



Wayzata Planning Commission Meeting Agenda

Wednesday, February 20, 2019
6:30 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. Approval of February 4, 2019 Meeting Minutes
 - b. Adoption of Report and Recommendation of Approval of Conditional Use Permit and Variances for Manitoba Dream at 231 Manitoba Ave S
 - c. Adoption of Report and Recommendation of Approval of Conditional Use Permit for Penny's Coffee at 800 Lake St E
- 4. Old Business Items**
 - a. Urness Fence – 143 and 151 Westwood La
Variance and Conditional Use Permit
- 5. Public Hearing Items**
 - a. Chase Bank – 1022 Wayzata Blvd E
Design Review and Variance
- 6. Other Items**
 - a. February 5th City Council Meeting Report – Commissioner Douglas
 - b. February 19th City Council Meeting Report – Commissioner Flannigan
 - b. Review of Development Activities
 - d. Next meeting is March 4, 2019 at 6:30 p.m.
- 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.

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
February 4, 2019**

AGENDA ITEM 1. Call to Order and Roll Call

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

Present at roll call were Commissioners: Douglas, Plantan, Iverson, Merriam, Bashioum, Flannigan, and Parkhill. Absent: None. Director of Planning and Building Jeff Thomson and City Attorney David Schelzel were also present.

AGENDA ITEM 2. Approval of Agenda

Vice Chair Flannigan asked for a motion to approve the agenda for the meeting.

Commissioner Iverson made a motion, seconded by Commissioner Parkhill, to approve the February 4, 2019 meeting agenda as presented. The motion carried unanimously.

AGENDA ITEM 3. Consent Agenda

a.) Approval of January 7, 2019 Meeting Minutes

Chair Buchanan read the item on the consent agenda and asked if any Commissioner wished to pull the item for further discussion. Hearing no such request, he asked for a motion to approve the Consent Agenda as presented.

Commissioner Plantan made a motion, seconded by Commissioner Iverson, to approve the Consent Agenda as presented. The motion carried unanimously.

AGENDA ITEM 4. Old Business Items:

**a.) Urness Fence – 143 and 151 Westwood La
a. Variance and Conditional Use Permit**

Director of Planning and Building Jeff Thomson stated the property owners, Todd and Katherine Urness, submitted a development application for a fence and gate located on the properties at 143 and 151 Westwood Lane. The applicant had proposed a five (5) foot tall chain link fence in the side and front yard, a five (5) foot tall steel fence in the front yard, and a wooden, 100% opaque, gate across the driveway in the front yard. The development application requests approval of a variance for the height of the fence in the front yard, and a conditional use permit for a gate consisting of more than 50 % solid in the front yard. The Planning Commission reviewed the

1 application and held a public hearing at its meeting on January 7, 2019. After the hearing and
2 discussion among the Planning Commission and the applicant's indications that it could revise its
3 plans to address some of the concerns raised during the meeting, the Commission voted to table
4 action on the development application to the February 4th meeting to allow the applicant to consider
5 submitting a revised plan and application. Mr. Thomson advised the Commission that the
6 applicant is continuing to work on revising the fence plans and has requested that the Planning
7 Commission again table action on the application to the February 20th meeting to allow the
8 applicant additional time to address the Planning Commission's concerns and comments.

9
10 Vice Chair Flannigan asked for a motion to table the application.

11
12 Commissioner Douglas made a motion, seconded by Commissioner Plantan, to table further
13 review and action on the application to allow the applicant to submit a revised plan to be considered
14 at the next Planning Commission meeting on February 20, 2019. The motion carried unanimously.

15
16
17 **AGENDA ITEM 5. Public Hearing Items:**

18
19 **a.) Manitoba Dream – 231 Manitoba Ave S**

20 **i. Conditional Use Permit and Variance**

21
22 Director of Planning and Building Jeff Thomson stated that the applicant and property owners, KC
23 and Kippen Chermack, have submitted a development application for the property at 231 Manitoba
24 Ave S. The applicant is proposing to expand the current footprint of the building on the property
25 and continue its use as a two-family dwelling unit. The development application requests approval
26 of a conditional use permit for a two-family dwelling, and a variance from the required lot area
27 and width for a two-family dwelling in the R-3A zoning district. The applicant is proposing to
28 add an addition to the existing house. The proposed addition would be located behind the existing
29 house and would be two stories in height. The main floor would consist of a three-stall attached
30 garage and new entrance, and the second story would consist of additional living space for the
31 upper level dwelling unit. Apart from approvals requested in the application, the proposed addition
32 complies with all of the zoning district requirements for the R-3A district and does not require any
33 other variances or approvals from the Planning Commission and City Council. The conditional
34 use permit and variance application is being requested by the applicant due to the proposed
35 expansion of the existing non-conforming use and lot size of the property. The property currently
36 contains an older single home on the property which has been used as a two-family home for more
37 than 20 years, and the applicant has rental licenses from the City for both of the rental units. The
38 use of the property for two separate dwelling units is non-conforming because the R-3A district
39 requires a conditional use permit for two-family detached dwellings, and the City has never
40 approved a conditional use permit for the property. The proposed plans would expand the non-
41 conforming use by adding living space to each of the dwelling units. Per the City's non-
42 conforming use ordinance, a non-conforming use may not be expanded. Approval of the proposed
43 CUP and variance would bring the home and use from non-conforming status into compliance
44 with City Code.

1 Commissioner Douglas asked if the properties located to the north and south of the applicant's
2 property were two-family dwellings.

3
4 Director Thomson responded that he was not aware that either property were two-family
5 dwellings, but he could get confirmation.

6
7 Commissioner Parkhill asked if the proposed three parking spots met the requirement for a two-
8 family dwelling.

9
10 Director Thomson responded that the City ordinance for residential properties requires one
11 enclosed parking stall per housing unit and one additional stall that can be either enclosed or not.
12 The City considers driveway space as unenclosed parking, and therefore the proposed use in the
13 application would meet the parking requirements.

14
15 Commissioner Iverson asked if overnight parking on the street would be allowed in cases where
16 the unit dwellers required more parking than the property could manage.

17
18 Director Thomson responded that he believes that overnight parking is allowed on Manitoba
19 Avenue, and that there are no additional parking restrictions or conditions for two-family
20 dwellings.

21
22 Commissioner Merriam asked for clarification of the zoning of the property located to the south
23 of the applicant's property.

24
25 Director Thomson clarified that the southern property is zoned R-3A.

26
27 Commissioner Merriam asked if there were other two-unit dwellings located on the applicant's
28 block.

29
30 Vice Chair Flannigan asked to expand that question to the entirety of Wayzata.

31
32 Director Thomson stated that the R-3A single and two-family residential zoning is fairly common
33 to the area. The information was not readily available for him to determine the exact number of
34 two-family dwellings located in the R-3A zoned lots on Manitoba Avenue.

35
36 Commissioner Merriam replied that the applicant had stated in the information provided with their
37 application that the area has a mix of high density and other two-unit dwellings on the smaller, but
38 standard lots in what they refer to as a diverse area.

39
40 Vice Chair Flannigan asked for the age of the R-3 zoning requirements.

41
42 Director Thomson responded that the R-3A district is relatively new, but the R-3 district has always
43 allowed for two-family homes. This lot has been considered non-conforming for quite some time.

44
45 Vice Chair Flannigan asked if the property was a single-family home, if it would be conforming.
46

1 Director Thomson stated that it would not.

2
3 There being no further questions for staff, Vice Chair Flannigan invited the applicant to speak to
4 the Planning Commission about the application.

5
6 Applicant and property owner, K.C. Chermack, 330 Wise Avenue, Wayzata, stated that he has
7 owned the property for over thirty years. He has pulled over 40 permits in Wayzata and this is the
8 first property where he is the owner, designer, and builder. He stated that he has worked on five
9 of the ten homes on the block. He expressed a desire to keep the history of the home intact and
10 believes that his experiences working on neighboring homes demonstrates his ability to maintain
11 the character of the neighborhood. He believes that the unique design proposed would allow the
12 home to better blend in with the neighboring single-family homes. His intention is to move away
13 from the typical side by side duplex home design and create two unique living spaces that will be
14 virtually undetectable as being a duplex, maintain the historic nature of the home, and provide
15 much needed living options. He further explained that the home has been a two-family dwelling
16 for over 60 years and is in need of some upgrades to improve safety and access. He stated that the
17 R-3 zoning district's lot area requirement of 9,000 square foot results in most of the homes in the
18 area to be out of compliance. He stressed that his lot is not out of the normal for the R-3 zoned
19 properties. He stated that six neighbors have provided letters in support of the proposed
20 development. He was excited to have the opportunity for the home to move out of non-conforming
21 status and into a conforming status. He also stated that the proposed two-family home design that
22 he is utilizing is unique and creative, meets the Comprehensive plan, maintains historical values,
23 and should be considered in other Wayzata locations. He reiterated that the proposed housing
24 would provide a slightly more affordable option in Wayzata, but should not be considered
25 affordable housing.

26
27 Commissioner Bashioum asked what the price point would be for the renters.

28
29 Mr. Chermack responded that a new 1,000 square foot condominium typically costs \$3,000 a
30 month. He stated that his proposed units would likely be rented for \$2,500-\$3,000 a month.

31
32 Commissioner Iverson asked what the applicant's plan would be for the property if the
33 development application is not approved.

34
35 Mr. Chermack responded that he is very passionate about maintaining the character of the historic
36 home, but he may have to consider demolition and new home construction.

37
38 Commissioner Iverson asked what his plan would be if the application is approved and during
39 construction, he identifies a concern that prohibits the approved construction plan.

40
41 Mr. Chermack stated that the home is the most unique house that he has ever been in. He described
42 walls that are 12 inches thick with adobe subway tile patterned blocks. He added that if he had to
43 demolish, he would be able to get a permit to build a single-family home without difficulty. He
44 reiterated that the property needed to be preserved if possible, and he believes that his plan will do
45 that.

46

1 Commissioner Plantan asked if the applicant's intention is for the property to always be a rental
2 property.

3
4 Mr. Chermack answered that the intention for now is for two rental properties. The future is
5 unknown.

6
7 Vice Chair Flannigan asked for confirmation that the two rental properties would not be able to be
8 sold to two different owners.

9
10 Commissioner Plantan asked if the property could be changed to a single-family home in the
11 future, if the conditional use permit was granted for a duplex.

12
13 Mr. Chermack stated yes.

14
15 Director Thomson stated that a single-family home is a permitted use in the zoning district, and
16 thus the property could be used for a single-family home. A conditional use permit is required for
17 the two-family home.

18
19 Commissioner Parkhill asked if the property could be converted to a condominium.

20
21 Director Thomson responded that there isn't anything in the zoning ordinance that would prohibit
22 the property from being platted as a condominium. This would be a separate item pursued by the
23 property owner and addressed at the County level.

