this Ordinance;

(ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and the variance, if granted, will not alter the essential character of the locality.

The home was constructed in the 1920s and is an existing location of the lakeside setback. The structure is in place, which creates a practical difficulty in expanding the massing of the structure. The request is reasonable and matches other portions of the homes structure that are within the existing non-conforming setback.

4. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

The primary reason for this addition is the minimize direct sunlight for the outdoor living space and is a health consideration for the household

5. Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes, section 216C.06, subdivision 14, when in harmony with this

Ordinance.

Yes

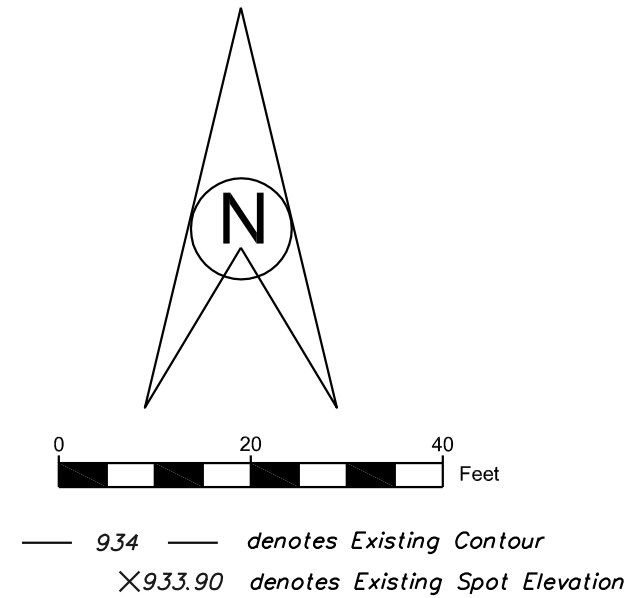
6. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.

7. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

8. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

The request is reasonable addition to the existing dwelling and structure

Certificate of Survey and Topographic Survey (Proposed Conditions)



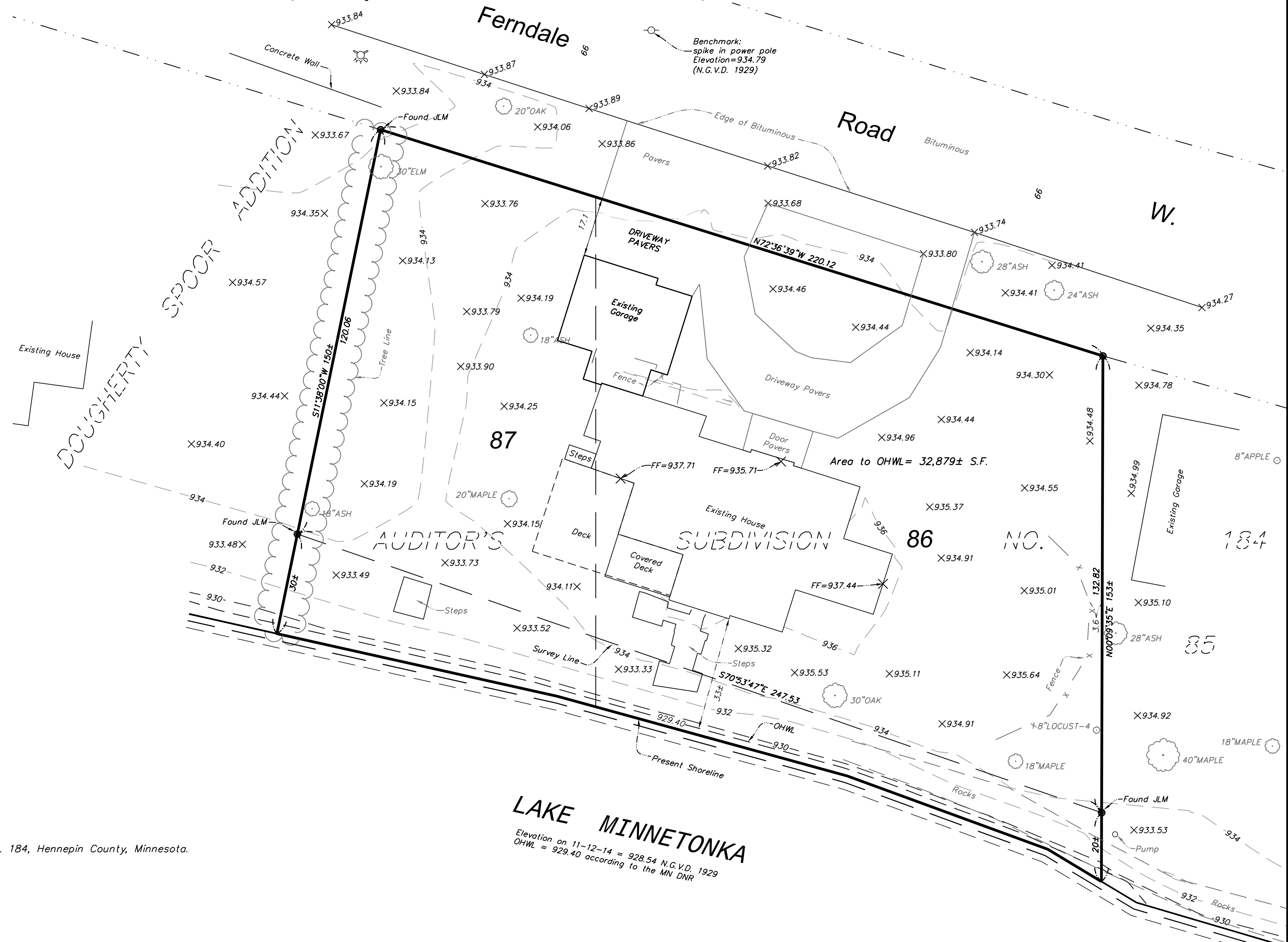
HARDCOVER CALCULATIONS:
AREA = 32,879 S.F. (0.75 ACRES)

PROPOSED HARDCOVER:

	Area
House	3,387 S.F.
Garage	996 S.F.
Covered Deck	255 S.F.
Pavers (Driveway & Door)	2,629 S.F.
Steps	427 S.F.
Total	7694 S.F.
% Hardcover	23.4%

Property Description:

Lots 86 and 87, AUDITOR'S SUBDIVISION NO. 184, Hennepin County, Minnesota.



Certificate of Survey and Topographic Survey
on Lots 86 and 87, AUDITOR'S SUBDIVISION
NO. 184, Hennepin County, Minnesota.

Revised: HARDCOVER CALCULATIONS 4-30-15
REMOVE TENNIS COURT/HARDCOVER CALCULATIONS 1-29-18

Requested By:

Alexander Design Group

Date:

11-11-14

Drawn By:

T.J.B.

Scale:

1"=20'

Checked By:

P.E.O.



www.ottoassociates.com

9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

- denotes iron monument found
- denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Project No.

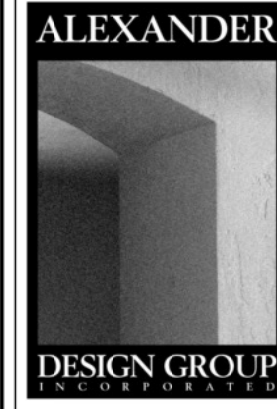
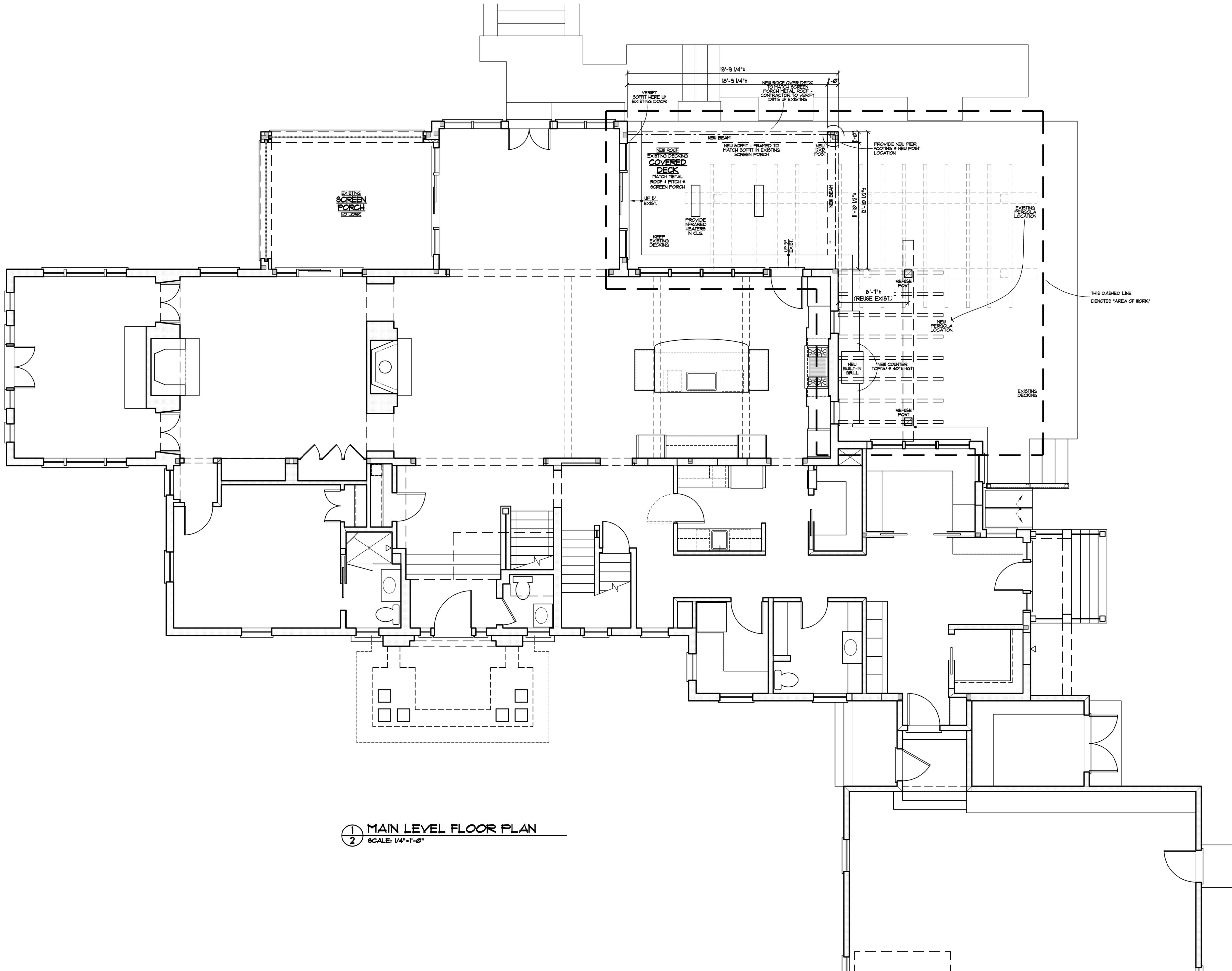
15-0151



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



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



401 EAST LAKE STREET
WAYZATA, MN 55391
Phone: 952.473.8777
FAX: 952.473.8222

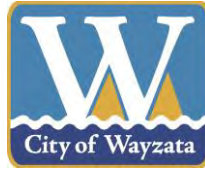
ISSUE DATE:
30 JANUARY 2018
PREVIOUS ISSUE DATES:

DRAWING DESCRIPTION:
MAIN LEVEL
FLOOR PLAN

ADG

VARIANCE SET

SORAN RESIDENCE
532 FERNDALE RD. W.
WAYZATA, MN 55391



**Staff Report
March 5, 2018**

Project Name: 649 Ferndale Road West
Applicant Matthew and Maria Hemsley
Addresses of Request: 649 Ferndale Road West
Prepared by: Jeff Thomson, Director of Planning and Building
“60 Day” Deadline: April 9, 2018

Development Application

Introduction

The applicants, T.J. Majdecki and Murphy & Co. Design, on behalf of Matthew and Maria Hemsley, have submitted a development application to combine the four properties at 649 Ferndale Road West into one lot, demolish the existing house and construct a new home. The development application requests approval of a preliminary plat, a final plat, a conditional use permit within the Shoreland Overlay District to increase the height of the building to 40 feet which is permitted in the underlying R-1A zoning district, and a second conditional use permit to allow for a chimney structure up to 45 feet in height.

Property Information

The property identification number and owner of the properties are as follows:

Address	PID	Owner
649 Ferndale Rd W	01-117-23-33-0016	Matthew and Maria Hemsley
649 Ferndale Rd W	02-117-23-44-0003	Matthew Hemsley
649 Ferndale Rd W	01-117-23-33-0015	Matthew and Maria Hemsley
649 Ferndale Rd W	01-117-23-33-0014	Matthew and Maria Hemsley

The current zoning and comprehensive plan land use designation for the properties are as follows:

Current zoning:	R-1A/Low Density Single Family Estate District
Comp plan designation:	Estate Single Family Residential
Overlay districts:	Shoreland Overlay District

Project Location

The properties are located on Ferndale Road W, on the border of Wayzata and Orono. Two of the parcels were detached from the City of Orono on November 21, 2017.

