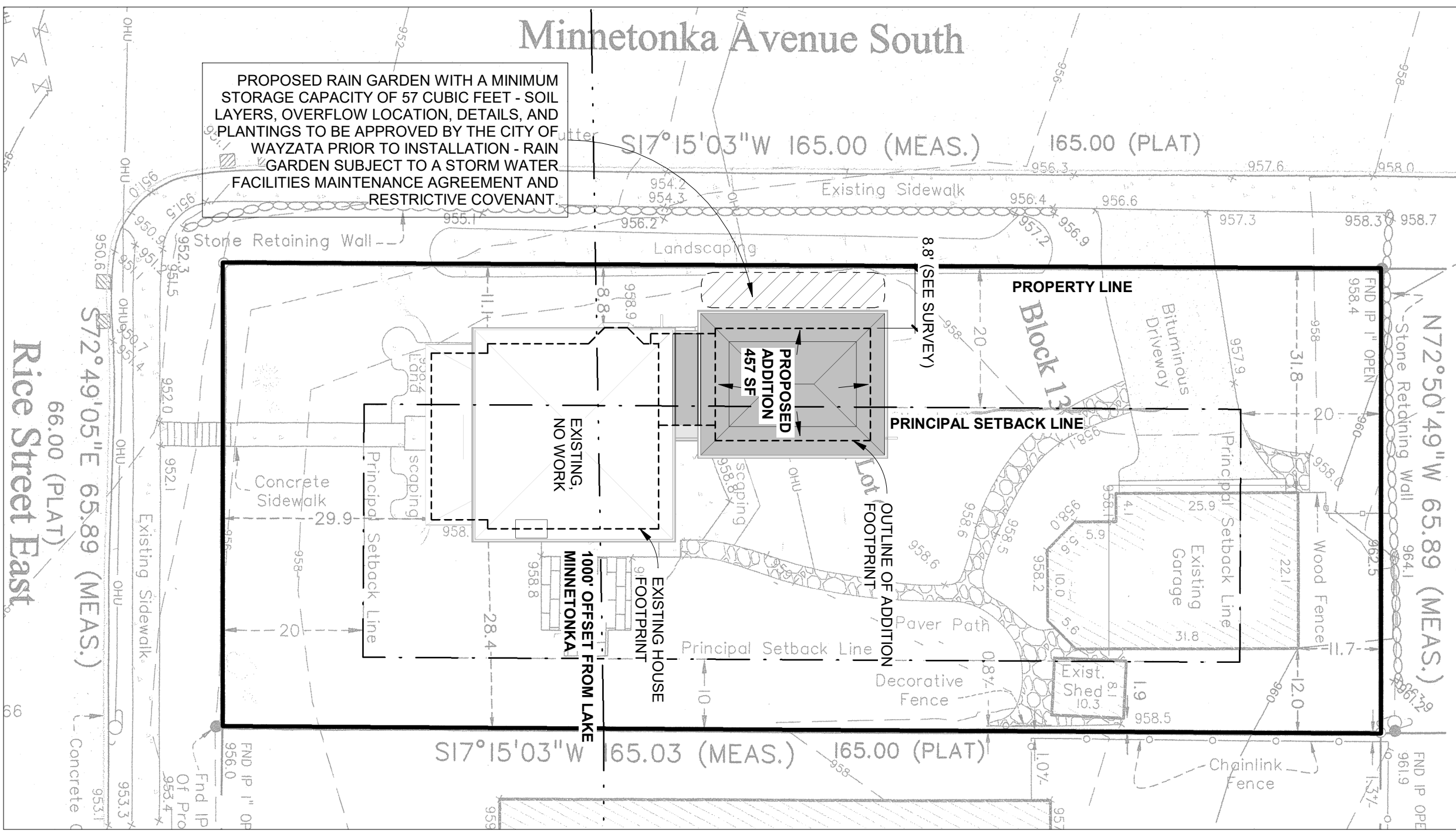


# Minnetonka Avenue South

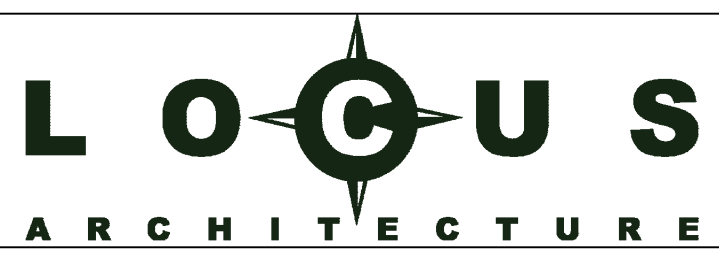
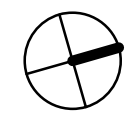
PROPOSED RAIN GARDEN WITH A MINIMUM STORAGE CAPACITY OF 57 CUBIC FEET - SOIL LAYERS, OVERFLOW LOCATION, DETAILS, AND PLANTINGS TO BE APPROVED BY THE CITY OF WAYZATA PRIOR TO INSTALLATION - RAIN GARDEN SUBJECT TO A STORM WATER FACILITIES MAINTENANCE AGREEMENT AND RESTRICTIVE COVENANT.



PROJECT ADDRESS: 507 RICE ST E, WAYZATA, MN 55391				
GOVERNING JURISDICTION	CITY OF WAYZATA		CITY OF WAYZATA ZONING MAP	
ZONING	R-3A (SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT)			
CODE ANALYSIS	PROPOSED	PER CODE	REFERENCE	COMMENTS
LOT SIZE	10,874 SF	9,000 SF MINIMUM	956.06 CITY OF WAYZATA CODE OF ORDINANCES	
LOT COVERAGE	2115 SF / 10874 SF = 19.6%	30% OF LOT AREA	956.07 CITY OF WAYZATA CODE OF ORDINANCES	(1,658 SF (EXISTING) + 457 SF (NEW ADDITION)) / 10,874 SF (LOT AREA)
IMPERVIOUS SURFACE	3280 SF / 10874 SF = 30.16%	35% OF LOT AREA	956.07 CITY OF WAYZATA CODE OF ORDINANCES	(3,046 SF (EXISTING IMPERVIOUS AREA) + 457 SF (NEW ADDITION FOOTPRINT) - 233 SF (CONCRETE REMOVED)) / 10,874 SF (LOT AREA)
SETBACK	PROPOSED	PER CODE	REFERENCE	COMMENTS
FRONT YARD	29.9'	20'	956.06 CITY OF WAYZATA CODE OF ORDINANCES	NO CHANGE PROPOSED
INTERIOR SIDE YARD	28.4'	10'	956.06 CITY OF ORDINANCES	NO CHANGE PROPOSED
REAR YARD	72.5'	20'	956.06 CITY OF WAYZATA CODE OF ORDINANCES	PROPOSED ADDITION
CORNER SIDE YARD	8.8'	20'	956.06 CITY OF WAYZATA CODE OF ORDINANCES	PROPOSED ADDITION TO ALIGN WITH EXISTING WALL LOCATION

NOTE: ENTIRE PROPOSED ADDITION IS BEYOND THE 1,000 FT SHORELAND OFFSET FROM LAKE MINNETONKA

1 SITE PLAN  
A-001 1/16" = 1'-0"



## KINGHORN & NASH ADDITION

No.	Description	Date

**SITE PLAN**

Date: 10/24/2022

507 RICE ST E  
WAYZATA, MN 55391

**A-001**

Scale 1/16" = 1'-0"