24
25 Commissioner Merriam asked how the applicant was planning on keeping the character of the
26 home.

27
28 Mr. Chermack responded that they would be updating all of the windows, restoring and reusing
29 the hard wood floor, reusing and repurposing cove, and reusing some of the window material for
30 cabinetry.

31
32 Commissioner Bashium asked if the new structure would be similar to the original home in style.

33
34 Mr. Chermack stated that they will be intermixing the new and the old material so that it would be
35 impossible to distinguish the original home from the new construction.

36
37 There being no further questions from the Commissioners for the applicant, Vice Chair Flannigan
38 opened the public hearing on the application at 7:05 p.m.

39
40 Resident Jeff Holmers, 260 Wayzata Boulevard East, stated that he is familiar with the home and
41 he is in support of the project. He has observed other projects that the applicant, Mr. Chermack,
42 has completed in the neighborhood and is pleased with the outcomes.

43
44 Director Thomson stated that six letters in support of the application were received from residents
45 of the area, and those letters will be included as part of the record.

46

1 There being no one else wishing to comment on this application, Vice Chair Flannigan closed the
2 public hearing at 7:07 p.m.

3
4 Commissioner Merriam asked for the reason for the R-3A district's 9,000 square-foot lot area
5 requirement for single-family homes and 18,000 square-foot lot area requirement for two-family
6 homes.

7
8 Director Thomson responded that he believes the requirement was intentional, and that the zoning
9 ordinance does appear to contemplate twin homes arranged horizontally. He further commented
10 that the requirement was established with many duplexes already existing in the district, and he
11 does not believe that the intention was to prohibit their existence in the district going forward.

12
13 Commissioner Merriam stated that she appreciates what the applicant is attempting to accomplish.
14 She expressed concerns that by allowing the variance for the lot size requirement they may be
15 opening a door to allow other residents to change any single-family home into a duplex. She
16 viewed this as a potential snowball effect.

17
18 Commissioner Plantan commented that the proposed addition is quite large compared to the
19 original home.

20
21 Commissioner Iverson stated that the zoning ordinance requirements may need to be updated. She
22 added that this is an established twin home, and therefore may not fall under the same rules. She
23 further asked that if the setbacks established with the conditional use permit could be enforced on
24 a possible future single-family home.

25
26 Director Thomson answered that the setback requirements are specific to this type of two-family
27 dwelling project, and would be different for a single-family home construction.

28
29 Commissioner Douglas stated that she did not have concerns for the project. She asked if the
30 conditional use permit and the variance are decided separately or together.

31
32 Director Thomson stated that they could be considered together in this case.

33
34 Commissioner Douglas commented that Mr. Chermack has produced many projects in the area,
35 and she trusts his skills and experience.

36
37 Commissioner Parkhill stated that the conditional use permit for a two-family dwelling is not
38 concerning to him. He added that the twin home is an existing use, and the proposal will respect
39 the history of that use, increase the value to the community, and appears to be supported by the
40 neighborhood residents.

41
42 Commissioner Bashium asked if the Commission should be concerned about setting a precedent
43 and she referred to a subdivision proposal for a triplex located nearby.

44
45 Director Thomson replied that he does not believe that there should be a concern of setting
46 precedent due to the many difference of the two projects and properties.

1
2 Commissioner Iverson asked if the applicant was going to be doing any landscaping improvements
3 on the property.
4

5 Mr. Chermack stated that he has landscaping plans being developed, but nothing is finalized.
6

7 Commissioner Plantan commented that she has seen Mr. Chermack's work, and that she has no
8 concerns regarding his ability to produce great work.
9

10 Commissioner Iverson commented that landscaping could really soften the exterior of the large
11 addition.
12

13 Vice Chair Flannigan stated that this application is very unique, and it is very positive to have so
14 many neighbors supportive of the project. He added that having a variety of housing options
15 available to the residents of Wayzata is positive. He reminded the Commissioners that it is
16 important for the Commission to consider each application individually and on its own merit and
17 uniqueness. He stated that other municipalities have considered similar options to address adding
18 housing options for their residents. He is in favor of the application.
19

20 Commissioner Merriam stated that some of the Commissioners appeared to be leaning towards
21 recommending approval of the application. She asked if the historical nature of the property could
22 be added to the findings to demonstrate the uniqueness of the property. She further stated that
23 adding that finding would provide support that the recommendation was not based on opinion, but
24 rather on facts.
25

26 City Attorney Schelzel stated that the historical use of the building as a duplex, as well as the
27 historical nature and features of the building and the property, would help show the uniqueness of
28 the building and the hardship of the landowner. These factors could be added to the draft Planning
29 Commission report that the Commission would consider as part of the consent agenda at the next
30 Planning Commission meeting.
31

32 Commissioner Parkhill stated that the area is very unique in that it has many different zoning
33 districts applied to properties in the immediate area. He explained that this also shows the
34 uniqueness of the property and helps support the applicant's requests.
35

36 Commissioner Douglas stated that she was on the previous Comprehensive Plan taskforce, and the
37 intention with the zoning was to allow flexibility in neighborhoods like what is contemplated for
38 the application.
39

40 There being no further questions or discussion among the Commissioners, Vice Chair Flannigan
41 asked for a motion on the Application.
42

43 Commissioner Iverson made a motion, seconded by Commissioner Plantan, to direct staff to
44 prepare a draft Planning Commission Report and Recommendation with appropriate findings
45 reflecting a recommendation of approval of the conditional use permit and variances for 231
46 Manitoba Ave S for review and adoption at the next Planning Commission meeting, including a

1 finding on the historical significance of the property and historical use of the property. The motion
2 carried unanimously.

3
4 Vice Chair Flannigan stated that the report on the Application will be a part of the Consent Agenda
5 for the February 20, 2019 Planning Commission meeting.

6
7 **b.) Penny's Coffee – 800 Lake St E**

8 **i. Conditional Use Permit**
9

10 Director of Planning and Building Jeff Thomson stated that the applicant, Penny's Coffee, and
11 property owner, The Dietrich Co Family Limited Partnership, have submitted a development
12 application in connection with a new coffee shop within the existing mixed-use building at 800
13 Lake Street East. The development application requests approval of a conditional use permit for
14 joint parking facilities to meet the parking requirements for the project. The property is the site of
15 Cross Creek Shoppes, a multi-tenant missed used building that contains first floor retail and service
16 commercial uses, and upper floor office space, storage, and a residential apartment. The adjacent
17 property to the east, 810 Lake Street E., is also part of the Cross Creek Shoppes and is owned by
18 the same property owner as the subject property. The two separate buildings are internally
19 connected. There is no parking lot or vehicular connection between the two sites, but there is a
20 public sidewalk on Lake Street that provides pedestrian connection between the two properties.
21 Penny's Coffee has signed a lease with the property owner and is proposing to construct a 1,675
22 square foot coffee shop within the first floor of the building. Coffee shops are a permitted use in
23 the C-4B zoning district, and no zoning approval is required for the coffee shop use. There are 28
24 existing parking spaces on the property, 25 of which are shared between the retail and service
25 commercial tenants within the building. Therefore, the property does not have enough parking to
26 meet the 35 current parking stall requirements for the uses within the building. Coffee shops are
27 specifically identified as a permitted use in the zoning district, but the zoning ordinance does not
28 provide a specific parking requirement for coffee shops. City staff has calculated the minimum
29 parking requirement for the coffee shop based on the Institute of Transportation Engineers (ITE)
30 average parking demand of 10.5 parking spaces per 1,000 square feet of net floor area. Based on
31 the ITE parking rate, Penny's is required to have 16 on-site parking stalls. The City's parking
32 ordinance allows the use of joint parking facilities for one or more uses to provide required off-
33 street parking by joint use of one or more sites where the total number of spaces provided are less
34 than the sum of the total required for each use of site. The zoning ordinance provides specific
35 shared parking reductions for mixed use buildings that include retail, restaurant, office, and
36 residential uses. However, the zoning ordinance does not provide a specific reduction for coffee
37 shops and other types of retail uses, even though it would be expected that the peak hours would
38 be at different times. In reviewing the proposal, the City recommended that the applicant conduct
39 a parking study to determine the current utilization of parking at the Cross Creek Shoppes and the
40 anticipated parking demand for Penny's based on Penny's existing location in Linden Hills. The
41 study found that the parking lot on the subject property was largely under-utilized, with peak
42 parking utilization for existing tenants occurring at 2:00 p.m. and found they used 14 of 25 stalls.
43 The study further noted that peak parking demand for Penny's is between 7:00 and 10:00 a.m., and
44 that the required 16 stalls were available during this time. The availability is due to the existing
45 tenants not being open before 10:00 a.m. Director Thomson explained that a conditional use
46 permit could include conditions related to the CUP request. Staff recommended including the

1 following conditions of any approval to make sure there isn't a future parking issue: employee
2 parking restrictions, short term parking signage, limited to coffee shop as defined in the ordinance
3 (no liquor license), and future use restrictions.
4

5 Vice Chair Flannigan asked the Commission if there were any questions for Director Thomson
6 related to the application.
7

8 Commissioner Douglas asked what the plan was to address the Starbuck's patrons violating the
9 parking restrictions on the subject property, and for clarification of Starbuck's own parking
10 requirements.
11

12 Director Thomson responded that the Starbuck's was likely in operation prior to the City's current
13 parking ordinances, and therefore they do not have the same requirements. He stated that it is very
14 clear that there is not enough parking in their location.
15

16 Commissioner Douglas asked if a nearby City parking lot could be factored into the available
17 parking stalls required for the location.
18

19 Director Thomson explained that public parking generally cannot be counted toward a private
20 parking requirement. The parking ordinances are for on-site, off street, non-public parking.
21 Public parking is available as a community resource for people to use, but it cannot be counted in
22 the calculation towards the parking requirements. The only exception to that is to have a CUP
23 granted under the City's Fee in Lieu of Parking policy, but that is a separate application process.
24 This applicant believes that their parking study demonstrates that they have adequate parking to
25 meet the requirements of the ordinance.
26

27 Vice Chair Flannigan asked if the applicant is the building owner or the owner of Penny's Coffee.
28

29 Director Thomson responded that Penny's Coffee is the project applicant and contact, but the
30 property owner is also part of the application and in attendance.
31

32 Commissioner Douglas asked if the East part of the building is considered part of the application
33 and if the walkway still exists connecting the two buildings.
34

35 Director Thomson responded that the East part of the building is not considered part of the
36 application and the walkway still exists.
37

38 Commissioner Iverson asked what the definition of a restaurant was.
39

40 Director Thomson explained that the City has two categories and definitions for a restaurant: full
41 service or fast casual. A Coffee shop is defined in the ordinance as an establishment that sells
42 coffee and coffee related items and foods generally associated with the drinking of coffee. The
43 building plan submitted has detailed information regarding the type of kitchen equipment and
44 menu they have planned. Staff has concluded that Penny's Coffee would fit in the City's definition
45 of a coffee shop.
46

1 Commissioner Iverson explained that she had visited a Penny's Coffee location and she observed
2 meals being delivered to tables for consumption. She questioned how long people tended to linger
3 at the location, how many 15-minute parking spots they are planning for, and if a condition could
4 be added to any approved CUP that restricts their addition of food items. She further questioned
5 how a coffee shop is regulated or monitored to assure that they do not expand their menu that may
6 cause them to meet the definition of a restaurant.