Map 1: Project Location



Application Requests

As part of the submitted development application, the applicant is requesting approval of the following items:

- A. Concurrent Preliminary and Final Plat Subdivision: The proposal requires preliminary and final plat review to combine the four existing lots into one lot. (City Code Section 805.14 and 805.15)
- B. Conditional Use Permit: The proposal requires a conditional use permit to increase the height of the building to 40 feet, within the Shoreland Overlay District. (City Code Section 801.91)
- C. Conditional Use Permit: The proposal requires a conditional use permit to allow for a chimney structure up to 45 feet in height. (City Code Section 801.19)

Adjacent Land Uses

The following table outlines the uses, zoning, and Comprehensive Plan land use designations for adjacent properties:

Direction	Adjacent Use	Zoning	Comp Plan Land Use Designation
North	Single Family Home	R-1A/Low Density Single Family Estate District	Estate Single Family Residential
East	Single Family Home	R-1A/Low Density Single Family Estate District	Estate Single Family Residential

South	Single Family Home	R-1/Low Density Single Family Residential District	Estate Single Family Residential
West	City of Orono	N/A	N/A

Public Hearing Notice

The public hearing notice was published in the Sun Sailor on February 15, 2018. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on February 15, 2018.

Analysis of Application

Proposed Changes

The four properties are contiguous. A single-family home currently sits on two of the properties, with a guest house on a third property. The fourth property contains access to a lagoon connected to Lake Minnetonka. As part of the project, the four properties would be combined into one. The existing single-family home would be demolished, and a new single-family home would be constructed in its place. The applicant has submitted a preliminary plat, and preliminary concept elevations for the new single-family home. The proposed plans would not comply with all *permitted* requirements of the Shoreland Overlay District, specifically the maximum height restrictions. The preliminary elevations show a building height of 40 feet, and chimney heights of 45 feet. The applicant is requesting a conditional use permit to allow for these heights.

The minimum building structure height for either lake classification shall follow the individual district requirements of the base zoning districts but shall not exceed 35 feet. Building heights of over 35 feet may be allowed through approval of a shoreland impact plan/conditional use permit as regulated under Section 801.91.19 of this Ordinance.

The City Code states that no structural element may exceed forty (40) feet in total height except by conditional use permit (City Code Section 801.19.2 B.).

Preliminary Plat

The applicant has submitted a preliminary plat to combine the four existing lots into one lot. All four of the existing lots are non-conforming due to lot size and the existing house and garage are non-conforming due to lack of a front yard setback from North Branch Road.

	Lot area (sq. ft.)
<i>R-1A Requirements</i>	<i>80,000 (min.)</i>
Existing Parcel 1	39,354 sq. ft.
Existing Parcel 2	58,468 sq. ft.
Existing Parcel 3	18,121 sq. ft.
Existing Parcel 4	9,862 sq. ft.
Proposed Parcel	125,805 sq. ft.

The applicant is anticipating requesting the City Council to vacate the North Branch Road right-of-way. The Planning Commission does not have any authority over the vacation of public right-of-way. All adjacent properties with structures have accesses from other rights-of-ways. The Nature Conservancy is the only organization that would need to maintain an easement through the North Branch Road right-of-way but the Nature Conservancy has expressed support of the vacation provided they maintain an access. The vacation of the North Branch Road right-of-way would resolve any front yard setback issues and the new lot would have frontage on Ferndale Road W.

Lot Requirements

The proposed lot would meet the minimum lot requirements for the R-1A zoning district for single-family homes:

	Lot area (sq. ft.)	Lot width	Lot depth
R-1A Requirements	80,000 (min.)	200 ft. (min.)	200 ft. (min.)
649 Ferndale Rd W	125,805 sq. ft.	~230 ft.	~700 ft.

Surrounding Lot Sizes

The following summarizes the lot areas of the single family and two family residential lots in the area:

Address	Lot area
629 Ferndale Rd	109,903 sq. ft.
670 Hillside Dr W	125,160 sq. ft.
600 Hillside Dr W	183,178 sq. ft.
621 Ferndale Rd W	217,205 sq. ft.
686 Ferndale Rd W	42,077 sq. ft.
670 Ferndale Rd W	54,751 sq. ft.
532 Ferndale Rd W	30,593 sq. ft.
565 Ferndale Rd W	517,249 sq. ft.

Tree Preservation

The proposed plans include the removal of 21 trees, including one heritage tree (28 inches) and 20 significant trees (338 inches).

There are a total of 147 trees currently on the site, including 17 heritage trees and 140 significant trees. The tree preservation ordinance does not allow for any removal of heritage trees without replacement. The heritage tree replacement ratio is two inches for each one inch removed meaning that the 28 inch tree removed requires 56 inches of replacement trees.

There are 1,634 inches of significant trees on site and the tree preservation ordinance allows for the removal of up to 25% (409 inches). The proposed percentage of significant trees removed is 20.7% (338 inches).

Mitigation is proposed through four 7 inch linden trees (28 inches), four 7 inch hackberry trees (28 inches), and eight 12 foot arborvitae trees (48 inches) for a total of 104 inches of mitigation.

Action Steps

After considering the items outlined in this report and the public hearing held at the meeting, the Planning Commission should direct staff to prepare a *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application for review and adoption at the next Planning Commission meeting.

Attachments

Applicant's Narrative
Proposed Plans

Applicable Code Provisions for Review

Comprehensive Plan

The Comprehensive Plan land use designation for the subject property is Institutional/Public. The Comprehensive Plan outlines the follow policies for the Institutional/Public land use district:

- Accomplish transitions between differing types of land uses in an orderly fashion to minimize negative impacts on adjoining development.
- Analyze all institutional development proposals from physical, social, and economic standpoints to determine the most appropriate land uses within a neighborhood and the community as a whole.
- Consider the removal of land from the tax rolls only when it can be demonstrated that such removal is in the public interest.
- Establish sufficient setback requirements for new or expanding institutional development to assure adequate separation of differing land uses.
- Develop all institutional uses according to high levels of design, which are sensitive to the mass and scale of the existing surrounding neighborhood.
- Adequately screen, landscape and buffer institutional facilities to minimize the impact on surrounding uses and enhance the neighborhood and community in which they are located.

Preliminary Plat Criteria (Section 805.14.E): The Planning Commission shall consider possible adverse effects of the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors:

- A. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.
- B. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
- C. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filing or grading.
- D. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.

- E. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
- F. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.
- G. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.
- H. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.
- I. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.
- J. The proposed lot layout and building pads shall conform with all performance standards contained herein.
- K. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.
- L. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

Conditional Use Permits: City Code Section 801.04.2.F. states that the Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
- B. The proposed use's compatibility with present and future uses of the area.
- C. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).

- D. The proposed use's effect on the area in which it is proposed.
- E. The proposed use's impact upon property values in the area in which it is developed.
- F. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
- G. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Date: January 25, 2018
Project: North Beach Road |
Project Location: 649 Ferndale Road, Wayzata MN 55391 |
RE: City of Wayzata Development Application |

PARCEL LEGAL DESCRIPTION

PROPERTY IDENTIFICATION NUMBER

02-117-23-44-0003

LEGAL DESCRIPTION

- Parcel 1: All of Lot 95, Auditor's Subdivision no. 184, Hennepin County, Minnesota except that part or parcel of said lot 95 described as follows: Beginning at a point on the Easterly line of said Lot 95, distance 83.5 feet Northerly of the Southeast corner of said Lot 95; thence West parallel with the South line of said Lot 95, a distance of 93.5 feet; thence North parallel with the West line of said Lot 95 a distance of 150 feet; thence East parallel with the South line of said Lot 95 a distance of 40 feet to the Easterly line thereof; thence Southeasterly along said Easterly line to the point of beginning.
- Parcel 2: That part of Lot 102 lying Northerly of a line drawn from the Northwest corner of said Lot to a point on the East line of said lot distant 350 feet South of the Northeast corner of said lot in Auditor's Subdivision No. 184, Hennepin County, Minn.
- Parcel 3: Lot 94 Auditor's Subdivision No. 184, Hennepin County, Minn.
- Parcel 4: All that part of Lot 95, Auditor's Subdivision No. 184, Hennepin County described as follows: Beginning at a point on the Easterly line of said Lot 95, distance 83.5 feet Northerly of the Southeast corner of said Lot 95; thence West parallel with the South line of said Lot 95, a distance of 93.5 feet; thence North parallel with the West line of said Lot 95 a distance of 150 feet; thence East parallel with the South line of said Lot 95 a distance of 40 feet to the Easterly line thereof; thence Southeasterly along said Easterly line to the point of beginning.

ADDITIONAL NOTE

Per the City of Wayzata Resolution Number 56-2017, dated November 21, 2017, Parcel 1 and Parcel 2, with legal descriptions noted above, were concurrently detached from Orono and annexed into the City of Wayzata.

Date: January 25, 2018
Project: North Beach Road |
Project Location: 649 Ferndale Road, Wayzata MN 55391 |
RE: City of Wayzata Development Application |

DESCRIPTION OF REQUESTS

ITEM 1: SUBDIVISION/PLATTING

Currently, the address at 649 Ferndale Road West, Wayzata MN {Parcel ID 02-117-23-44-0003} consists of four individual Parcels. Maintaining the boundaries of these existing parcels would result in numerous variance requests in order to place a new principle dwelling structure on the site. Individually, the area of these parcels do not qualify for the R-1A minimum lot requirement for area {80,000 square feet} per Section 801.51.6 of the Wayzata zoning code. Collectively, the area of these parcels is 125,805 square feet and fits the requirement for the R-1A District.

The owner is requesting the four individual parcels be grouped as a collective and platted as a single parcel, meeting the minimum size requirement for a lot within the R-1A district, with the Front Yard of the parcel designated as the property line abutting Ferndale Road.

ITEM 2: CONDITIONAL USE PERMIT FOR BUILDING HEIGHT

Per Section 801.51.7B, the permitted building height within the R-1A district is "limited to a maximum height of three {3} stories and forty {40} feet, whichever is lesser. This property also falls within the Shoreland Overlay district which, per Section 801.91.10, enforces a reduced maximum height not to exceed thirty-five {35} feet.

Section 801.91.19 of the Zoning Ordinance allows for a conditional use permit {CUP} to exceed the reduced maximum building height as enforced by the Shoreland Overlay District.

The owner is requesting a Conditional Use Permit for an increased building height to the original R-1A allowance of forty {40} feet. The submitted design drawings show a current planned building height of 38'-4".

ITEM 3: CONDITIONAL USE PERMIT FOR CHIMNEY HEIGHT

Per Section 801.19.2 of the Wayzata Zoning Ordinance, allows chimneys and flues to exceed the height of the principal structure by no more than five {5} feet. Given the Shoreland Overlay District limitations on this property, this height is reduced to a maximum of forty {40} feet or five {5} feet above the thirty five {35} foot building height maximum.

In tandem with Item 2 listed above, the owner would like to request a Conditional Use Permit for an increased height allowance for the chimney structures to no more than forty-five {45} feet, which is in line with the height allowance for chimneys within the R-1A zoning district.

Date: March 2, 2018
Project: North Beach Road
Project Location: 649 Ferndale Road, Wayzata MN 55391
RE: City of Wayzata Development Application

ADDITIONAL PROJECT NARRATIVE

FOR THE REVIEW AND CONSIDERATION OF THE PLANNING COMMISSION

This document accompanies the CUP requests for the property located at 649 Ferndale Road. We are asking the City of Wayzata and the Planning Commission to consider granting an increase to the maximum building height, as well as parallel request for an increase height to the chimney structures for this project. This parcel falls within the R-1A zoning. Due to its location in relation to Lake Minnetonka, the parcel also falls within the Shoreland Overlay District. However, the parcel does not directly abut the Lakeshore. Rather, this parcel sits to the north side of Ferndale Road, on a rather isolated lot that is bordered to the north by the Ferndale Marsh wetlands.

We are requesting that, given the location of the parcel relative to the lakeshore and the isolated siting of the parcel relative to neighbors and other homes views towards the lake, the two CUP requests for an increased height be governed by the R-1A zoning requirements rather than the Shoreland Overlay. This would provide a building height cap at 40'-0", and would allow the chimney structures to project to a maximum of 45'-0".

We have submitted the current architectural drawings for the floor plans and exterior elevations. I have also attached 3-dimensional renderings of the proposed façade, as seen from Ferndale Road, to this document for your consideration. We are continuing to refine and detail the design of the home with the client and team, but these drawings and renderings portray the design intent of the structure. While rooms locations and exterior detailing is still be reviewed, evaluated, and modified, we do not foresee any modifications to the height of the structure.