7
8 Director Thomson responded that they would work with the applicant to determine the specific
9 language that would allow flexibility of the business to function within any established constraints.
10 This language would then be brought to the Commission for review.

11
12 Commissioner Parkhill asked what the impact of the fourth space being occupied would have on
13 the parking availability.

14
15 Director Thomson responded that parking requirement has already accounted for the vacancy with
16 a proposed retail space occupying the remaining part of the building.

17
18 There being no further questions from the Commission for staff, Vice Chair Flannigan asked the
19 applicant to address the application.

20
21 Applicant's representative, Foley Schmidt, 413 Blake Road S., Hopkins, provided background
22 information about Penny's Coffee. He stated that it was started by Congressman Dean Phillips in
23 2016 as a way for people to escape. He said they are focused on three things: community,
24 conversation, and coffee. He complimented the Wayzata community and expressed an eagerness
25 to be a part of it. He stated that they are a guest-focused business and have established employee
26 parking requirements at their Linden location. They are also planning on having short-term
27 parking with appropriate signage. They are open to discussions regarding this. He then stated that
28 Penny's Coffee is very much coffee-focused, and most food items are premade, which accounts
29 for orders being filled within three to five minutes. He stated that their ticket times are similar to
30 those found at Starbucks and Caribou.

31
32 Commissioner Iverson asked how they would enforce their employee parking.

33
34 Mr. Schmidt responded that Penny's Coffee has an employee handbook that addresses this, and it
35 is discussed with each employee. He added that they are customer focused and their employees
36 are made aware of that.

37
38 Vice Chair Flannigan asked how many employees they would have, and how many would be
39 working at a given time.

40
41 Mr. Schmidt stated that they would have 15-20 total employees with approximately 2-5 employees
42 working at any given time.

43
44 Applicant's consultant, Geri Wolf stated that the vacant space in the building is listed as retail or
45 office space, and the parking requirement is the same. She added that their operating hours are
46 shorter than similar coffee chains. She stated that their other locations serve wine and beer, but

1 there are no plans to pursue that type of license at the Wayzata location. Their focus is on coffee
2 and coffee-related items.

3
4 Vice Chair Flannigan asked what the general time frame was for patrons visiting their business.

5
6 Mr. Schmidt responded that they have patrons that spend less than ten minutes, and those that sit
7 and stay for 30-45 minutes.

8
9 Commissioner Merriam asked about parking in the back of the building and if there is appropriate
10 signage to guide patrons.

11
12 Mr. Schmidt responded that there is limited parking in the area behind the building, and there is
13 not a guest entrance from that area. Parking behind the building would not be utilized for patrons.
14 He stated that they are very interested in creating signage to educate their guests as to appropriate
15 and available parking. They want to be good neighbors and do not want their patrons to negatively
16 impact their neighbor's parking ability. He stated that the parking study determined that the
17 available parking was appropriate for their needs, and that was why they pursued the study.

18
19 Commissioner Bashium asked about the parking study that was completed and the
20 recommendations for towing violators. She asked if they would be putting that recommendation
21 into practice. She also asked what the policy would be for the use of their parking spots when the
22 business is closed.

23
24 Mr. Schmidt reiterated the need to educate the visitors to the location with signage inside and
25 outside of the building. Towing would not be a first option. He added that the landlord would
26 have to respond to off-hour parking policies.

27
28 Commissioner Iverson stated that she noticed that there may be plans for outdoor seating, and she
29 questioned if this would take away from the parking availability.

30
31 Mr. Schmidt responded that there is an existing bumpout for the outdoor seating that does not
32 impact the parking.

33
34 Commissioner Iverson stated that a concern with a Highcroft business and the possibility of
35 parking impacting the fledgling business. She asked that the applicant do what they can to assure
36 the Highcroft business isn't negatively impacted.

37
38 Mr. Schmidt agreed.

39
40 Property owner, Sarah Dietrich, stated that her family owns Cross Creek. She added that there are
41 signs restricting parking between 10:00 a.m. and 7:00 p.m. and they have not been concerned with
42 parking outside of those hours. They do have signage warning of towing, but the landlords have
43 not needed to utilize this option. She stated that another tenant will be utilizing office space for a
44 real estate business. She added that there is still a 1200 square foot office space upstairs that is
45 vacant.

46

1 There being no further questions for the applicant from the Commission, Vice Chair Flannigan
2 opened the public hearing on the application at 7:56 p.m.

3
4 Resident, Chris Graham, Owner of Graham Jewelers, stated that his business has been at Cross
5 Creek for twelve years. He believes that Penny's Coffee shop would be a good compliment to his
6 business and to others occupying the shopping center. He is in support of the application.

7
8 There being no one else wishing to comment on this application, Vice Chair Flannigan closed the
9 public hearing at 7:58 p.m.

10
11 Commissioner Iverson asked the applicant why they chose a location that already had a Starbucks
12 in close proximity.

13
14 Mr. Schmidt responded that he believes the people of Wayzata are interested in a more premium
15 experience than what is offered at Starbucks. Penny's is hoping to provide that experience by
16 focusing on community, conversation, and coffee.

17
18 Commissioner Bashioum asked if parking signage could delineate parking for Graham Jewelers
19 and Penny's Coffee.

20
21 Mr. Schmidt stated that he is open to the option.

22
23 Vice Chair Flannigan asked the Commissioners to provide feedback as to their thoughts on the
24 project.

25
26 Commissioner Bashioum stated that she is comfortable with the project with an added condition
27 of parking signage that delineates the different businesses peak hours.

28
29 Commissioner Parkhill stated that he continues to have concerns with parking and specifically for
30 employee parking. He is concerned with possible congestion. He questioned whether the
31 applicant should utilize the City's Fee in Lieu of Parking policy for their employees to access and
32 use public parking spots, therefore decreasing the parking congestion and demand of the lot on the
33 property. He asked Director Thomson for more information on the Fee in Lieu of Parking policy.

34
35 Director Thomson replied that the City's Fee in Lieu of Parking policy is a policy that allows
36 property owners to meet some or all of their parking requirements that they're not able to provide
37 on site. The cost is a \$10,000 fee per parking spot that can be paid over time with the Council's
38 approval. The City's public parking is provided by the City downtown to support the business
39 community that isn't able to provide adequate parking on their own sites. This would be a different
40 parking option that could be looked at if that is what the Commission wants.

41
42 Commissioner Iverson asked what the conditions were for Crisp and Green and Bellecour.

43
44 Director Thomson responded that the identified businesses are on properties where there were
45 existing restaurants. He stated that the City's parking ordinance applies when there is a change in

1 use of a property that requires additional parking. He did not think that either of those met that
2 criteria.

3
4 Commissioner Douglas stated that she believes that Penny's will follow through with their
5 employee parking requirement. She is not in favor of considering the Fee in Lieu of Parking
6 policy. She would like to see the Cross Creek Shop tenants work together to create a solution.

7
8 Director Thomson responded that the City typically does not get involved in the day to day
9 management of private parking lots, other than enforcing the parameters applied to a conditional
10 use permit.

11
12 Commissioner Iverson stated that she continues to have concerns regarding parking. She
13 wondered if restructuring of parking in the back of the building could open up possible overflow
14 opportunities.

15
16 Director Thomson stated that parking in the back of the building had been looked at for possible
17 reconfiguration. It was determined that it wasn't possible.

18
19 Commissioner Merriam stated that it looked like there was more room behind the building on the
20 east. She questioned if there was the possibility of having access available to Penny's Coffee from
21 that lot.

22
23 Applicant's consultant, Geri Wolf, stated that the parking study looked at the back lots of the
24 building at 800 and 810 Lake Street and determined that one of them would be a good option for
25 overflow parking.

26
27 Commissioner Iverson stated the importance of having appropriate signage when a business is
28 establishing itself to encourage its patron's forming positive habits and behaviors that may
29 alleviate the potential parking shortage.

30
31 Mr. Schmidt responded that their intention is to provide signage for both Cross Creek buildings
32 that would explain appropriate parking for Penny's guests as well as the other tenants of either
33 building.

34
35 Ms. Dietrich explained that the walkway from the back lot with the possible additional parking
36 does not open until 11:00 a.m. and that cannot change due to other factors.

37
38 Commissioner Plantan stated that the four conditions outlined by staff for the conditional use
39 permit will assist the tenants in working together to create signage that will create a property
40 parking policy that will meet the needs of all.

41
42 Commissioner Merriam added that she agrees with the other Commissioners, and she believes that
43 the plan could benefit all of the tenants of the buildings.

44

1 Vice Chair Flannigan stated that he would be in support of the condition of meeting four space
2 requirements under the Fee in Lieu of Parking policy to help offset the shortfall in the parking
3 requirements.

4
5 City Attorney David Schelzel responded that a CUP for parking under the City's Fee in Lieu of
6 Parking policy is not something that the Commission can add on to the application without the
7 applicant's agreement. The applicant would need to make an additional application to pursue that
8 option. If the applicant does not do that and the Commission concluded that additional off-site
9 public parking was needed under the policy, the Commission should recommend denial of the
10 application based on the finding that there will not be enough parking on the property for Penny's
11 to meet the City's parking requirements, even when considering the findings of the parking study.

12
13 Vice Chair Flannigan stated that the numbers do not appear to add up to an appropriate amount of
14 parking, but the study appears to indicate that there is adequate parking to meet the requirements.

15
16 Vice Chair Flannigan asked for a motion on the application.

17
18 Commissioner Iverson expressed concerns regarding the applicant expanding the menu to one that
19 is outside of the coffee shop definition provided by the City ordinance.

20
21 Director Thomson reiterated that the exact language on a condition to address this concern will be
22 determined and brought forward at the next Planning Commission meeting for their consideration
23 as part of a draft report and recommendation.

24
25 Commissioner Plantan made a motion, seconded by Commissioner Iverson, to direct staff to
26 prepare a draft Planning Commission Report and Recommendation, with appropriate findings,
27 reflecting a recommendation of approval of the requested conditional use permit for Penny's
28 Coffee at 800 Lake St E for review and adoption at the next Planning Commission meeting, with
29 the four conditions recommended by staff related to employee parking restrictions, short-term
30 parking signage, limits to the space as a coffee shop (no liquor license), and future use restrictions
31 on the space. The motion carried unanimously.

32
33
34 **AGENDA ITEM 6. Other Items:**

35
36 **a.) January 8th City Council Meeting Report – Commissioner Bashium**

37
38 Commissioner Bashium provided a report on the January 8th City Council meeting. She noted
39 that the oath of office was administered by City manager Jeff Dahl to Council Members Jeffrey
40 Buchanan and Johanna McCarthy. The Council unanimously approved contracts for the design
41 extension of the Dakota trail that will extend from Ferndale Road to Berry. The Comprehensive
42 Plan is expected to be made available by the end of June. A media consultant was engaged to keep
43 residents informed about the three major construction projects. The Dakota Rail Regional Trail
44 extension open house will be February 6th. The Chili Open is expected to have 1700 golfers and
45 it will include a family movie, popcorn, hot chocolate, ice skating, music tent, and a chili contest.

46

b.) January 22nd City Council Meeting Report – Commissioner Merriam

Commissioner Merriam provided a report on the January 22nd City Council meeting. A representative from the Lake Minnetonka Conservation District shared information about the harvesting program that handles invasive species, and mentioned that they are working on initiating the creation of a master plan in an effort to do things better. There was recognition of past Board Members and Planning Commission members. Council member Jeff Buchanan shared his desire to establish a sustainability commission to encourage environmentally sustainable projects in Wayzata. The Council discussed this and will hold a workshop in the next couple months regarding this. The subdivision of 353 Ferndale was approved. An encroachment permit for a retaining wall at 373 Park Street East was approved. The City Manager, Jeff Dahl, gave an annual report stating that everything is going well in the city.

c.) Review of Development Activities

Director of Planning and Building Jeff Thomson stated upcoming development activities include the Lake Effect Community meeting on Wednesday. The next Planning Commission meeting will be February 20. Aside from the consent agenda, he noted that there will be two items brought back to the table: Urness fence application and the Chase Bank application.

d.) Election of Chair and Vice Chair

Vice Chair Flannigan asked for nominations for Planning Commission Chair for the year 2019.

Commissioner Iverson nominated Commissioner Flannigan to serve as Chair.

Vice Chair Flannigan accepted the nomination.

There being no other nominations, Vice Chair Flannigan asked for a motion to elect Vice Chair Flannigan to the Chair position for 2019. The motion was made, seconded and carried unanimously.

Chair Flannigan asked for nominations for Planning Commission Vice Chair for the year 2019.

Commissioner Iverson nominated Commissioner Plantan to serve as Vice Chair.

Vice Chair Flannigan seconded the nomination of Commissioner Plantan to serve as Vice Chair.

Commissioner Plantan asked if there was an attendance stipulation for serving as Vice Chair.

Director Thomson stated that there is no additional attendance requirement for Vice Chair.

City Attorney David Schelzel stated that Vice Chair's attendance is necessary when the Chair is absent.

Commissioner Plantan accepted the nomination.

1
2 There being no other nominations, Vice Chair Flannigan asked for a motion to elect Commissioner
3 Plantan to the Vice Chair position for 2019. The motion was made, seconded and carried
4 unanimously.
5

6 **e.) Next Meeting**
7

8 Chair Flannigan stated the next Planning Commissioner meeting was scheduled for February 20,
9 2019 at 6:30 p.m.
10

11
12 **AGENDA ITEM 7. Adjournment.**
13

14 There being no further business on the agenda, Chair Flannigan asked for a motion to adjourn.
15

16 Commissioner Iverson made a motion, seconded by Commissioner Plantan, to adjourn the
17 Planning Commission meeting. The motion carried unanimously.
18

19 The Planning Commission meeting was adjourned at 8:32 p.m.
20

21 Respectfully submitted,
22

23 Jenny Groess

TimeSaver Off Site Secretarial, Inc.



City of Wayzata Planning Commission Agenda Report

MEETING DATE: February 20, 2019	AGENDA ITEM: 3b
TITLE: Adoption of Report and Recommendation of Approval of Conditional Use Permit and Variance for Manitoba Dream at 231 Manitoba Ave S.	
PROJECT NAME: Manitoba Dream	
ADDRESS: 231 Manitoba Ave S	
PREPARED BY: PeggySue Imihy, Planning Consultant	
REVIEWED BY: Jeff Thomson, Director of Planning and Building	

BACKGROUND:

Application Overview

The applicant and property owners, KC and Kippen Chermack, have submitted a development application for the property at 231 Manitoba Ave S. The applicant is proposing to expand the current footprint of the building and continue its use as a two-family dwelling unit. The development application requests approval of a conditional use permit for a two-family dwelling, and a variance from the required lot area and dimensions for a two-family dwelling in the R-3A zoning district.

Planning Commission Review

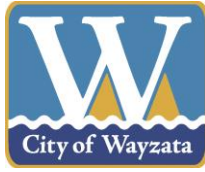
The Planning Commission reviewed the application and held a public hearing at its meeting on February 4, 2019. The Planning Commission voted seven (7) in favor and zero (0) opposed to direct staff to prepare a report and recommendation for approval of the development application.

PLANNING COMMISSION ACTION:

City staff has drafted the attached Planning Commission Report and Recommendation which recommends approval of the development application.

ATTACHMENTS:

1. Draft Planning Commission Report and Recommendation



WAYZATA PLANNING COMMISSION

February 20, 2019

REPORT AND RECOMMENDATION OF APPROVAL OF CONDITIONAL USE PERMIT AND VARIANCES FOR TWO-FAMILY DWELLING AT 231 MANITOBA AVENUE S

SUMMARY OF RECOMMENDATION

Approval* of Conditional Use Permit for two-family dwelling
Approval* of Variances for non-conforming lot size and width

** subject to certain conditions noted in Section 4 of this Report*

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Project. KC and Kippen Chermack and the Property owner, Our House, LLC, (collectively, the “Applicant”) have submitted a development application (the “Application”) requesting a conditional use permit for a two-family dwelling, and lot area and width variances to expand the current footprint of the existing two-family dwelling (the “Project”) located on the property at 231 Manitoba Avenue S (the “Property”). The current use of the home on the Property as a two-family dwelling, and the substandard lot dimensions, are legal non-conformities, and the Project requires compliance with the current standards of the Zoning Ordinance.
- 1.2 Application Requests. As part of the Application, the Applicant is requesting approval of the following:
- A. Conditional Use Permit: A conditional use permit for a two-family dwelling on the Property (the “Two-Family Dwelling CUP”).
 - B. Variances for Lot Area and Dimensions:

1. A lot area variance from the required minimum lot area of 18,000 square feet for lots with two-family dwellings, to the lot's existing, legal non-conforming area of 8,061 square feet; and
2. A lot width variance from the required minimum lot width of 100 feet for lots with two-family dwellings, to the lot's existing, legal non-conforming width of 54.6 feet (together, the "Lot Area and Width Variances").

- 1.3 Property. The street address, property identification number and owner of the Property are:

231 Manitoba Ave S	06-117-22-24-0010	Our House, LLC
--------------------	-------------------	----------------

- 1.4 Land Use. The Property is zoned and guided as follows:

Zoning:	R-3A Single and Two Family District
Comp Plan:	Low Density Single Family
Overlay Districts:	S/Shoreland Overlay District

- 1.5 Notice and Public Hearing. Notice of the public hearing on the Application was published in the *Lakeshore Weekly* on January 17, 2019 and mailed to all property owners located within 350 feet of the Property on January 16, 2019. The public hearing on the Application was held at the February 4, 2019 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 Conditional Use Permit for Two-Family Dwelling. In the R-3A zoning district, two-family detached dwellings are a conditional use that may be approved provided that:
- A. They are located and designed so as to be compatible with the surrounding neighborhood; and
 - B. The provisions of Section 904.02.F of the Zoning Ordinance are considered satisfactorily met. City Code Section 904.02.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:
 1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
 2. The proposed use's compatibility with present and future uses of the area.

3. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
4. The proposed use's effect on the area in which it is proposed.
5. The proposed use's impact upon property values in the area in which it is developed.
6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

City Code Section 955.05

2.2 Variances for Lot Area and Width. In the R-3A zoning district, lots with two-family dwellings must have a minimum lot area of 18,000 square feet and 9,000 square feet per unit, and a minimum lot width of 100 feet. The criteria for granting a variance from the standards of the Zoning Ordinance are:

- A. Variances shall only be permitted when they are:
 - (i) in harmony with the general purposes and intent of the Zoning 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 the Zoning 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 the Zoning 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 the Zoning Ordinance.

- F. The City Council shall not permit as a variance any use that is not allowed under the Zoning 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.

City Code Sections 955.06 and 905.01.C

Section 3. FINDINGS

Based on the Application materials, staff reports, public comment presented at the public hearing, and Wayzata's Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

- 3.1 Conditional Use Permit for Two-Family Dwelling. The proposed two-family dwelling associated with the Project and specified in the Application (the "Two-Family Dwelling") is of the type allowed by conditional use permit under City Code Section 955.05, and it meets the following standards:
 - A. The Two-Family Dwelling is located and designed so as to be compatible with the surrounding neighborhood and the existing two-family dwelling on the Property; and
 - B. The provisions of Section 801.04.2.F of the Zoning Ordinance are met, and the possible adverse effects of the proposed conditional use have been considered. The Two-Family Dwelling CUP should be issued based on the following factors:
 - 1. The Two-Family Dwelling does not contravene any specific policies or provisions of the official City Comprehensive Plan.
 - 2. The Two-Family Dwelling is compatible with present and future uses of the area, in which there are similar dwellings.
 - 3. The Two-Family Dwelling conforms with all performance standards contained herein (i.e., parking, loading, noise, etc.) except those for which variances are being requested.

4. The Two-Family Dwelling will not have a negative effect on the area in which it is proposed, which is an area adjacent to a mixture of uses as well as similar dwellings and properties.
5. The Two-Family Dwelling will not have a negative impact upon property values in the area.
6. The Two-Family Dwelling will not generate any additional traffic over the existing uses on the Property.
7. The Two-Family Dwelling will not have an impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

3.2 Variances for Lot Area and Width. The Lot Area and Width Variances do not change the current two-family residential use. The Lot Area and Width Variances requested are in harmony with the general purposes and intent of the Ordinance and are consistent with the Comprehensive Plan.

- A. The Property's legal nonconforming lot area and width are substandard for the R-3A District, which creates practical difficulties in complying with the lot area and depth requirements, particularly for a two-family dwelling.
- B. The Lot Area and Width Variances requested are reasonable, due to circumstances driven by the existing lot dimensions and a desire to preserve and enhance the existing character of the Property and historic nature of the house on the Property. If granted, the Lot Area and Width Variances would not alter the essential character of the locality.
- C. The practical difficulties necessitating the Lot Area and Width Variances are not solely economic in nature. The existing layout of the Property and a desire to preserve the character of the Property and historic house are significant factors in the practical difficulty with meeting the Zoning Ordinance requirements.
- D. The Application includes reasons that the Lot Area and Width Variances are justified under the criteria of the Zoning Ordinance in order to make reasonable use of the land, structure and buildings on the Property.