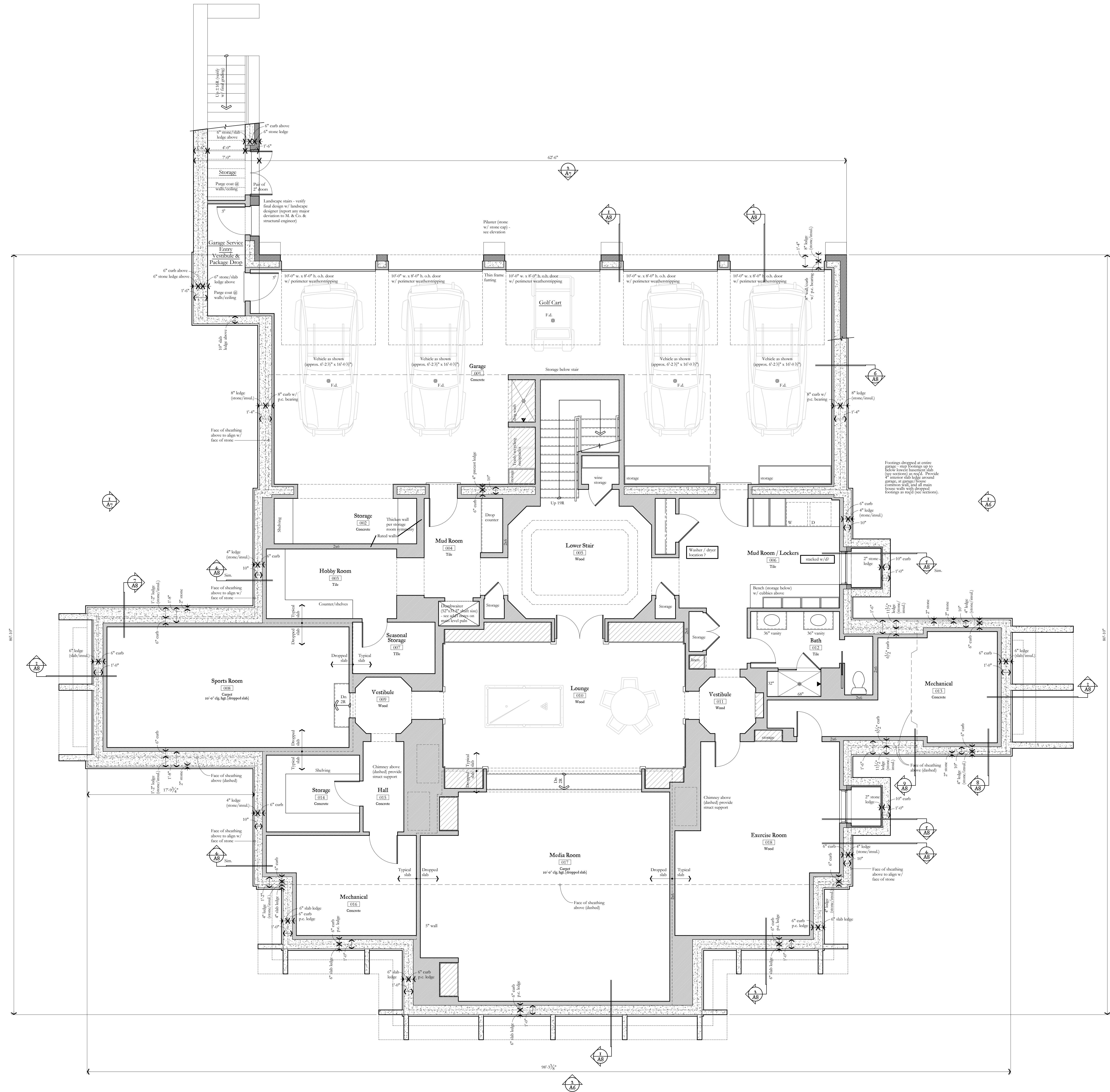
However, the site plan and grading plan are still a work in progress and will require some stringent attention and planning. For this reason, we would ask the Commission to grant us the R-1A heights as a project cap rather than a predetermined height based on the current drawings. Our intention would be to stay within these additional height allowances of the R-1A zoning code, while the average grade is being evaluated. The current elevation shows a building height of 38'-4", but should the average grade be revised to allow the structure to sit better upon the site, the average grade may be adjusted, impacting this height. Again, we would still cap the height of the structure and chimneys based upon the R-1A allowances.

We appreciate your time and consideration, and feel the traditional architectural design of the home will integrate well into the aesthetic of Ferndale Road.



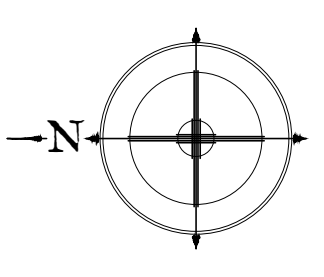
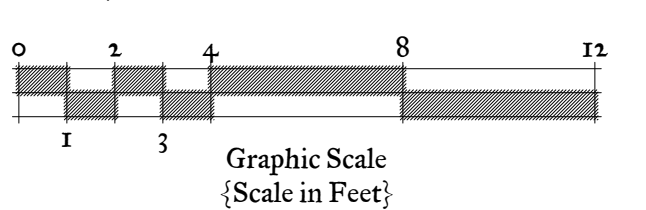






Lower Level Plan

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



PROJECT NUMBER: 17-123
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SITE ADDRESS: 649 Ferndale Road, Wayzata, Minnesota

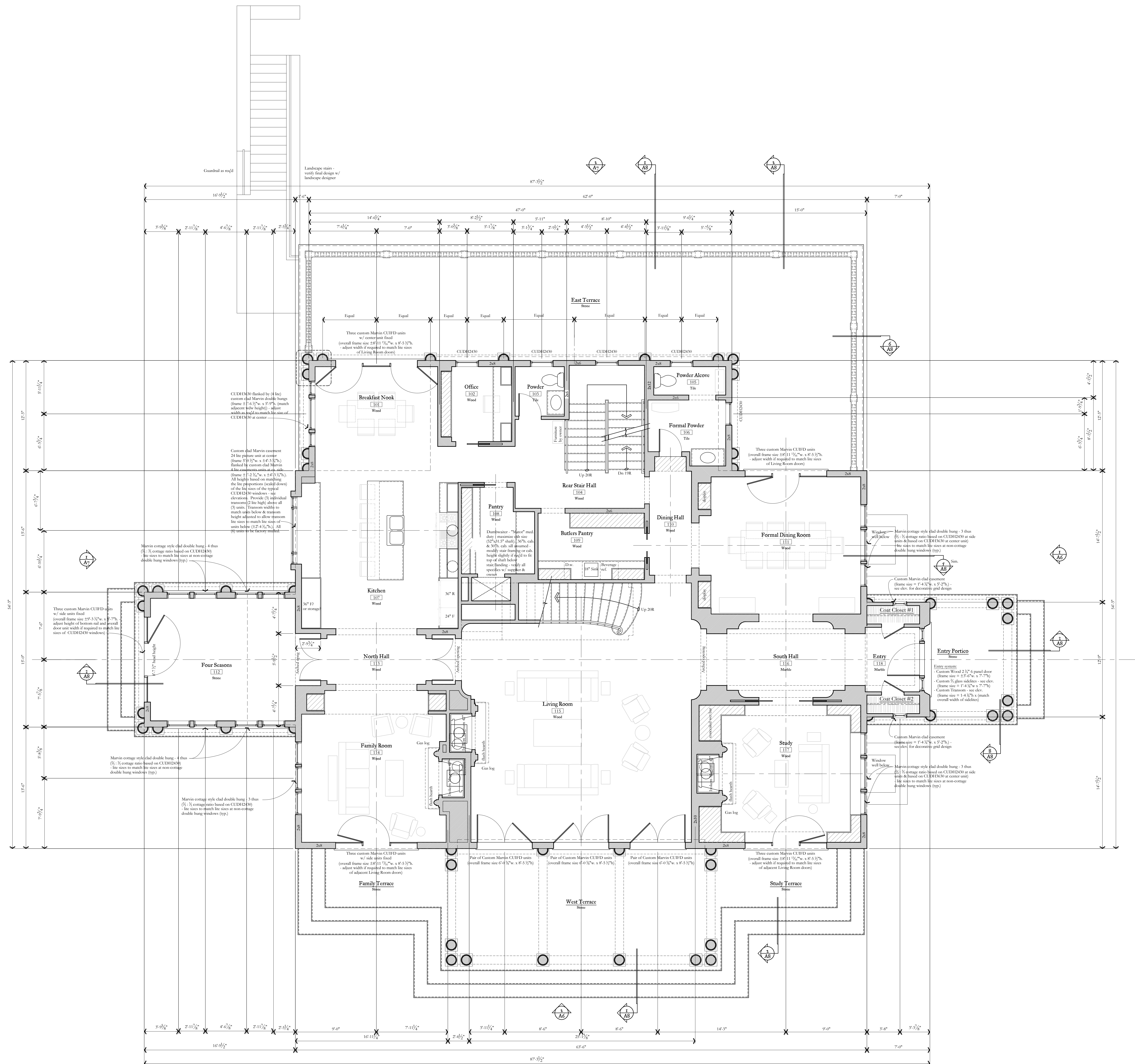
CONTRACTOR: [Signature] ANDERSON | BIDA

LANDSCAPE DESIGNER: [Signature] topo

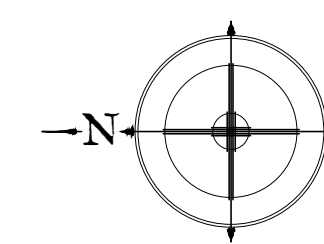
NORTH BEACH RESIDENCE
Wayzata, Minnesota

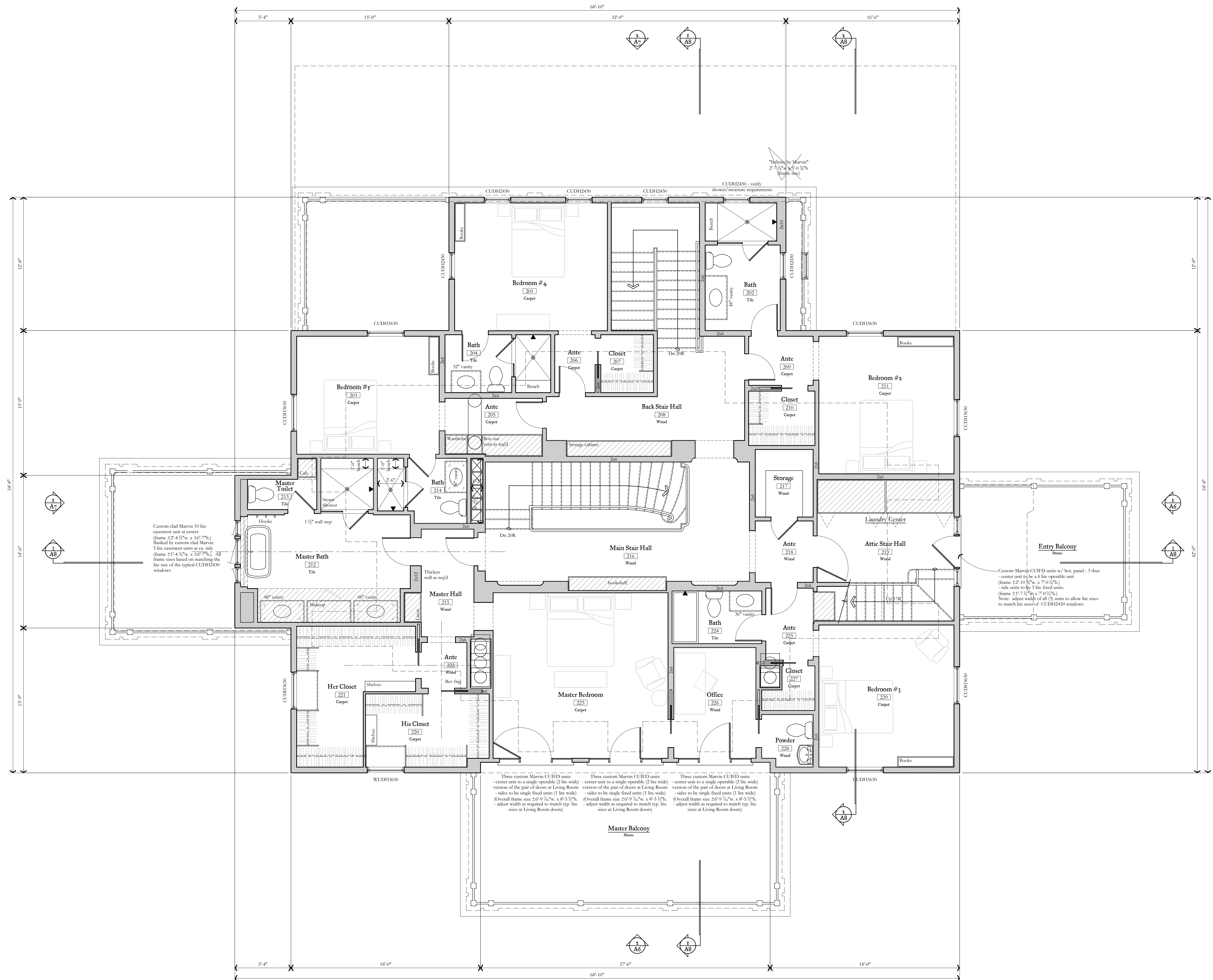
MAIN CITY OFFICE: (612) 470-7777
COUNTY OFFICE: (952) 681-9194
SHEET NO.: A1