Section 4. RECOMMENDATION

4.1 Planning Commission Recommendation. Based on the findings in Section 3 of this Report, the Planning Commission recommends approval of the Two-Family Dwelling CUP and the Lot Area and Width Variances as listed in Section 1.2 of this Report, subject to the following conditions:

- A. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the Project, including building codes and land use regulations, and City Code and policies applicable to days and times of work, and construction management.
- B. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 20th day of February 2019.

Voting For Approval Recommendation: _____

Voting Against Approval Recommendation: _____

Abstaining: _____

Absent: _____

Attachments:

Exhibit A: Legal Description of Property



City of Wayzata Planning Commission Agenda Report

MEETING DATE: February 20, 2019	AGENDA ITEM: 3c
TITLE: Adoption of Report and Recommendation of Approval of Conditional Use Permit for Penny's Coffee at 800 Lake Street E	
PROJECT NAME: Penny's Coffee	
ADDRESS: 800 Lake Street E	
PREPARED BY: PeggySue Imihy, Planning Consultant	
REVIEWED BY: Jeff Thomson, Director of Planning and Building	

BACKGROUND:

Application Overview

The applicant, Foley Schmidt of Penny's Coffee, and property owner, The Dietrich Co Family Limited Partnership, have submitted a development application to construct a coffee shop within the existing mixed use building at 800 Lake Street East. The development application requests approval of a conditional use permit for joint parking facilities.

Planning Commission Review

The Planning Commission reviewed the application and held a public hearing at its meeting on February 4, 2019. The Planning Commission voted seven (7) in favor and zero (0) opposed to direct staff to prepare a report and recommendation for approval of the development application with conditions of approval related to

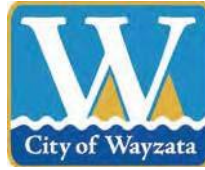
- Employee parking restrictions
- Short term parking signage
- Use limited to a coffee shop
- Restrictions on the uses for future tenants in the building

PLANNING COMMISSION ACTION:

City staff has drafted the attached Planning Commission Report and Recommendation which recommends approval of the development application based on the findings and conditions discussed by the Planning Commission.

ATTACHMENTS:

1. Draft Planning Commission Report and Recommendation



WAYZATA PLANNING COMMISSION

February 20, 2019

REPORT AND RECOMMENDATION ON DEVELOPMENT APPLICATION FOR JOINT PARKING CUP AT 800 LAKE STREET ST E

DRAFT

SUMMARY OF RECOMMENDATION

Approval of Joint Parking CUP (with certain conditions listed at the end of this Report)

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 **Proposed Land Use.** Penny's Coffee and Property owner, The Dietrich Co Family Limited Partnership, (collectively, the "Applicant") have submitted a land use application related to parking for a new one thousand six hundred seventy-five (1,675) square foot coffee shop (the "Project") to be located within the existing mixed use building at 800 Lake Street East (the "Property").
- 1.2 **Approval Requested.** The Application includes a request for a joint parking conditional use permit to allow the Project to meet its required sixteen (16) off-street parking spaces through the joint use of the shared parking on the Property, where the total number of spaces provided in this area, twenty-eight (28) spaces, is less than the sum of the total required for each use on the Property, forty-six (46) spaces. (City Code Section 920.09.A) (the "Joint Parking CUP").
- 1.3 **Property.** The legal description of the Property is attached to this Report as **Exhibit A**, and the address, property identification number and owner of the Property are:

Address	PID	Owner
800 Lake St E	06-117-22-42-0042	The Dietrich Co Fmly Ltd Ptn

1.4 Land Use Designations. The Property is zoned and guided as follows:

Zoning:	C-4B Central Business District
Comp Plan:	Central Business District
Overlay Districts:	S/Shoreland Overlay District, Lake Street District

1.5 Notice and Public Hearing. Notice of the public hearing on the Application was published in the *Lakeshore Weekly* on January 24, 2019 and mailed to all property owners located within 350 feet of the Property on January 24, 2019. The public hearing on the Application was held at the February 4, 2019 Planning Commission meeting.

Section 2. STANDARDS

2.1 Joint Parking Conditional Use Permit. Under Section 920.09.A of the Zoning Ordinance, the City Council may approve a conditional use permit for one or more uses to provide the required off-street parking facilities by joint use of one or more sites where the total number of spaces provided are less than the sum of the total required for each use should they provide them separately. When considering a request for such conditional use permit, the Planning Commission shall not recommend that such permit be granted except when the calculations in Section 920.09.A for parking stalls are provided through such joint parking arrangements, and the following conditions relevant to the Application are found to exist:

- A. Proximity. The building or use for which application is being made to utilize the offstreet parking facilities provided by another building or use shall be located within 300 feet of such parking facilities.
- B. Conflict in Hours. The applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of offstreet parking facilities is proposed.
- C. Written Consent and Agreement. A legally binding instrument, executed by the parties concerned, for joint use of off-street parking facilities, duly approved as to title of grantors or lessors, and form and manner of execution by the City Attorney, shall be filed with the City Clerk and recorded with the Hennepin County Recorder or Registrar of titles, and a certified copy of the recorded document shall be filed with the City within 60 days after approval of the joint parking use by the City.
- D. General CUP Standards. For the issuance of a CUP, the provisions of Section 904.02.F of the Zoning Ordinance must be considered and satisfactorily met, which requires the Planning Commission and the City Council to consider possible adverse effects of the proposed conditional

use. Their judgment shall be based upon (but not limited to) the following factors:

1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
2. The proposed use's compatibility with present and future uses of the area.
3. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
4. The proposed use's effect on the area in which it is proposed.
5. The proposed use's impact upon property values in the area in which it is developed.
6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Section 3. FINDINGS OF FACT

Based on the Application materials, additional materials submitted by the Applicant, staff reports and documents, public comment and information presented at the public hearing, and the standards of the Wayzata Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:

- 3.1 Joint Parking Conditional Use Permit. The sixteen (16) off-street parking spaces required for the Project, and the forty-six (46) total off-street parking spaces required for all of the uses on the Property, can be provided through joint parking arrangements. In addition, the following conditions relevant to the Application exist:
- A. Proximity. The proposed joint parking facilities are located on the same property as the Project and other applicable uses, and these parking facilities are less than 300 feet from the building in which the Project will be located.
 - B. Conflict in Hours. The Applicant has submitted a parking study that shows no substantial conflict in operating hours of the uses on the Property, including those for the Project.

- C. Written Consent and Agreement. Since the parking facilities are located on the same property as the building in which the Project and other uses on the Property are located, a written agreement is not required.
- D. General CUP Standards. The joint parking facilities associated with the Joint Parking CUP and the Project (the “Proposed Use”) would meet the criteria for a conditional use permit, subject to and regulated by Section 904.02.F of the Zoning Ordinance for CUPs.
1. The Proposed Use complies with the specific policies or provisions of the official City Comprehensive Plan, in that coffee shops are a permitted use in the C-4B Central Business District.
 2. The Proposed Use is compatible with present and future uses of the area, in which there is a mix of compatible commercial uses.
 3. The Proposed Use conforms with all performance standards contained herein (i.e., parking, loading, noise, etc.) except those for which the Joint Parking CUP is being requested.
 4. The Proposed Use will not have a negative effect on the area in which it is proposed, as the Project will enhance the mix of commercial uses and will compliment and not conflict with the hours of adjacent and nearby uses.
 5. The Proposed Use will not have a negative impact upon property values in the area and may have a positive impact given the investment and improvements to the Property associated with the Project.
 6. The Proposed Use can be served by the capabilities of streets serving the Property.
 7. The Proposed Use will not have an impact upon existing public services and facilities including parks, schools, streets and utilities, and the City’s service capacity.

Section 4. RECOMMENDATION

- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of Joint Parking CUP, subject to the following conditions:

- A. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the Project, including

building codes and land use regulations, and City Code and policies applicable to days and times of work, and construction management.

- B. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.
- C. The Applicant must designate stalls within the parking lot on the Property for short term parking. Signage must be installed on the designated parking stalls, and the parking short term parking requirements must be enforced by the Applicant.
- D. All employees for the coffee shop must park in the parking lot behind the building. Employees may not park in the parking lot in front of the building or within the public on-street parking stalls along Lake Street that are adjacent to the Property or surrounding businesses.
- E. The Project is limited to the use as a coffee shop. The coffee shop must meet the City Code definition of a coffee shop, may not consist of any restaurant uses as defined in City Code, and may not serve alcoholic beverages.
- F. The Property may not contain any other coffee shops, restaurants, food services, retail, or commercial uses that have a significant parking demand between 6:00 a.m. and 10:00 a.m.
- G. Should (i) any use on the Property expand such that more than forty-six (46) spaces would be required for all of the uses on the Property, or (ii) any use requiring more parking replace a current use on the Property, the Property owner must apply for an amendment to this CUP or otherwise comply with the current parking requirements of City Code.

Adopted by the Wayzata Planning Commission this 20th day of February 2019.

Voting For Approval Recommendation: _____

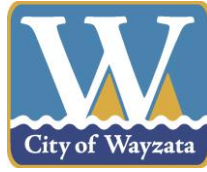
Voting Against Approval Recommendation: _____

Abstaining: _____

Absent: _____

Attachments:

Exhibit A: Legal Description of Property



**Staff Report
February 20, 2019**

Project Name: Urness Fence
Applicant Todd Urness
Addresses of Request: 143 and 151 Westwood Lane
Prepared by: PeggySue Imihy, Planner
Reviewed by: Jeff Thomson, Director of Planning and Building
“120 Day” Deadline: March 26, 2019

Development Application

Introduction

The property owners, Todd and Katherine Urness, have re-submitted a development application for a fence and gate located on the properties at 143 and 151 Westwood Lane. The applicant is proposing a five (5) foot tall steel fence in the side and front yard with a wooden, 50% opaque, gate across the driveway in the front yard. The development application requests approval of a variance for the height of the fence in the front yard.

Property Information

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

Address	PID	Owner
143 Westwood Lane	01-117-23-12-0005	Todd and Katherine Urness
151 Westwood Lane	01-117-23-13-0012	Todd and Katherine Urness

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:	One Acre Single Family
Overlay districts:	None

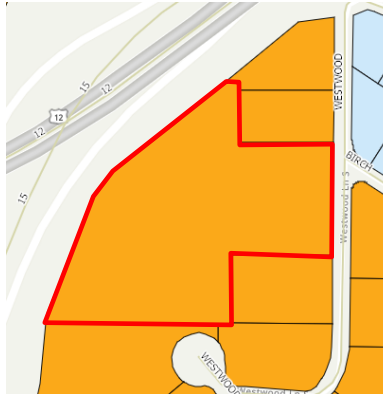
Project Location

The property is located off Westwood Lane, South of Birch Lane:

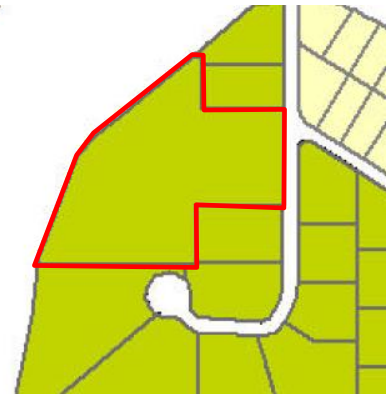
Map 1: Project Location



Map 2: Zoning Map



Map 3: Comp plan



Application Requests

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

- A. Variance for Fence Height in the Front Yard: The proposal requests a fence height of 60 inches in the front yard, where the maximum fence height is 42 inches. (City Code Section 918.01E.02)

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 homes	R-1 Low Density Single Family Residential District	One Acre Single Family
East	Single family homes	R-1 Low Density Single Family Residential District	One Acre Single Family
South	Single family homes	R-1 Low Density Single Family Residential District	One Acre Single Family
West	Single family homes	R-1 Low Density Single Family Residential District	One Acre Single Family

Public Hearing Notice

The public hearing notice was published in the Wayzata *Sun Sailor* on December 20th, 2018. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on December 21, 2018. A public hearing was held on January 7, 2019.

Analysis of Application

Proposed Fencing

The proposed application has been modified given the feedback of the Planning Commission at the January 7, 2019 meeting. The applicant is no longer requesting a variance to use chain link fencing or a conditional use permit for a 100% opaque gate.

The applicant is requesting one variance to allow for a five-foot tall, steel fence in the front yard, and a five-foot tall wooden and steel gate.

- Fence height: In the front yard, which is defined as in front of the front building line as established by the primary structure on the lot, fences not exceeding 42 inches in height and consisting of no more than 50 percent solid matter are allowed. The applicant has proposed a fence to be located in the front yard that would be 60 inches in height, which requires a variance. The proposed materials of steel and wood - meet the requirement of being no more than 50% solid matter.

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.

Action Steps

After considering the items outlined in this report, 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

Previous Variance Request Letter
Previous Survey of Property
Previously Proposed Fence Design
Public Comments
Updated Gate Design
Updated Variance Request Letter
Updated Survey of Property
Draft Planning Commission Minutes from 1/7/2019

Dear Members of the Planning Commission and City Council,

We are requesting two fence variances for our single-family home at 143 and 151 Westwood Lane (adjoining properties). One for the height of the fencing that we are proposing and one for the material used for a portion of the proposed fence. The current fence code in Wayzata, as we understand it, requires fences in the front yard to be no more than 42" in height, no more than 50% solid, and limited to approved materials. We respectfully request the approval to install a 5' high decorative steel fence along the front of our property and a 5' high black chain link fence along the side property lines in our front yard. Our reasons for these requests are as follows:

Height -

1. Our home is located on approximately 5 acres and sits approximately 350' from Westwood Lane. We situated our house near the location of the previous MacMillan estate so that we can better appreciate the beauty of this historic lot. However, with the house sitting so far back from the road, this makes our front yard more than an acre according the definition of 'front yard' per the Wayzata fence code. We believe that this puts us in a unique situation and if required to follow the current fence code, a 5' high fence would have to be placed behind our home therefore losing fenced in access to a large portion of our property in the front yard. This becomes problematic for two reasons.
 - a. Dog Containment - We have large dogs which we would like to be able to access the front of our property. A 5' high fence is necessary to keep our dogs contained in our yard.
 - b. Security - We feel that a 5' height is necessary for security reasons. Due to the distance of our home from the street, we cannot properly monitor the front of our property while inside of our house. We would like to maintain a fenced buffer along the front of our property which would require approved access. There are two examples of why the security of our property is a primary concern for us.
 - i. We worked closely with the Bureau of Indian Affairs during the planning and construction of our home due to a burial mound being located on the property. There were, in fact, remains found during the construction process. In light of this discovery, the BIA strongly advised us to secure the property after construction because it is common for people to dig through burial mounds for remains and artifacts, even on private property.
 - ii. The previous estate sat vacant for many years before we purchased the property. It was a known party house for youth during that time. Since we have demolished the old house and finished construction, we have noticed evidence of people accessing the property without our consent. Most notably, new vandalism on the sound barrier wall on the back side of our property which may be linked to the history of the previous vacant estate.

We have also decided to install the proposed fence 75' back from the street. Our decision to do this was to maintain the spirit of the fence code which, for aesthetic and visibility purposes, is understandably in place to prohibit tall, obstructive fences close to the road.

Material –

2. Our second request is to install black chain link along the north property line of 143 and the south property line of 151 which is in our 'front yard' as defined by the fencing code. Both properties were almost completely fenced in along the property lines with 5' high black chain link when we purchased the lots. The existing chain link fencing extended into the front yard of the previous MacMillan estate and now continues to extend into the front yard after the construction of our new house. We are requesting chain link to repair existing fencing damaged by construction and downed tree limbs and to extend the current fence line to meet the proposed steel fence which would run along the front of the property. There are two reasons for our request:
 - a. Aesthetics - Since there is existing 5' high black chain link fencing around most of the property that already extends into the front yard, it makes sense to continue with the same material along the property line. We feel that it is better aesthetically to maintain the same look along the property line then to abruptly change to a different material.
 - b. Minimum visibility - Our property lines in the front yard are heavily wooded so the fence is not very visible from the road or the adjacent properties. We also have a row of Arborvitae along Westwood lane which further serve to block view of the chain link fencing. We feel, again, that the spirit of the fence code is primarily one of aesthetics. It seeks to prohibit aesthetically unpleasing fencing materials in the front yard. However, the material we are requesting to use will be minimally visible from any vantage point beyond our property.

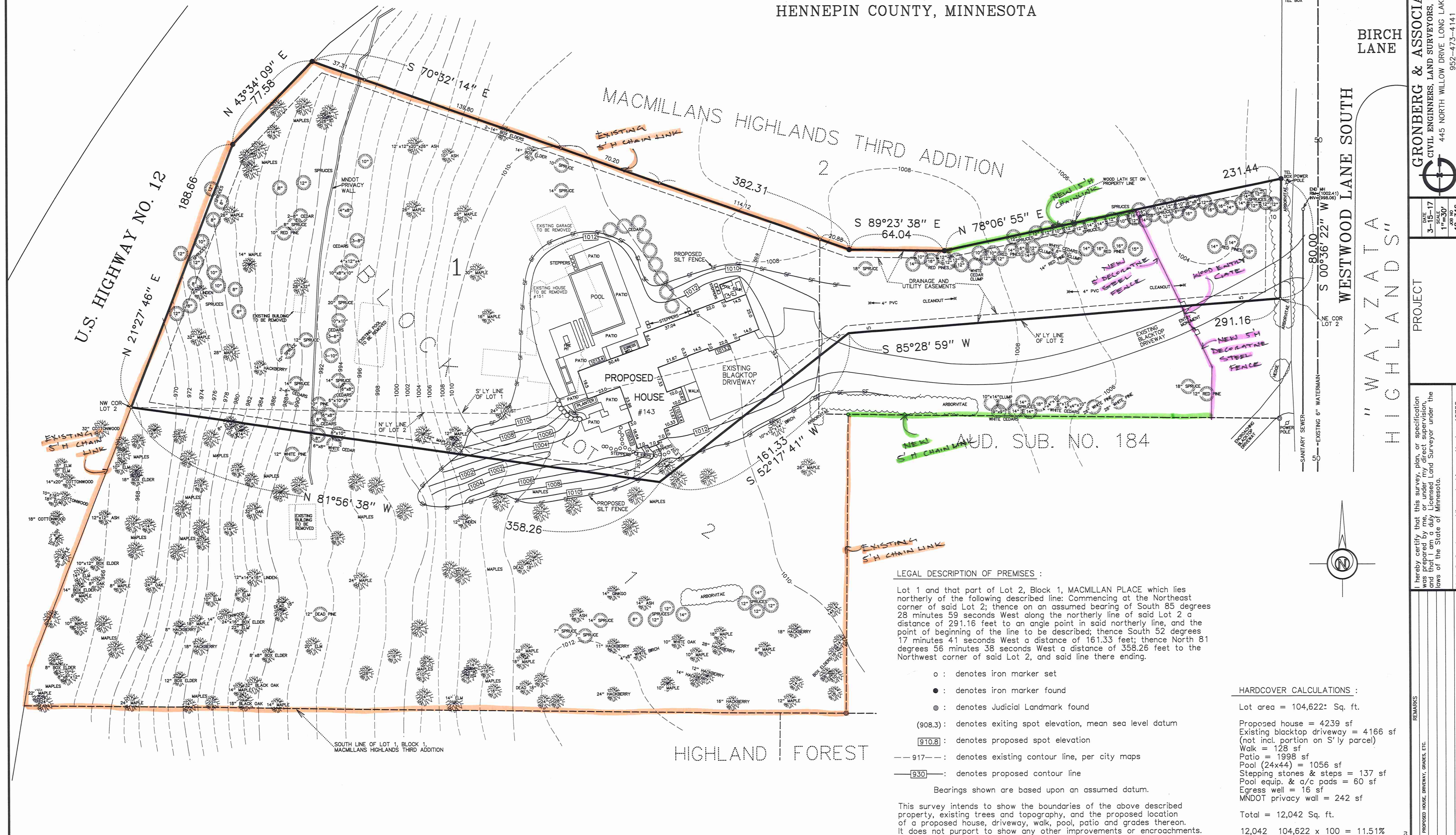
The fence code provides very understandable requirements for most lots in Wayzata. However, due to the unique size and layout of our property, the current fence code puts undue limitations on the usability and aesthetics of our property. We have moved into the Wayzata community because we appreciate the history and character of the city. Our requests are not an attempt to diminish Wayzata's appearance but rather our efforts to work with the uniqueness of our property, maximize enjoyment of our yard, and enhance the aesthetic of the larger community.