DATE: AUGUST 14, 2017
REVISIONS: [List of revisions]



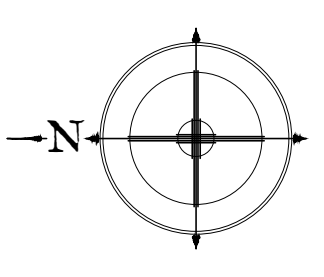
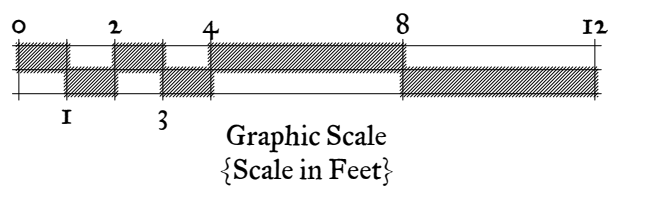
Main Level Plan
Scale: 1/4" = 1'-0"
0 1 2 3 4 5 6 7 8 9 10
1 2 3 4 5 6 7 8 9 10
Graphic Scale
(Scale in Feet)





Upper Level Plan

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



PROJECT NUMBER: 17-123

DRAWN BY:

CHECKED BY:

SITE ADDRESS:

640 FERRIS ROAD
WAYZATA, MINNESOTA

CONTRACTOR: ANDERSON | REDA

2000
1000

2000

2000

LANDSCAPE DESIGNER: topo

2000

2000

2000

NORTH BEACH RESIDENCE

Wayzata, Minnesota

MAIN CITY OFFICE

(612) 470-7777

COUNTRY OFFICE

(952) 681-9194

SEE GLENWOOD AVE SUITE 300

MINNEAPOLIS, MN 55407

DATE:

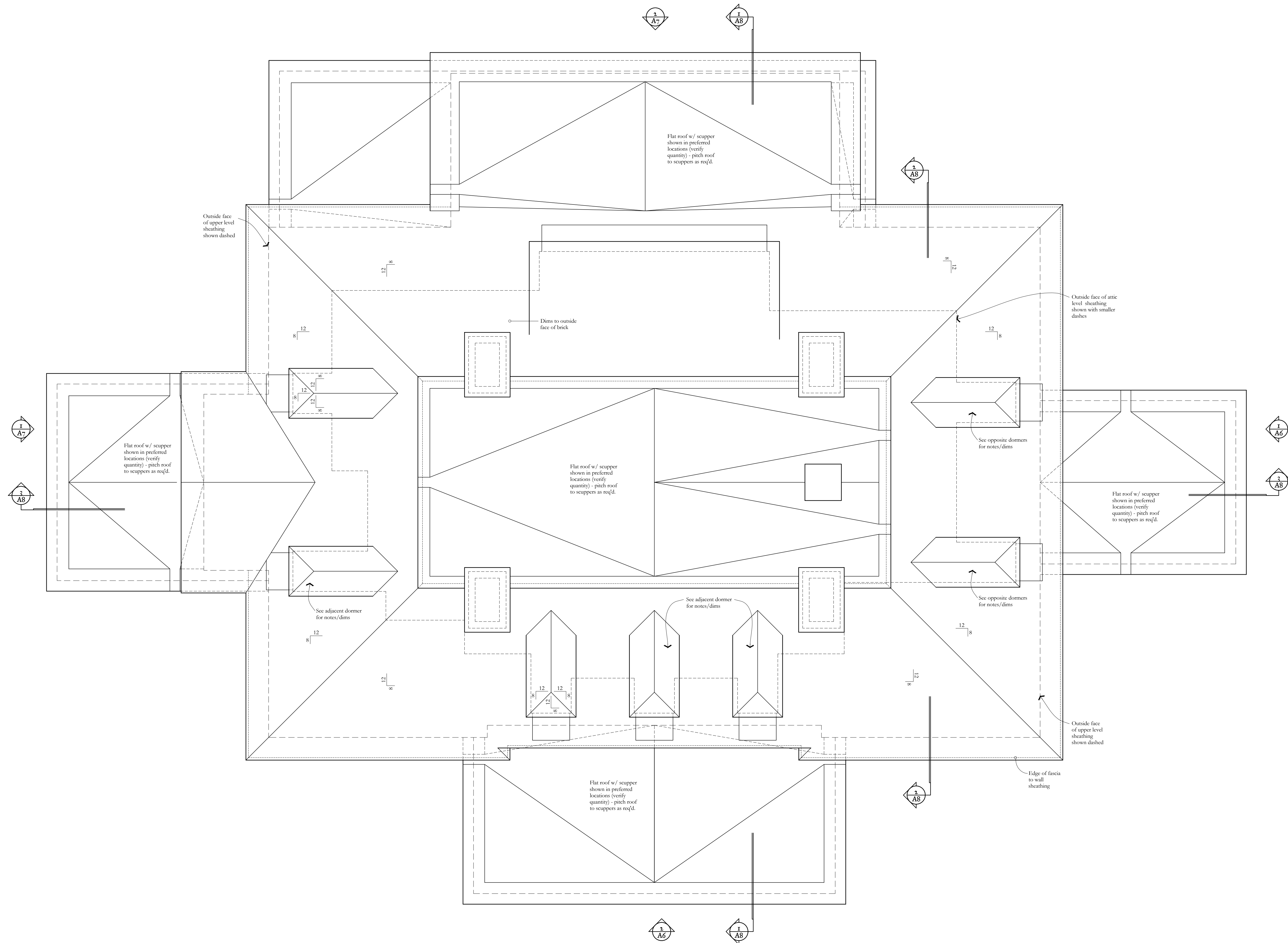
10/15/2017

10/15/2017

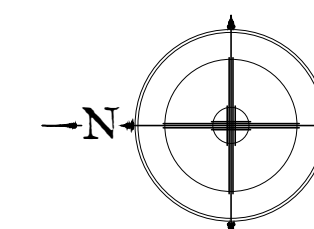
10/15/2017

SHEET NO.:

A3



Roof Plan
Scale: 1/4" = 1'-0"
0 1 2 3 4 5 6 7 8 9 10 11 12
Graphic Scale
(Scale in Feet)





PROJECT NUMBER: 17-123
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SITE ADDRESS: 640 FENNDALE ROAD
WAYZATA, MINNESOTA

CONTRACTOR: [Signature] ANDERSON | REDA
LANDSCAPE DESIGNER: [Signature] topo
ADDRESS: 640 FENNDALE ROAD, WAYZATA, MN 55178
PHONE: (612) 444-4444
TEXT: (612) 444-4444
WWW: www.topo.com

NORTH BEACH RESIDENCE
Wayzata, Minnesota

MAIN CITY OFFICE: [Signature] MURPHY & CO
DESIGN
612-444-4444
COUNTY OFFICE: [Signature] MURPHY & CO
DESIGN
612-444-4444
SEE GLENWOOD AVE SUITE 300 - MINNEAPOLIS, MN 55407
WWW: www.murphyandco.com

DATE: [Signature]
[Signature] [Signature]
[Signature] [Signature]
[Signature] [Signature]

SHEET NO.: A6



PROJECT NUMBER: 17-123

DRAWN BY:

CHECKED BY:

SITE ADDRESS:

640 FERRIS ROAD
WAYZATA, MINNESOTA

CONTRACTOR:
{AR} ANDERSON | REDA

LANDSCAPE DESIGNER:
topo

TOPO
1000
1000
1000

NORTH BEACH RESIDENCE
Wayzata, Minnesota

MAIN CITY OFFICE
(612) 470-7777

COUNTRY OFFICE
(951) 684-9996

SEE GLENWOOD AVE SUITE 300 - MINNEAPOLIS, MN 55407
www.murphyandco.com

DATE:

AUGUST 14, 2017
SEPTEMBER 14, 2017
OCTOBER 12, 2017
AUGUST 14, 2018

SHEET NO.:
A7

TREE INVENTORY				
STATUS KEY:				
R - Remove Existing Tree				
* Denotes mitigation required				
T - Transplant existing tree to new location on site				
P - Protect existing tree to remain				
D - Dead Tree				
649 Fendale Road				
* Denotes trees requiring mitigation				
Tree No.	Species	Size	Status (R,T,P)	Category (Significant, Heritage)
1	Spruce	8"	P	S
2	Spruce	8"	P	S
3	Spruce	8"	P	S
4	Spruce	8"	P	S
5	Spruce	10"	P	S
6	Spruce	10"	P	S
7	Spruce	12"	P	S
8	Ash	14"	P	S
9	Ash	16"	P	S
10	Ash	16"	P	S
11	Ash	18"	P	S
12	Basswood	8"	P	S
13	Maple	8"	P	S
14	Basswood	10"	P	S
15	Ash	18"	P	S
16	Cedar	10"	P	S
17	Ash	14"	P	S
18	Ash	12"	P	S
19	Ash	14"	P	S
20	Elm	10"	P	S
21	Elm	6"	P	S
22	Elm	6"	P	S
23	Elm	6"	P	S
24	Ash	10"	P	S
25	Ash	10"	P	S
26	Ash	10"	P	S
27	Ash	10"	P	S
28	Ash	8"	P	S
29	Ash	8"	P	S
30	Ash	6"	P	S
31	Ash	6"	P	S
32	Ash	12"	P	S
33	Ash	24"	P	S
34	Ash	10"	P	S
35	Ash	8"	P	S
36	Ash	8"	P	S
37	Ash	8"	P	S
38	Cedar	10"	P	S
39	Ash	10"	P	S
40	Ash	12"	P	S
41	Oak	12"	P	S
42	Oak	12"	P	S
43	Oak	18"	P	S
44	Oak	18"	P	S
45	Ash	10"	P	S
46	Ash	10"	P	S
47	Ash	8"	P	S
48	Ash	8"	P	S
49	Ash	12"	P	S
50	Ash	28"	P	H
51	Cottonwood	42"	P	H
52	Spruce	28"	P	H
53	Ash	20"	P	S
54	Oak	10"	P	S
55	Spruce	12"	P	S
56	Oak	24"	P	S
57	Ash	14"	P	S
58	Ash	14"	P	S
59	Ash	14"	P	S
60	Ash	6"	P	S
61	Oak	30"	P	H
62	Oak	30"	P	H
63	Oak	30"	P	H
64	Ash	6"	P	S
65	Ash	6"	P	S
66	Ash	12"	P	S
67	Ash	8"	P	S
68	Ash	8"	P	S
69	Ash	8"	P	S
70	Ash	8"	P	S
71	Ash	8"	P	S
72	Oak	16"	P	S
73	Oak	20"	P	S
74	Oak	24"	P	H
75	Oak	24"	P	S
76	Basswood	18"	R	S
77	Spruce	12"	R	S
78	Oak	18"	R	S
79	Oak	28"	R	H
80	Cottonwood	14"	P	H
81	Cottonwood	28"	P	H
82	Maple	6"	R	S
83	Maple	22"	R	S
84	Cottonwood	14"	R	S
85	Basswood	12"	R	S
86	Basswood	24"	R	S
87	Basswood	24"	R	S
88	Basswood	24"	R	S
89	Basswood	24"	R	S
90	Basswood	14"	R	S
91	Basswood	20"	R	S
92	Basswood	6"	P	S
93	Basswood	10"	P	S
94	Elm	12"	P	S
95	Oak	24"	P	S
96	Ash	20"	P	S
97	Oak	18"	P	S
98	Ash	8"	P	S
99	Ash	10"	P	S
100	Basswood	8"	P	S
101	Cottonwood	16"	P	S
102	Cottonwood	28"	P	H
103	Ash	6"	P	S
104	Willow	24"	P	S
105	Willow	10"	P	H
106	Willow	10"	P	H
107	Ash	12"	P	S
108	Ash	10"	P	S
109	Ash	10"	P	S
110	Willow	28"	P	H
111	Ash	12"	P	S
112	Ash	12"	R	S
113	Ash	8"	P	S
114	Basswood	12"	P	S
115	Ash	8"	P	S
116	Basswood	10"	R	S
117	Ash	16"	R	S
118	Oak	26"	P	H
119	Oak	26"	P	H
120	Basswood	18"	P	S
121	Oak	14"	R	S
122	Oak	18"	R	S
123	Oak	16"	P	S
124	Ash	8"	P	S
125	Ash	16"	P	S
126	Oak	26"	P	S
127	Ash	8"	P	S
128	Oak	20"	P	S
129	Oak	20"	P	S
130	Oak	14"	P	S
131	Oak	14"	P	S
132	Oak	14"	P	S
133	Oak	14"	P	S
134	Ash	8"	P	S
135	Oak	6"	P	S
136	Oak	14"	R	S
137	Oak	14"	R	S
138	Oak	18"	R	S
139	Oak	22"	R	S
140	Oak	8"	P	S
141	Ash	6"	P	S
142	Ash	6"	P	S
143	Ash	6"	P	S
144	Oak	8"	P	S
145	Oak	14"	P	S
146	Oak	18"	R	S
147	Oak	24"	R	S

DEFINITIONS	
per City of Wayzata	
A. "Coniferous Tree" means a woody plant bearing seeds and cones oftentimes, but not always, retaining foliage throughout the year.	
B. "Deciduous Tree" means a woody plant which has a defined crown, and which lose leaves annually.	
C. "Diameter of Tree at Breast Height" or "DBH" means the diameter of a tree as measured 4½ feet (54 inches) above the ground. Trees that branch near or below 4 ½ feet from the ground will be measured at the narrowest point below 4 ½ feet. Trunks that originate from the ground shall be considered separate trees. The City Forester shall have the final determination in the DBH calculation if there is a question of how it is to be measured.	
D. "Hardwood Deciduous Tree" means a Deciduous Tree recognized as hardwoods by the City Forester, including ironwood, catalpa, oak, maple (hard), walnut, ash, hickory, birch, black cherry, hackberry, locust and basswood	
E. "Healthy Tree" means the average or better condition and vitality for the area as determined by the City Forester.	
F. "Heritage Tree" means a Healthy Softwood Deciduous Tree that is thirty inches (30") or greater in DBH, a Healthy Hardwood Deciduous Tree that is twenty-five inches (25") or greater in DBH, or a Healthy Coniferous Tree that is twenty-five inches (25") or greater in DBH.	
M. "Removal" or "Tree Removal" means:	
1. Manual, mechanical, chemical, or abiotic or biotic (fire, water, insects or inoculation) methods which results in the physical removal of a tree;	
2. Girdling impact, compaction, or other damage up to 10% of a tree's Critical Root Zone, as	
3. Excessive pruning that severely impacts the long term survivability of the tree; or	
4. Any other impact to a tree that comprises the long term health or structural stability of a tree.	
N. "Significant Tree" means a Healthy Deciduous Hardwood Tree that is six inches (6") or greater in DBH, a Healthy Softwood Deciduous Tree that is twelve inches (12") or greater in DBH, or a Healthy Coniferous Tree that is twelve feet (12') or greater in height or twelve inches (12") or greater in DBH.	
M. "Softwood Deciduous Tree" means a Deciduous Tree recognized as softwoods by the City Forester, including cottonwood, poplar, aspen, box elder, willow, silver maple and elm.	

APPLICABILITY	
per City of Wayzata	
A. Subdivision, Public Infrastructure, Construction of Single-Family Home: The following tree removal thresholds apply to Subdivision applications, Public Infrastructure projects, and construction of a single-family home on a vacant lot:	

Heritage Trees: Heritage Trees are valued and special trees for the City of Wayzata due to their size and age. All possible measures must be taken to preserve Heritage Trees. Heritage Tree removal may occur only when there is not a practical alternative. There shall be a zero percent (0%) removal threshold of Heritage Trees, meaning every DBH inch of Heritage Tree removed requires full replacement in accordance with the standards within subsection 801.36.8, in addition to any other requirements hereunder.

Significant Tree Removal by Developers: Although the City encourages preservation of the maximum amount of trees possible, the City recognizes that a certain amount of Significant Trees removal is sometimes necessary during development. Accordingly, twenty-five percent (25%) of the existing DBH inches of Significant Trees can be removed pursuant to a Tree Preservation Plan without obligation of replacement. Any tree removal beyond twenty-five percent (25%) will require replacement in accordance with the standards of subsection 801.36.8.

TREE MITIGATION RATE	
per City of Wayzata	

A. Tree Replacement Formula: Replacement of removed or disturbed trees in excess of the percentage allowed by this section shall be according to the following ratios:

- For any removal that exceeds the percentage of allowable removal of Significant Trees as set in subsection 801.36.7, all Significant Trees shall be replaced at the ratio of one caliper inch (1") per one inch (1") of DBH removed.
- All Heritage Trees must be replaced at the ratio of two caliper inches (2") per one inch (1") of DBH removed.

B. **Size, Types and Diversification of Replacement Trees:** Unless in approved Tree Preservation Plan sets forth a different requirement, all replacement trees must be of a similar species to those that are removed. A Tree Replacement plan must include a diversity of tree species that are suitable for the property given soil conditions, hydrology, topography, and tree pathogens. Replacement trees must be no less than the following sizes:

Deciduous Trees shall be no less than two and a half caliper inches (2.5"); and
Coniferous Trees shall be no less than six feet (6') in height

C. **Recommended Tree Replacement Species:** In order to encourage a diverse tree canopy in the City, the following list of tree species are recommended for planting as part of a tree replacement plan:
Arborescent Black cherry, Cedar
Elm (disease resistant) Fir
Hackberry, Hickory, Hemlock, Kentucky Coffee
Linden/Basswood
Maple (except Silver Maples) Oak
Pine
Spruce (except Colorado Blue) Tamarack
Walnut

TREE REPLACEMENT SCHEDULE / MITIGATION	
--	--

Total Trees inventoried on 649 Fendale Road>	147 ± 2154" (dia at DBH)
Total Heritage Trees on 649 Fendale Road>	17 ± 520" (dia at DBH)
Total Significant Trees on 649 Fendale Road>	140 ± 1634" (dia at DBH)

Trees to be Mitigated	
-----------------------	--

Heritage Trees to be Removed:	
Softwood Deciduous Tree(s) 10" or greater in dia. at DBH	/
Hardwood Deciduous Tree(s) 25" or greater in dia. at DBH	#79 - Oak 28"
Coniferous Tree(s) 25" or greater in dia. at DBH	
Total Heritage Tree(s) dia. at DBH	dia at DBH = 18"

Significant Trees to be Removed:	
Softwood Deciduous Tree(s) 12" or greater in dia. at DBH	/
Hardwood Deciduous Tree(s) 6" or greater in dia. at DBH	#76 - Basswood 18"
	#78 - Oak 18"
	#82 - Maple 6"
	#83 - Maple 12"
	#84 - Cottonwood 14"
	#85 - Basswood 12"
	#86 - Basswood 24"
	#87 - Basswood 24"
	#88 - Basswood 24"
	#89 - Basswood 24"
	#90 - Basswood 14"
	#91 - Basswood 20"
	#111 - Ash 1"
	#112 - Ash 1"
	#116 - Basswood 10"
	#117 - Ash 16"
	#145 - Oak 14"
	#146 - Oak 14"
	#147 - Oak 24"
	#148 - Oak 126"

Total Significant Deciduous Tree(s) dia. at DBH	
Coniferous Tree(s) 12" or gr. in DBH or 12' or gr. in height	#77 - Spruce 12"
Total Significant Coniferous Tree(s) dia. at DBH	dia at DBH = 2"

Mitigation Required	
---------------------	--

Total Trees to be removed on 649 Fendale Road>	21
Total Heritage Trees to be removed>	1 ± 28" (dia at DBH)
Total Significant Trees to be removed>	20 ± 338" (dia at DBH)
25% Allowable removal of the existing significant trees dia.	1634" (existing dia.) x 25% = 408.5"
Proposed percentage of significant trees removal	20.7% (under by 70.5")

Required	
Heritage mitigation requirements	
Deciduous caliper inches	56"
Coniferous caliper inches	/
Significant Tree mitigation requirements	
Deciduous caliper inches	8x12' (H)
Coniferous caliper inches	/

Proposed	
Deciduous caliper inches	56"
Coniferous caliper inches	/

Required	
Deciduous caliper inches	56"
Coniferous caliper inches	/

Proposed	
Deciduous caliper inches	56"
Coniferous caliper inches	/

Required	
Deciduous caliper inches	56"
Coniferous caliper inches	/

Proposed	
Deciduous caliper inches	56"
Coniferous caliper inches	/

Required	
Deciduous caliper inches	56"
Coniferous caliper inches	/

Proposed	
Deciduous caliper inches	56"
Coniferous caliper inches	/

Required	
Deciduous caliper inches	56"
Coniferous caliper inches	/

Proposed	
Deciduous caliper inches	56"
Coniferous caliper inches	/

Required	
Deciduous caliper inches	56"
Coniferous caliper inches	/

Proposed	
Deciduous caliper inches	56"
Coniferous caliper inches	/

Required	
Deciduous caliper inches	56"
Coniferous caliper inches	/

Proposed	
Deciduous caliper inches	56"
Coniferous caliper inches	/

PANTING NOTES	
---------------	--

- Coordinate location of all utilities (lines, ducts, conduits, sleeves, footings, etc.) with locations of proposed landscape elements (fence, footings, tree rootballs, etc.) Contractor shall report any discrepancies to owners representative prior to continuing work.
- Contractor shall provide a minimum 14-hour notice to city water resources specialist (651-675-5315) to arrange inspection of soil loosening/amenment process to verify soil restoration compliance; and soil restoration, prior to installation of any irrigation, seal or sod.
- Save and protect all existing tree not noted to be removed.
- Remove all construction debris and materials injurious to plant growth from planting sites and beds prior to backfilling with planting mix.
- Soil loosening/amenment shall be implemented prior to installation of irrigation, landscaping and/or sod.
- All disturbed areas to be revegetated (sod, landscaping) shall have 12" minimum depth of soil loosening (e.g. soil ripping @ 12" max. spacing vertical spacing, etc.) and 3" minimum depth addition of MnDOT 3890 grad 2 incorporation into the top 6" of soil to be restore soils permeability/loosened/amended soils shall have a maximum of 200 psi in top 12" and minimum of 5% organic content in top 6" of soil.
- Lawn areas shall have 6" minimum depth of topsoil. Topsoil shall have minimum 5% organic content (contractor may be asked to provide test results, if requested by owner or city).
- Lawn areas shall be loosened to a minimum depth of 12". Compaction level shall not exceed 200 psi.
- Refer to planting details for amend soil depth in planting beds and surrounding trees. Mix type shall be -----.
- Field stake plantings according to plan. Owner's representative shall approve all plant locations prior to installation. Owner reserves the right to revise planting layout at time of installation.
- All plant materials shall be true to their scientific name and size as indicated in the plant schedule.
- If discrepancies exist between the number of plants drawn or the planting plan and the number on the plant schedule, the planting plan shall govern.
- Owner reserves the right to revise quantities to suit budget limitations. Contractor's unit bid prices shall prevail for any changes in quantities.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture, and only after written approval of the owner's representative and owner.
- All plant materials must conform to American Standards for Nursery Stock (A.N.S.I.), latest edition published by the American Association of Nurserymen Washington D.C. Larger sized plant materials of the species listed may be used if the stock conforms to A.N.S.I.
- Provided shredded hardwood mulch, natural color, in all planting beds and a minimum 2" diameter surrounding all proposed trees to a 3-inch minimum depth. Apply pre-emergent weeding beds prior to mulching per manufacturer's directions.
- All plant material shall be guaranteed to be in live and healthy growing condition for one full growing season (one year) after final project acceptance or shall be replaced free of charge with the same grade and species. All trees shall have a strong central leader.
- Planting bed edges shall be 3" x 4" metal edging with 12" landscape spike in all areas where planting beds meet lawn area.
- All planting beds shall have shade dug edges. Except where noted otherwise.
- Contractor is responsible for all damage due to operations inside and outside of the contract limit line. Any areas outside the limit of work that are disturbed shall be restored to its original condition at no additional cost to owner.
- All turf areas disturbed by construction shall be sodded. Sod sections shall be no smaller than 24" x 36" staked in place with biodegradable sod stakes when slope is steeper than 5:1 or when conditions require.
- All planting beds shall be mulched with 3" depth shredded hardwood mulch. Do not use any underlayments such as landscape fabric or plastic sheeting.



4' orange safety fence with posts spaced 6' o.c. max at drip line of outer most branches, refer to plan for locations.

4" Shredded Hardwood Mulch. Remove existing vegetation or sodding before installing mulch.