Thank you for your consideration,

Todd and Katherine Urness

CERTIFICATE OF SURVEY FOR
TODD URNESS

IN LOTS 1 & 2, BLOCK 1, MACMILLAN PLACE
HENNEPIN COUNTY, MINNESOTA



GRONBERG & ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
445 NORTH WILLOW DRIVE LONG LAKE, MN 55356

DATE	3-15-17
SCALE	1"=30'
JOB NO.	1000

PROJECT

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

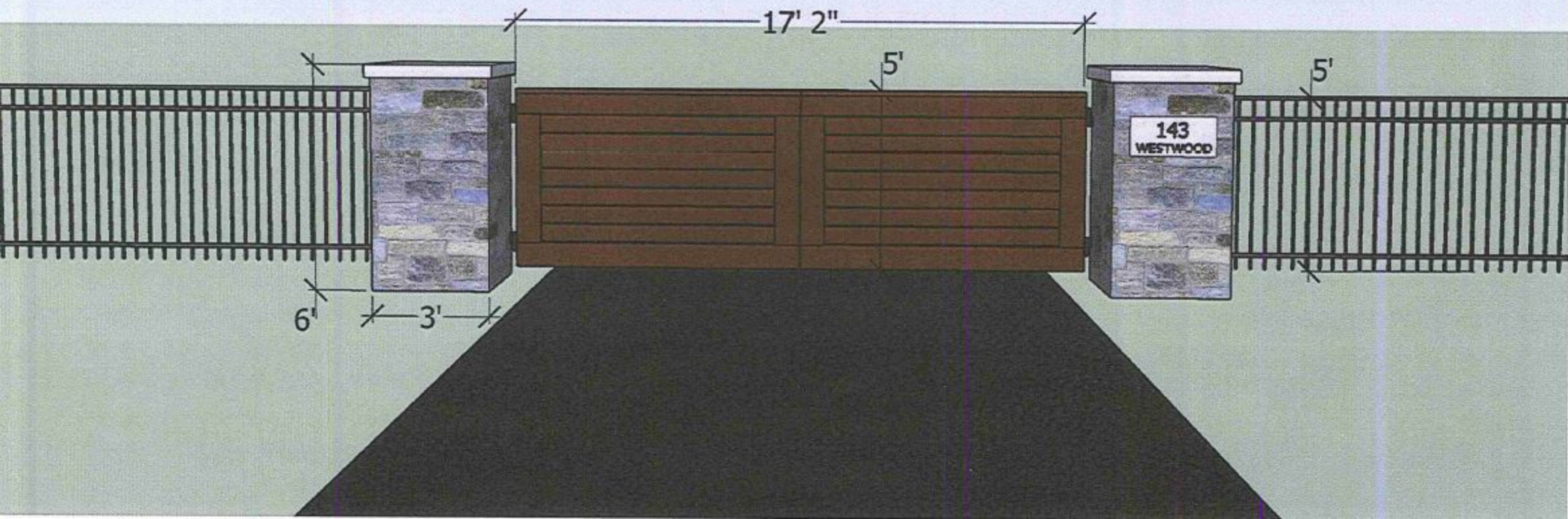
[illegible]

REMARKS

DATE	PRODUCED UNDER POWERWAY COLOR FTS
9.00.10	

9-20-18	PROPOSED HOUSE, DRIVEWAY, GRADES, ETC.
10-31-18	

[illegible]



January 3, 2019

Dear Planning Commissioners,

We are writing in response to the request for variances and CUP for the fencing project at 143 Westwood Lane. We reside directly across the street from the project.

Our understanding is that these types of requests require that the homeowner demonstrates that the property has practical difficulties meeting the existing fence regulations. We have lived across the street for 18 years and are unaware of any such difficulties.

We believe the proposed fencing and gate is not consistent with the surrounding properties and neighborhood.

We are concerned that granting the variances and CUP would set precedent for future development in our neighborhood and Wayzata.

Sincerely,

Bob & Cori Mueffelman
172 Birch Lane West
Wayzata, MN
(952) 473-6145

Jeff Thomson

From: Jeff Thomson
Sent: Friday, January 4, 2019 4:00 PM
To: Jeff Thomson
Subject: FW: Planning variance for Westwood Lane

----- Original message -----

From: Catrina McAuliffe <catrina@wayzataconsulting.com>
Date: 1/3/19 9:38 AM (GMT-06:00)
To: PeggySue Imihy <PImihy@wsbeng.com>
Subject: Planning variance for Westwood Lane

Dear Planning Commissioners,

We oppose granting the requested variances and CUP for the proposed gate and fencing at 143 Westwood Lane. This has always been an open and friendly neighborhood and the planning ordinances support this. The people who bought this property presumably purchased this property because they liked the feel of the neighborhood.

The style, mass and scale of the proposed gate and fencing is inconsistent with style and pattern of the neighboring properties, the Highland neighborhood, and R-1 neighborhoods in Wayzata in general.

This is a fence and gate we would drive past every day, all day, and I think sets a precedent for the neighborhood. If the variances are granted, any other property owner with similar site conditions should be able to obtain a similar variance.

I see no peculiar or unusual practical difficulties the property has with conforming to existing city of Wayzata fence regulations.

Regards

Catrina
172 Westwood Drive

Catrina McAuliffe
catrina@wayzataconsulting.com

Dear Members of the Planning Commission and City Counsel,

Thank you for hearing our requests for a variance and conditional use permit regarding the front yard fencing at our home at 143 and 151 Westwood Lane. Your feedback as well as the comments from the community were very helpful to better understand the potential impact our decisions could have on the neighborhood. With this in mind, we have decided to amend our requests by rescinding the material variance as well as the conditional use permit for the driveway gate opacity. We agree to remove any new chain link fencing that we installed in the front yard after we purchased the properties and replace with a fencing material that meets city guidelines. We have also redesigned the driveway gate to meet the opacity requirements for front yard fencing.

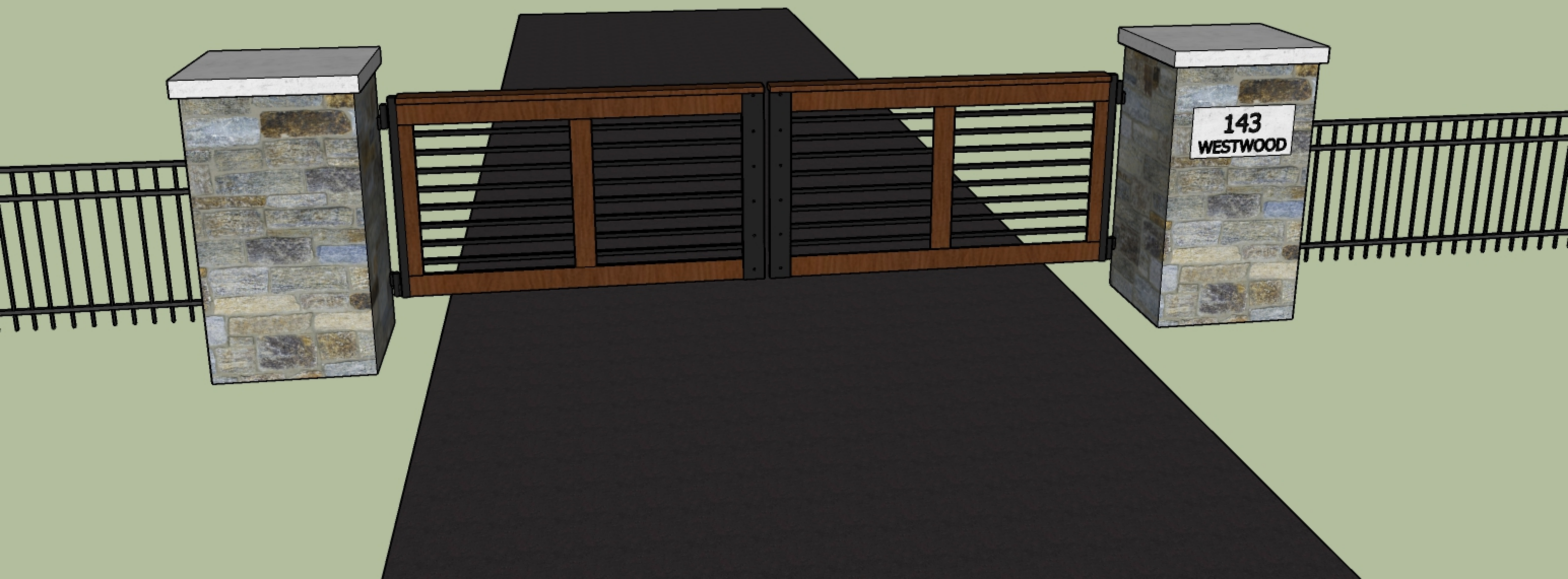
We wish, however, to move forward with the fence height variance request and respectfully ask you to reconsider your recommendation. Per our initial request, we would like approval to install a 5' high decorative steel fence in our front yard. The reasons for this request are as follows:

1. **Pool Fence Requirement** – We have installed a pool at our home and are required by the city of Wayzata to surround the pool with a 5' high fence to meet code. We would like to use the proposed 5' high fence in the front yard to meet this requirement. Our goal would be to avoid installing a 5' high fence around the pool and then another 42" fence around the front of our property.
2. **Security** – While we appreciate the reassurance from other community members that the neighborhood is very safe, security is still a concern that we have. Even recently we have had uninvited cars pull up to our house, sit for a while, and then drive away. Along with the history of partying on the property and the recommendation from the Indian Affairs Council, we feel strongly that a 5' high fence is necessary to maintain some level of security for our home.
3. **Neighborhood Norm** – As we stated in our initial request, our house is located 350' from Westwood Lane which is unique to the neighborhood. On average, the houses in the Highland neighborhood are approximately 70' from the road. Therefore, we feel that by proposing 5' high fencing 75' from the road is not outside of the norm of what is already seen in the neighborhood. For instance, the lot directly north of 143 Westwood does not have a house on the property and therefore could have 5' high fencing up to 45' from the road. The fencing we are proposing would be 30' further back from the road than what is allowed for that property.

By changing the fencing material along the front property lines and redesigning the driveway gate to meet the 50% opacity guidelines, it is clear that we are committed to working with the planning commission and our neighbors to find a fencing solution that works for everyone. However, regarding the 5' height variance request, we do feel that our property is unique and deserves unique consideration. Even had we wanted to build our home closer to the road, this would not have been possible given the shape of our property and how it narrows significantly near the road. While we respect the Wayzata fencing guidelines for height in the front yard, it does put a greater burden on our property in comparison to all other properties in the neighborhood. Please understand that our goal is not to drastically alter the aesthetics of the neighborhood. We are simply try to strike a balance between adhering to all city guidelines and meeting the unique challenges posed by the layout of our property.

Thank you again for your consideration,

Todd and Katherine Urness



143
WESTWOOD

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
January 7, 2019**

AGENDA ITEM 1. Call to Order and Roll Call

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

Present at roll call were Commissioners: Plantan, Flannigan, Iverson (arrived at 6:48 pm), Parkhill, and Merriam. Absent: Douglas and Bashioum. Director of Planning and Building Jeff Thomson, and City Attorney David Schelzel were also present.

AGENDA ITEM 2. Approval of Agenda

Vice Chair Flannigan recommended that the Commission agree to remove item 6c from the Other Items section on the agenda and add it to a future meeting when more commissioners would be present. He asked for a motion to approve the agenda for the meeting without item 6c.