TREE PROTECTION NOTES:	
------------------------	--

1. Trees not noted to be removed shall be protected throughout the duration of the contract. Protection fence will be installed at trees to remain. The protection fence will be maintained and communications to all construction trades as a no disturbance area throughout the duration of the construction.

2. Tree protection areas are a continuing process or method to not disturb the health or quality of the existing tree. This process may include, but not be limited to, minimizing compaction to soils, addition or reduction in soil elevations within the drip line, or storage of equipment or vehicles within protected fence areas.

TREE PROTECTION	
-----------------	--



Tree should be entered in hole and upright. Flare set 1'-2" above surrounding grade. See tree planting notes.

Alternate staking detail 2"x2"x9" wood stake (optional). Wrap tree with 4" wide tree wrapping material as specified to 1x branching. Lawn or planting bed.

3" layer of shredded hardwood mulch to 6' outside of stake circumference.

Backfill with ½ native soils and ½ planting soil mixture thoroughly prior to placement. Mound minimum 12". Pits rock, 6" depth. Undisturbed soil in compacted subgrade.

TREE PLANTING	
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LOT AREA INSIDE PROPERTY LINES 125,805 Sq. Ft.
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE 20% (25,161 square feet)

IMPERVIOUS SCHEDULE INSIDE PROPERTY LINES:	
Structure - House	5743 Sq. Ft.
Structure - Guest House	823 Sq. Ft.
Structure - Garage	400 Sq. Ft.
Hardscape - Stair/Walk	612 Sq. Ft.
Hardscape - Auto Court	3,290 Sq. Ft.
Retaining Walls/Columns	289 Sq. Ft.
Total	11,157 Sq. Ft.

Proposed Structural Coverage Inside Property Lines 11,157 Sq. Ft.
Proposed Percentage Struct. Cov. 8.86% (under by 14,004 Sq. Ft.)

LOT AREA OUTSIDE PROPERTY LINES 62,400 Sq. Ft. (verify, GIS ref.)
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE 20% (12,480 square feet)

IMPERVIOUS SCHEDULE OUTSIDE PROPERTY LINES:	
Structure - Guest House	20 Sq. Ft.
Structure - Garage	68 Sq. Ft.
Hardscape - Auto Court	3,565 Sq. Ft.
Hardscape - Drive Leg	7,047 Sq. Ft.
Retaining Walls/Columns	18 Sq. Ft.
Total	10,718 Sq. Ft.

Proposed Structural Coverage Outside Property Lines 10,718Sq. Ft.
Proposed Percentage Struct. Cov. 17.17% (under by 1,762 Sq. Ft.)

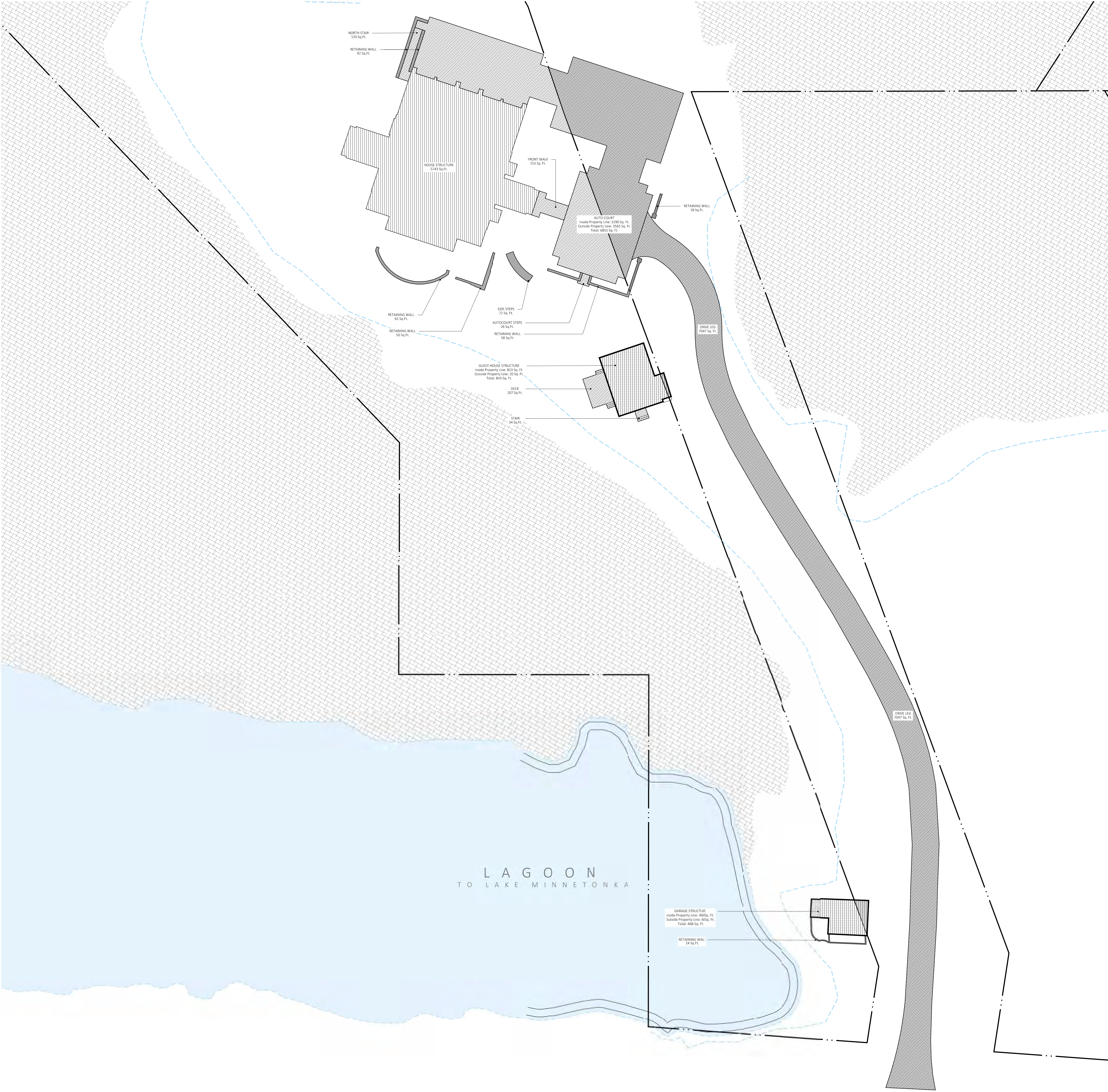
TOTAL LOT AREA (inside & outside) 188,205 Sq. Ft.(verify, GIS ref.)
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE 20% (37,641 square feet)

IMPERVIOUS SCHEDULE TOTAL:	
Structure - House	5743 Sq. Ft.
Structure - Building	843 Sq. Ft.
Structure - Garage	468 Sq. Ft.
Hardscape - Stair/Walk/Deck	612 Sq. Ft.
Hardscape - Auto Court	6,855 Sq. Ft.
Hardscape - Drive Leg	7,047 Sq. Ft.
Retaining Walls/Columns	307 Sq. Ft.
Total	21,875 Sq. Ft.

Proposed Structural Coverage 21,875 Sq. Ft.
Proposed Percentage Struct. Cov. 11.62% (under by 15,766 Sq. Ft.)

IMPERVIOUS COVERAGE KEY:

	Impervious Area - Structure - Inside Property Lines
	Impervious Area - Hardscaping - Inside Property Lines
	Impervious Area - Retaining/Site Walls - Inside Property Lines
	Impervious Area - Structure - Outside Property Lines
	Impervious Area - Hardscaping - Outside Property Lines
	Impervious Area - Retaining/Site Walls - Outside Property Lines



Tpo
5300 N. Industrial, Suite 400
Minneapolis, Minnesota 55401
ph: 612.392.3049

PROJECT

NORTH BEACH ESTATE

649 Ferndale Rd
Wayzata, MN

ARCHITECT

Murphy & Co Design
811 Glenwood Ave, Suite 250
Minneapolis, MN 55405
612-470-5511

CONSTRUCTION

Anderson Reda
4920 Lincoln Drive
Edina, MN 55436
612-564-3648

REVISIONS

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 PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: _____ REG. NO.: _____

AUTHORIZATION

Designed By: SR

Drafted By: AB

Reviewed By: --

Issue Date: --

Owner Review:

Drawing Scale: 1" = 20'-0"

Revision Date: 1.25.2018

IMPERVIOUS PLAN

CONTENT OVERVIEW

- L0.0 COVER / GENERAL NOTES
- L1.0 EX. CONDITIONS / DEMO / EROSION CONTROL
- L2.0 UTILITIES / GRADING / DRAINAGE
- L3.0 LAYOUT / SITE ENLARGEMENTS
- L4.0 HARDCOVER
- L5.0 PLANTING / LIGHTING
- L6.0 SECTIONS / ELEVATIONS / DETAILS

SHEET #

L4.00



PROJECT

NORTH BEACH
ESTATE

649 Ferndale Rd
Wayzata, MN

ARCHITECT

Murphy & Co Design
311 Glenwood Ave, Suite 250
Minneapolis, MN 55405
612-470-5511

CONSTRUCTION

Anderson Reda
920 Lincoln Drive
Edina, MN 55435
612-564-3648

REVISIONS

CERTIFICATION

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 LANDSCAPE
ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: _____ REG. NO: _____

AUTHORIZATION

Designed By: _____

rafted By: _____

Reviewed By: _____

Owner Review:

Drawing Scale: $1'' = 10'$

Revision Date: 1.25.2015

HARDCOVER /
GRADING

CONTENT OVERVIEW

0.0 COVER / GENERAL NOTES
1.0 EX. CONDITIONS / DEMO / EROSION CONTROL
2.0 UTILITIES / GRADING / DRAINAGE
3.0 LAYOUT / SITE ENLARGEMENTS
4.0 Hardscape
5.0 PLANTING / LIGHTING
6.0 SECTIONS / ELEVATIONS / DETAILS

SHEET #

L4.01 

LOWLAND

LOWLAND

GUEST
HOUSE

HARDCOVER PLAN
SCALE: 1" = 10'-0"



Topo
530 N 2nd St, Suite 401
Minneapolis, Minnesota 55401
ph: 612.579.7000

PROJECT

NORTH BEACH ESTATE

649 Ferndale Rd
Wayzata, MN

ARCHITECT
Murphy & Co Design
811 Glenwood Ave, Suite 250
Minneapolis, MN 55405
612-470-5511

CONSTRUCTION
Anderson Reda
4920 Lincoln Drive
Edina, MN 55435
612-564-3648

REVISIONS

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AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE
ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: _____ REC. NO. _____

AUTHORIZATION

Designed By:	SR
Drafted By:	AB
Reviewed By:	--
Issue Date:	--
Owner Review:	--
Drawing Scale:	1" = 20'-0"
Revision Date:	1.25.2018

HARDCOVER /
GRADING

CONTENT OVERVIEW

L0.0 COVER / GENERAL NOTES
L1.0 EX. CONDITIONS / DEMO / EROSION CONTROL
L2.0 UTILITIES / GRADING / DRAINAGE
L3.0 LAYOUT / SITE ENLARGEMENTS
L4.0 HARDCOVER
L5.0 PLANTING / LIGHTING
L6.0 SECTIONS / ELEVATIONS / DETAILS

SHEET #

L4.02



PROJECT

NORTH BEACH
ESTATE

649 Ferndale R
Wayzata, MN

ARCHITECT

Murphy & Co Design
811 Glenwood Ave, Suite 250
Minneapolis, MN 55405
612-470-5511

CONSTRUCTION

Anderson Red.
4920 Lincoln Dr.
Edina, MN 55435
612-564-3648

REVISIONS

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 PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: _____ REC. NO: _____

AUTHORIZATION

Designed By: SR

Drafted By: AR

Reviewed By: _____

Issue Date: _____

Issue Date: _____

Owner review:

Drawing Scale: 1" = 20'-0"

Revision Date: 1.25.2018

PLANTING / LIGHTING
OVERALL

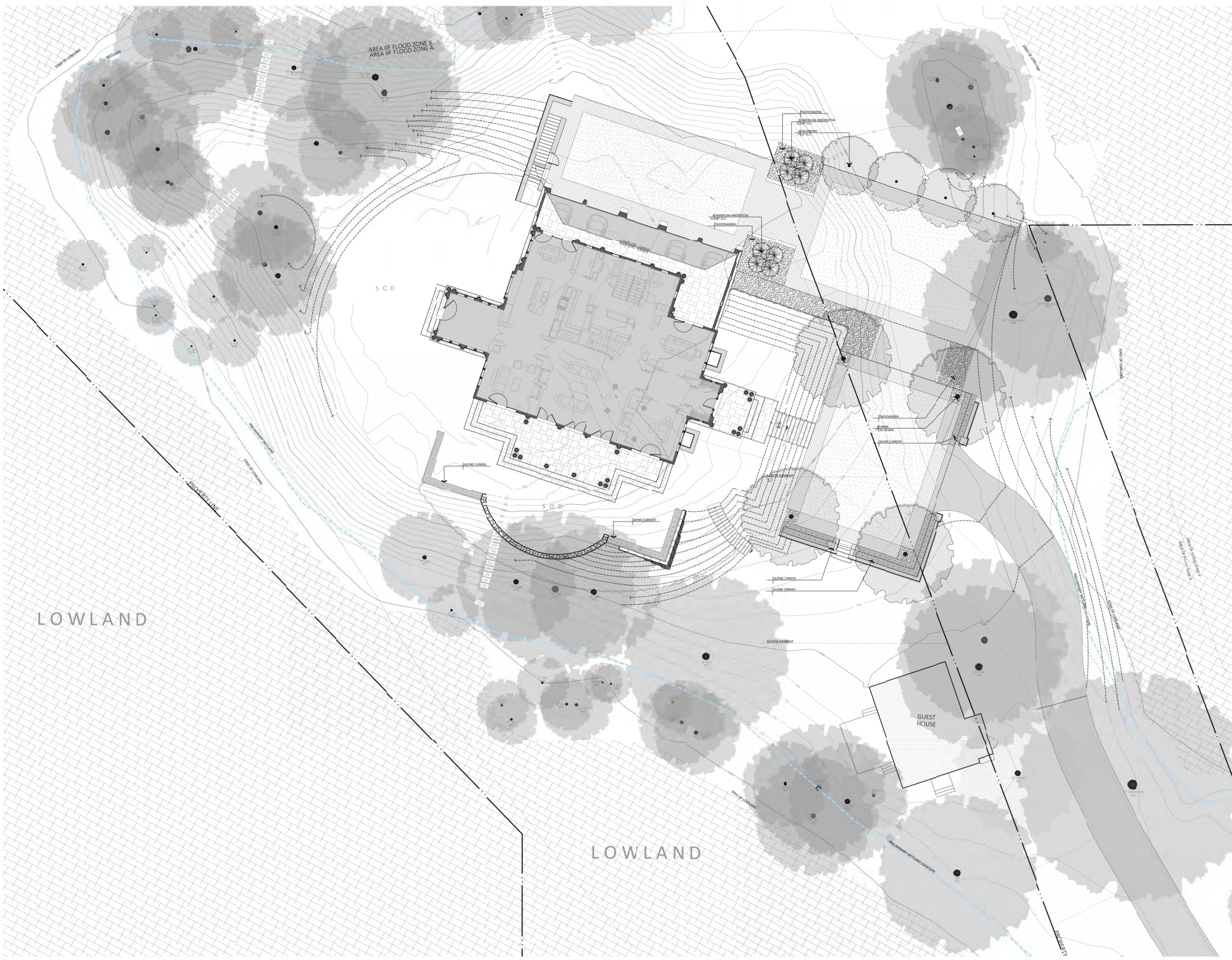
CONTENT OVERVIEW

L0.0 COVER / GENERAL NOTES
L1.0 EX. CONDITIONS / DEMO / EROSION CONTROL
L2.0 UTILITIES / GRADING / DRAINAGE
L3.0 LAYOUT / SITE ENLARGEMENTS
L4.0 HARD COVER
L5.0 PLANTING / LIGHTING
L6.0 SECTIONS / ELEVATIONS / DETAILS

SHEET #

L5.00 

— PLANTING & LIGHTING OVERALL PLAN
SCALE: 1" = 20'-0"



PLANTING & LIGHTING PLAN - AREA 1
SCALE: 1" = 10'-0"



Topo
530 N 2nd St, Ste 401
Minneapolis, Minnesota 55401
ph: 612.979.7000

PROJECT

NORTH BEACH ESTATE

649 Ferndale Rd
Wayzata, MN

ARCHITECT

Murphy & Co Design
811 Glenwood Ave, Suite 250
Minneapolis, MN 55405
612-470-5511

CONSTRUCTION

Anderson Reda
4920 Lincoln Drive
Edina, MN 55435
612-564-3648

REVISIONS

CERTIFICATION

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WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE
ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

NAME: _____ REC. NO: _____

AUTHORIZATION

Designed By: SR
Drafted By: AB
Reviewed By: --
Issue Date: --
Owner Review: --
Drawing Scale: 1/8"=1'-3"
Revision Date: 1.25.2018

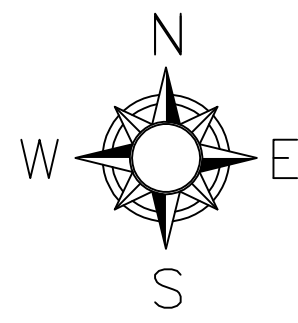
PLANTING / LIGHTING
AREA 1

CONTENT OVERVIEW

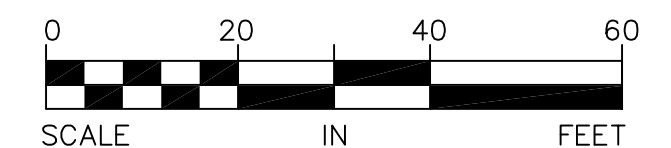
L0.0 COVER / GENERAL NOTES
L1.0 EX. CONDITIONS / DEMO / EROSION CONTROL
L2.0 UTILITIES / GRADING / DRAINAGE
L3.0 LAYOUT / SITE ENLARGEMENTS
L4.0 HARDSCAPE
L5.0 PLANTING / LIGHTING
L6.0 SECTIONS / ELEVATIONS / DETAILS

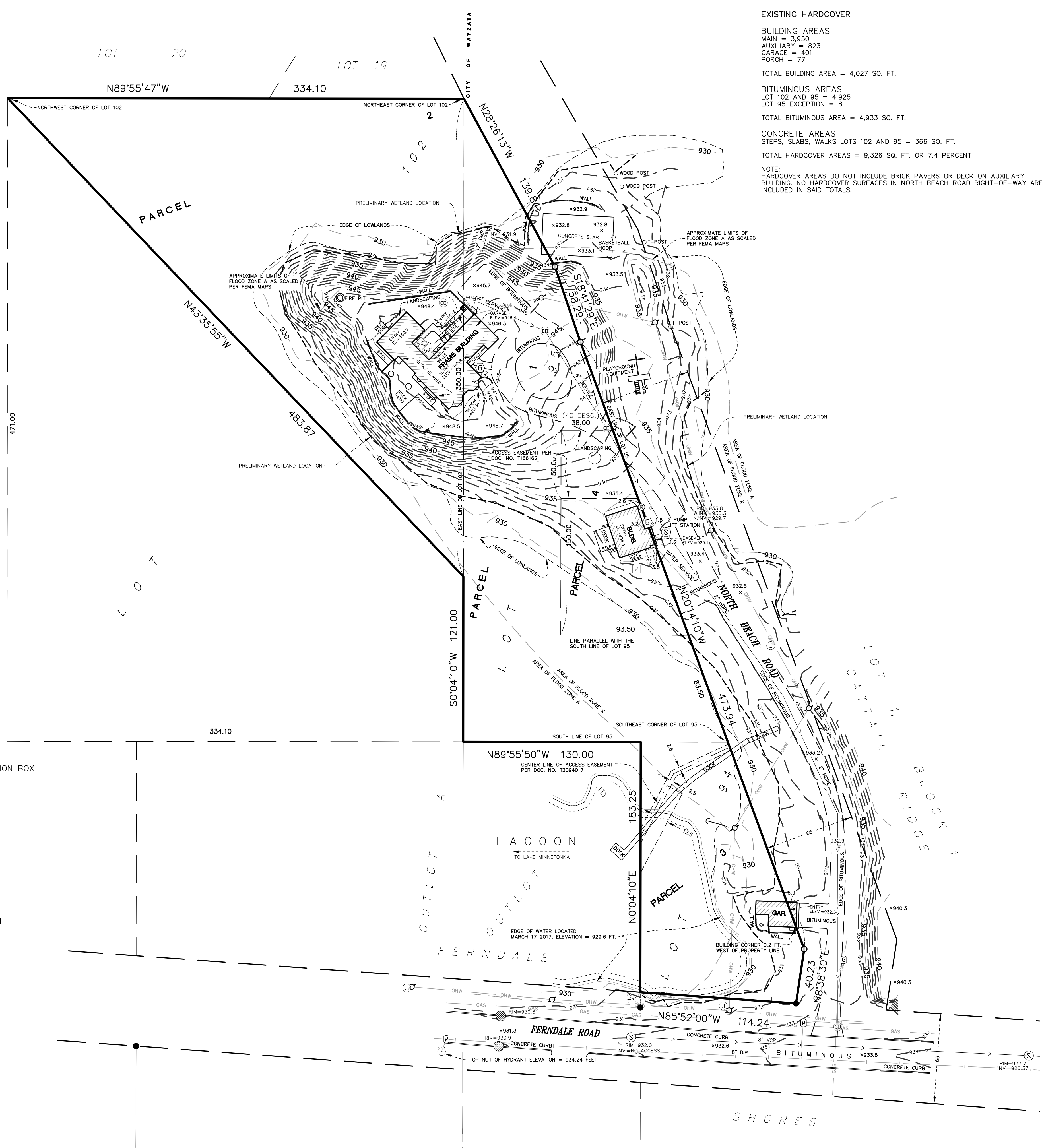
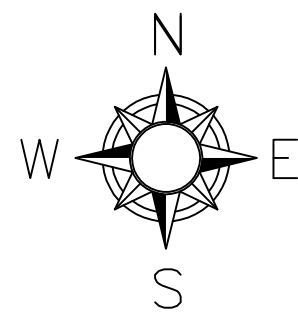
SHEET #

L5.10



DETAIL SHEET FOR MATTHEW HEMSLEY SURVEY





EXISTING HARDCOVER

BUILDING AREAS
MAIN = 3,950
AUXILIARY = 823
GARAGE = 401
PORCH = 77

TOTAL BUILDING AREA = 4,027 SQ. FT.

BITUMINOUS AREAS
LOT 102 AND 95 = 4,925
LOT 95 EXCEPTION = 8

TOTAL BITUMINOUS AREA = 4,933 SQ. FT.

CONCRETE AREAS
STEPS, SLABS, WALKS LOTS 102 AND 95 = 366 SQ. FT.

TOTAL HARDCOVER AREAS = 9,326 SQ. FT. OR 7.4 PERCENT

NOTE:
HARDCOVER AREAS DO NOT INCLUDE BRICK PAVERS OR DECK ON AUXILIARY BUILDING. NO HARDCOVER SURFACES IN NORTH BEACH ROAD RIGHT-OF-WAY ARE INCLUDED IN SAID TOTALS.

SURVEY FOR: **MATTHEW HEMSLEY**

PROPERTY ADDRESS: 649 Ferndale Road, Wayzata, Minnesota.

LEGAL DESCRIPTION:

Par 1: All of Lot 95, Auditor's Subdivision no. 184, Hennepin County, Minnesota except that part or parcel of said Lot 95 described as follows: Beginning at a point on the Easterly line of said Lot 95, distance 83.5 feet Northerly of the Southeast corner of said Lot 95; thence West parallel with the South line of said Lot 95, a distance of 93.5 feet; thence North parallel with the West line of said Lot 95 a distance of 150 feet; thence East parallel with the South line of said Lot 95 a distance of 40 feet to the Easterly line thereof; thence Southeasterly along said Easterly line to the point of beginning.

Par 2: That part of Lot 102 lying Northerly of a line drawn from the Northwest corner of said Lot to a point on the East line of said lot distant 350 feet South of the Northeast corner of said lot in Auditor's Subdivision No. 184, Hennepin County.

Par 3: Lot 94 Auditor's Subdivision No. 184, Hennepin County, Minn.

Par 4: All that part of Lot 95, Auditor's Subdivision No. 184, Hennepin County described as follows: Beginning at a point on the Easterly line of said Lot 95, distance 83.5 feet Northerly of the Southeast corner of said Lot 95; thence West parallel with the South line of said Lot 95, a distance of 93.5 feet; thence North parallel with the West line of said Lot 95 a distance of 150 feet; thence East parallel with the South line of said Lot 95 a distance of 40 feet to the Easterly line thereof; thence Southeasterly along said Easterly line to the point of beginning.

Per Certificate of Title No. 1438376.

CERTIFICATION:

I hereby certify that this is a true and correct representation of a survey of the boundaries of the land above described and of the location of all buildings, if any, thereon, and all visible encroachments, if any, from or on said land.

Dated: March 21, 2017

Updated: April 11, 2017 to include preliminary wetland location

Updated: January 23, 2017 updated address

Anderson Engineering of Minnesota, LLC

by:

Jack Bolke
Jack Bolke
Minnesota License No. 20281

NOTES:

- The horizontal datum and bearings are based on the Hennepin County Coordinate System.
- The vertical datum is NAVD88. The site benchmark is the top nut of hydrant located 150 feet southwest of the southwest corner of Lot 94. Elevation = 934.24 feet.
- The area of the property described hereon is 125,805 square feet or 2.8880 acres.
- The location and extent of underground utilities, if shown, are based upon above ground evidence. There is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with Minnesota Statute, the location of utilities shall be confirmed prior to any demolition or construction.
- No title work was provided for the preparation of this survey to verify the legal description or the existence of any easements or encumbrances. Easements depicted hereon per Certificate of Title No. 1438376.
- Parcels 1 and 2 are in the the city of Orono, according to the City the subject property is zoned LR-1A, Lakeshore Residential District and has the building setback requirements listed below. It is recommended that the property owner obtain a zoning letter from the City to verify all conditions that affect the property through the city zoning ordinance. This survey does not purport to describe all conditions contained in said ordinance.

Front = 50 feet
Side = 30 feet
Side = 50(Street)
Rear = 50 feet

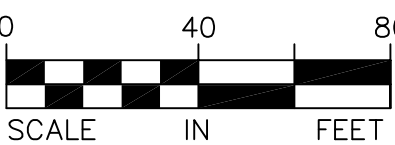
- Parcels 3 and 4 are in the the city of Wayzata, according to the City the subject property is zoned R-1A, Low Density single Family Estate District and has the building setback requirements listed below. It is recommended that the property owner obtain a zoning letter from the City to verify all conditions that affect the property through the city zoning ordinance. This survey does not purport to describe all conditions contained in said ordinance.

Principal Structure:	Accessory Structure:	Structure adjacent to a shoreline used exclusively for the storage of watercraft:
Front = 45 feet Side = 20 feet Rear = 50 feet	Front = 50 feet Side = 10 feet Rear = 10 feet	Side = 10 Rear = none

- According to Federal Emergency Management Agency (FEMA) maps of Hennepin County, the property described hereon lies in flood zones A, 1% chance annual chance flood (100 year flood) with no base elevation, and zone X, 0.2% annual chance flood per community panel map No. 27053C0308F, dated November 4, 2016. Approximate areas of the flood zones are shown on the survey. The ordinary high water level for Lake Minnetonka is 929.1 ft., the 100 year flood elevation is 931.1 ft.

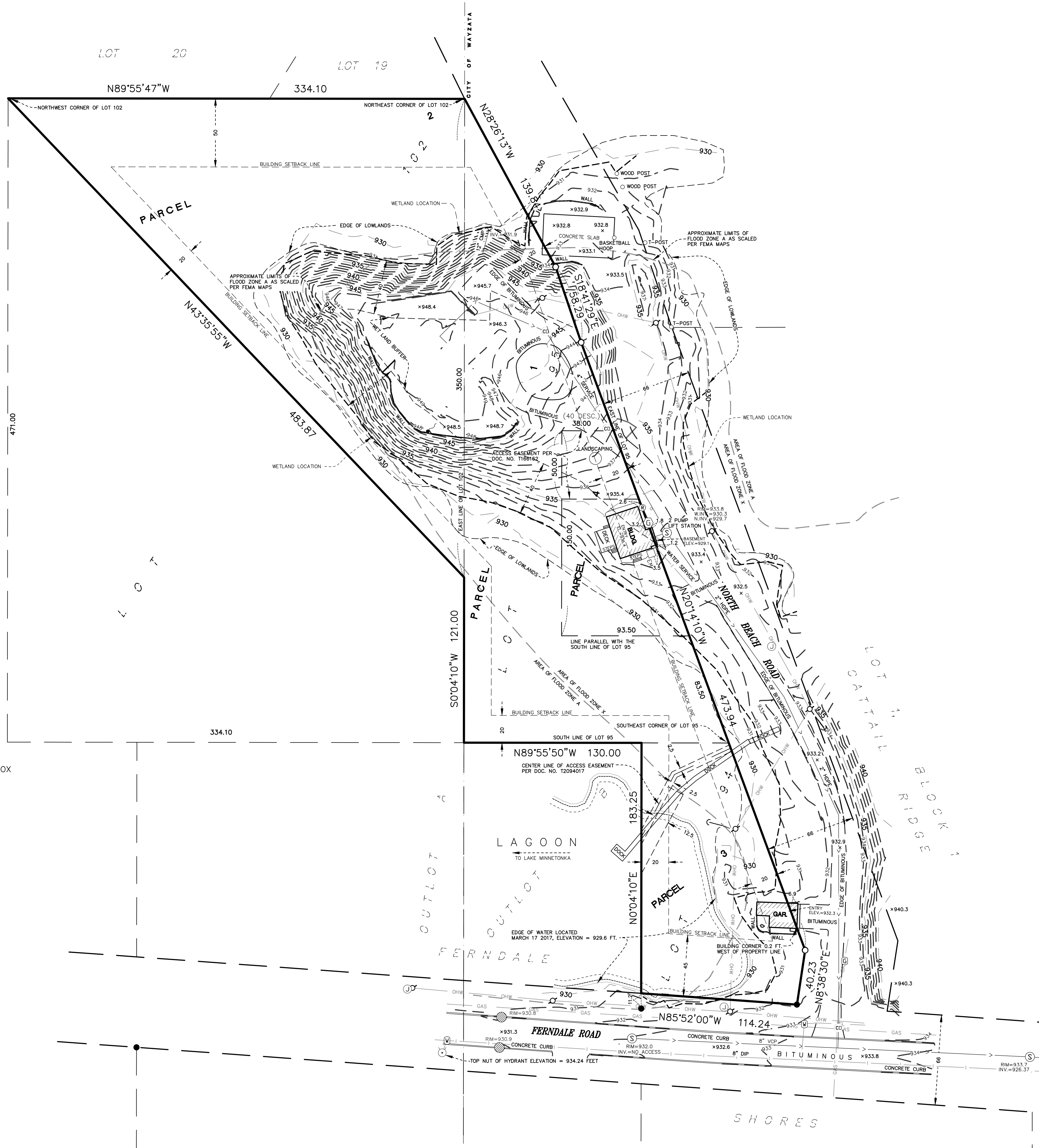
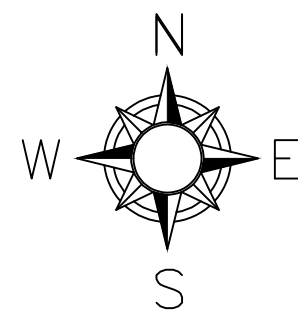
LEGEND

- AIR CONDITIONER
- CULVERT
- CLEAN OUT
- CATCH BASIN
- COMMUNICATION JUNCTION BOX
- ELECTRIC METER
- FLAG POLE
- GAS VALVE
- GAS METER
- GUARD POST
- HYDRANT
- POWER POLE
- ROOF DRAIN
- SANITARY MANHOLE
- FOUND IRON MONUMENT
- SET IRON MONUMENT
- WATER VALVE
- CONIFEROUS TREE
- DECIDUOUS TREE
- POWER POLE ANCHOR
- FENCE
- GAS
- GAS MAIN
- OVERHEAD WIRES
- SANITARY SEWER
- WATER MAIN
- CITY LIMITS



ANDERSON
ENGINEERING
ENGINEERING • ARCHITECTURE • LAND SURVEYING
ENVIRONMENTAL SERVICES • LANDSCAPE ARCHITECTURE

Anderson Engineering of Minnesota, LLC
13605 1st Avenue North
Suite 100
Plymouth, MN 55441
763-412-4000 (o) 763-412-4090 (f)
www.ae-mn.com



LEGEND

- AIR CONDITIONER
- CULVERT
- CLEAN OUT
- CATCH BASIN
- COMMUNICATION JUNCTION BOX
- ELECTRIC METER
- FLAG POLE
- GAS VALVE
- GAS METER
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- POWER POLE
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- DECIDUOUS TREE
- POWER POLE ANCHOR
- FENCE
- GAS
- GAS MAIN
- OVERHEAD WIRES
- SANITARY SEWER
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SURVEY FOR: **MATTHEW HEMSLEY**

PROPERTY ADDRESS: 649 Ferndale Road, Wayzata, Minnesota.

LEGAL DESCRIPTION:

Par 1: All of Lot 95, Auditor's Subdivision no. 184, Hennepin County, Minnesota except that part or parcel of said Lot 95 described as follows: Beginning at a point on the Easterly line of said Lot 95, distance 83.5 feet Northerly of the Southeast corner of said Lot 95; thence West parallel with the South line of said Lot 95, a distance of 93.5 feet; thence North parallel with the West line of said Lot 95 a distance of 150 feet; thence East parallel with the South line of said Lot 95 a distance of 40 feet to the Easterly line thereof; thence Southeasterly along said Easterly line to the point of beginning.

Par 2: That part of Lot 102 lying Northerly of a line drawn from the Northwest corner of said Lot to a point on the East line of said lot distant 350 feet South of the Northeast corner of said lot in Auditor's Subdivision No. 184, Hennepin County.

Par 3: Lot 94 Auditor's Subdivision No. 184, Hennepin County, Minn.

Par 4: All that part of Lot 95, Auditor's Subdivision No. 184, Hennepin County described as follows: Beginning at a point on the Easterly line of said Lot 95, distance 83.5 feet Northerly of the Southeast corner of said Lot 95; thence West parallel with the South line of said Lot 95, a distance of 93.5 feet; thence North parallel with the West line of said Lot 95 a distance of 150 feet; thence East parallel with the South line of said Lot 95 a distance of 40 feet to the Easterly line thereof; thence Southeasterly along said Easterly line to the point of beginning.

Per Certificate of Title No. 1438376.

CERTIFICATION:

I hereby certify that this is a true and correct representation of a survey of the boundaries of the land above described and of the location of all buildings, if any, thereon, and all visible encroachments, if any, from or on said land.

Dated: February 23, 2018

Anderson Engineering of Minnesota, LLC

by:

Jack Bolke
Minnesota License No. 20281

NOTES:

- The horizontal datum and bearings are based on the Hennepin County Coordinate System.
- The vertical datum is NAVD88. The site benchmark is the top nut of hydrant located 150 feet southwest of the southwest corner of Lot 94. Elevation = 934.24 feet.
- The area of the property described hereon is 125,805 square feet or 2.8880 acres.
- The location and extent of underground utilities, if shown, are based upon above ground evidence. There is no guarantee as to the accuracy or the completeness of this information. The size and location should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with Minnesota Statute, the location of utilities shall be confirmed prior to any demolition or construction.
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- According to Federal Emergency Management Agency (FEMA) maps of Hennepin County, the property described hereon lies in flood zones A, 1% chance annual chance flood (100 year flood) with no base elevation, and zone X, 0.2% annual chance flood per community panel map No. 27053C0308F, dated November 4, 2016. Approximate areas of the flood zones are shown on the survey. The ordinary high water level for Lake Minnetonka is 929.1 ft., the 100 year flood elevation is 931.1 ft.
- According to the city of Wayzata the subject property is zoned R-1A, Low Density single Family Estate District and has the building setback requirements listed below. It is recommended that the property owner obtain a zoning letter from the City to verify all conditions that affect the property through the city zoning ordinance. This survey does not purport to describe all conditions contained in said ordinance.

SETBACKS

Principal Structure:	Accessory Structure:	Structure adjacent to a shoreline used exclusively for the storage of watercraft:
Front = 45 feet Side = 20 feet Rear = 50 feet	Front = 50 feet Side = 10 feet Rear = 10 feet	Side = 10 Rear = none

MINIMUM LOT REQUIREMENTS

LOT AREA = 80,000 SQ. FT.
LOT WIDTH = 200 FT.
LOT DEPTH = 200 FT.

LOT COVERAGE AND HEIGHT RESTRICTIONS

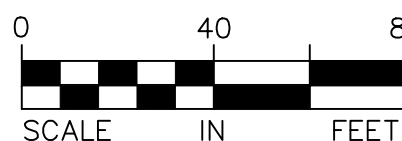
LOT COVERAGE SHALL NOT EXCEED 10 PERCENT OF LOT AREA
IMPERVIOUS SURFACES SHALL NOT EXCEED 20 PERCENT OF LOT AREA

ALL SINGLE FAMILY RESIDENCES SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 3 STORIES AND 40 FEET, WHICHEVER IS LESSER. ALL ACCESSORY BUILDINGS SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 2 STORIES AND 25 FEET, WHICHEVER IS LESSER

PARCEL INFORMATION

AREA OF PARCEL 1 = 39,354 SQ. FT.
AREA OF PARCEL 2 = 58,468 SQ. FT.
AREA OF PARCEL 3 = 18,121 SQ. FT.
AREA OF PARCEL 4 = 9,862 SQ. FT.

TOTAL AREA = 125,805 SQ. FT.



Anderson Engineering of Minnesota, LLC
13605 1st Avenue North
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Plymouth, MN 55441
763-412-4000 (o) 763-412-4090 (f)
www.ae-mn.com