Commissioner Plantan made a motion, seconded by Commissioner Parkhill, to approve the January 7, 2019 agenda without item 6c. The motion carried unanimously.

AGENDA ITEM 3. Consent Agenda

a.) Approval of December 17, 2018 Meeting Minutes

b.) Adoption of Report and Recommendation for Approval of Preliminary and Final Plat Subdivision for Akeny Addition at 353 Ferndale Rd S

Vice Chair Flannigan read the items on the consent agenda and asked if any Commissioner wished to pull an item for further discussion. He then stated that another Commissioner would be arriving late to the meeting and asked the Commissioners if the Consent Agenda could be moved to the end of the Agenda when that Commissioner would be joining them.

Commissioner Plantan made a motion, seconded by Commissioner Flannigan, to move the Consent Agenda to follow item 6. The motion carried unanimously.

AGENDA ITEM 4. Old Business Items:

a. None

AGENDA ITEM 5. Public Hearing Items:

a.) Urness Fence – 143 and 151 Westwood La

i. Variance and Conditional Use Permit

Director of Planning and Building Jeff Thomson stated the property owners, Todd and Katherine Urness, have submitted a development application for a fence and gate located on the properties at 143 and 151 Westwood Lane. These are two separate lots that are in common ownership by the Urnesses. The applicant is proposing a five (5) foot tall chain link fence in the side and front yard, a five (5) foot tall steel fence in the front yard, and a wooden, 100% opaque, gate across the driveway in the front yard. The development application requests approval of a variance for the fence material, a variance for the height of the fence in the front yard, and a conditional use permit for a gate consisting of more than 50% solid in the front yard. The City has varying fence regulations for fencing in the front, sides and back yards of a property that are determined by the location of the house on the property. A backyard fence can be up to six (6) feet tall, and there are no material restrictions or opaqueness requirements. A fence in the front yard can be up to 42 inches in height and must be at least 50% opaque. The fence located on the side of a property can be either six-foot tall fencing with no more than 50% opaqueness, or 42-inch tall fencing and 100% solid. The property has an existing chain link fence that pre-dates the applicants' ownership of the property. The applicants are proposing to extend the existing chain link fence in the front yard to connect with new steel fencing and a wooden gate to be added across the front of the property. Mr. Thomson added that the plans include driveway entrance monuments to be located next to the gate. He stated that the monuments are common in the area, and the City does not apply the fence requirements to driveway entrance monuments. An inspection of this property by Staff on December 12, 2018 showed that the property owner and/or their contractors had begun work to construct the fences. The chain-link fencing has already been installed in the side and front yards as requested in the application. In addition, the posts for the five-foot fencing in the front yard have been installed. The City issued a citation and fine to the contractor, and the fine has been paid.

Vice Chair Flannigan asked if the Commission had questions for Mr. Thomson.

Commissioner Plantan asked if the fence is located on the property line or set within the property line.

Mr. Thomson stated that his understanding is that the fence is located up to the property line but not directly on it.

Commissioner Parkhill asked if the proposed fence will serve as a pool fence or if an additional pool fence would be added later.

Mr. Thomson responded that the proposed fence would satisfy the City's pool fencing requirements. He explained that meeting the pool fencing requirements with front yard fencing, as in the proposed plans, requires variances. He further added that there would be a way to enclose the property and meet the pool fencing requirements staying within the fence zoning requirements, but not how it is currently proposed. An alternative arrangement would need to be considered.

Commissioner Merriam asked if the front yard fence is set back 75-feet from the property line.

1 Mr. Thomson responded that the northern edge of the proposed fence is set back 75-feet from the
2 street while the southern edge is closer to the street.

3
4 Vice Chair Flannigan asked for the date that the City's current fence ordinance was put into the
5 City code.

6
7 Mr. Thomson responded that the exact date is unknown to him, and he would suspect the ordinance
8 was more than ten years old.

9
10 Vice Chair Flannigan asked if there was any City record of the existing fence on the property.

11
12 Mr. Thomson responded that attempts were made to determine when the fence was constructed
13 and if the City had record of a permit or variance. He stated that no record was found.

14
15 Commissioner Plantan asked if the existing fence outlined on the proposal was coated in black
16 vinyl.

17
18 Mr. Thomson explained that the home owner recently extended the existing fence with black vinyl
19 coated fencing without proper permits.

20
21 Commissioner Iverson joined the meeting at 6:48 p.m.

22
23 Commissioner Plantan stated that the homeowner's application cited security as a reason for their
24 requested fence variance. The homeowners' application stated the property had an Indian burial
25 mound and that the Bureau of Indian Affairs (BIA) strongly advised for increased security due to
26 the risk of unwanted persons pursuing buried Indian artifacts. She asked if the Commission had
27 been provided any documentation that cited the concerns from the Bureau of Indian Affairs. She
28 also stated that the homeowners thought the property was at a high risk of vandalism due to the
29 previously vacant house on the property being known as a party house for local youth. She asked
30 if there were any police reports supporting the information provided by the property owners.

31
32 Mr. Thomson explained that the City was aware of the historical remains on the property, and that
33 the homeowners were working with the Bureau of Indian Affairs. He stated that the
34 communication between the BIA and the homeowners is private, and the City is not privy to those
35 communications. He also stated that no police reports have been included with the application,
36 but inquiries could be made with the police department for any such documentation.

37
38 Commissioner Plantan stated that she is aware that there are other such Indian burial sites in
39 Wayzata, and she asked if these other sites had concerns with theft and/or vandalism.

40
41 Mr. Thomson responded that he is aware of other such Indian historical sites, and the BIA typically
42 works directly with homeowners with the intention of keeping the sites private and not known to
43 the public.

44
45 Commissioner Iverson apologized for her tardiness. She explained that for seven years the
46 Commission meetings began at 7:00 p.m., and apologized for mistaking the time change.

1
2 Vice Chair Flannigan opened the public hearing on the application at 6:51 p.m.
3

4 Applicant Mr. Todd Urness, 143 Westwood Lane, apologized to the Commission for not realizing
5 the changes made on his property were not in accordance with the Code. He said that although
6 he spoke with Mr. Thomson, Director of Planning and Building, about the added extension of the
7 existing chain link fence to the front of the property, he must have confused the information that
8 Mr. Thomson had given him regarding the requirements for the different lots that he owns. He
9 apologized for extending the fence without the proper approval and for using materials that do not
10 meet regulations. He added that he will change the material of the newly extended front yard fence
11 to a steel material that meets Code. He explained that during construction of the home, a large
12 Indian burial mound was discovered. Mr. Urness stated that they have not been working with the
13 Bureau of Indian Affairs (BIA) as previously mentioned, they worked with the Minnesota Indian
14 Affairs Council (MIAC) for over a year and a half. He stated that the MIAC worked closely with
15 the homeowners during the construction project with the intention of preserving the area and any
16 artifacts or remains discovered. Mr. Urness stated that the MIAC identified the area on his property
17 as the largest, previously undiscovered, mound to be discovered in the last 100 years, and
18 recommended increased protection from those pursuing grave artifacts. He explained that the prior
19 building had a large amount of graffiti and was evidently a location for underage parties. He stated
20 that he does not have police records to verify this information, and he acknowledged that this
21 information may not be apparent to his neighbors. He further explained his intention for extending
22 the front yard fence was to add security, as well as meet the pool fence requirements.
23

24 Vice Chair Flannigan asked for clarification on the proposed front yard fence extension, and if the
25 applicant was planning on changing the material and the height of the fence to meet the 42" front
26 yard Code requirement.
27

28 Mr. Urness responded that he had read a few letters from neighbors whom had raised concerns
29 regarding the fence and it's look. He stated that he wanted the property to look good and fit into
30 the neighborhood. He was open to changes that meet those requirements.
31

32 Vice Chair Flannigan asked the applicant how much of the existing chain link fencing needs to be
33 repaired.
34

35 Mr. Urness answered that he had already replaced all of the damaged fencing, which amounted to
36 about six different spots. He also explained that the neighbor's driveway to the south encroaches
37 onto his property. He stated that he approached the neighbor and offered to pay to move the
38 neighbor's driveway off of his property and onto the neighbor's property. He stated that the
39 neighbor was in the final closing steps of selling their property and were not interested in doing
40 anything that would affect the closing of the sale.
41

42 Commissioner Plantan asked for clarification on the applicant's intentions for the front yard fence
43 height.
44

45 Mr. Urness stated that he was thinking out loud earlier, and that his intention would be to change
46 the material to meet the fence requirements. He would like to keep the height of the front yard

1 fence at five feet to meet the pool fence height requirement. He understands that these two
2 requirements are in conflict with each other, and that he would need to get a variance from the
3 code requirement. He would like to avoid adding additional fencing elsewhere on the property.
4

5 Commissioner Plantan asked if there was a reason that the front gate was proposed as a solid gate
6 which does not meet the opacity requirement.
7

8 Mr. Urness replied that the intention for the solid gate was to architecturally tie into other features
9 of the home, and the code was overlooked in error. He reiterated that his goal is to have a fence
10 that complies with the pool regulations, a gate that allows control of access to the property, and to
11 have a small number of variances.
12

13 Commissioner Plantan stated that there are no other gates on properties of any other homes in the
14 area.
15

16 Mr. Urness stated that his property is likely unique in that he has a 400-foot driveway which makes
17 it difficult to view the front of the property. His intention was to place the gate 75-feet back from
18 the road so that it was not easily visible from the road. He understood that the requirement was
19 that a gate had to be at least 35-feet back from the road, and he extended this to 75-feet to assure
20 its invisibility.
21

22 Vice Chair Flannigan asked Mr. Urness if he was the general contractor for the project, and if he
23 would be willing to move the gate back at 100-foot from the road.
24

25 Mr. Urness stated that he was not the general contractor, and he had already had the gate columns
26 built and would rather not have to move them. He added that he is interested in feedback from his
27 neighbors.
28

29 Commissioner Merriam asked for clarification about the front yard fence extension. She
30 questioned if the issue was the chain link material being used or just the height of the fence.
31

32 Mr. Thomson clarified that the front and side fences have material restrictions of wood, wrought
33 iron, and similar materials. Chain link is not allowed in front or side yard fences.
34

35 Commissioner Merriam further clarified that the pool requires a five-foot fence enclosure, and the
36 front yard fence is restricted to a 42-inch height under the Code.
37

38 Vice Chair Flannigan again invited anyone wishing to speak to address the application.
39

40 Resident Winnie Willcox, 178 Westwood Lane, stated that she would have rather addressed her
41 concerns directly with her neighbor, than about her neighbor at this venue. Ms. Wilcox explained
42 that the Highland neighborhood is a unique neighborhood in that the members really look out for
43 each other. She provided the example that the neighbors chose not to have curbs on their road due
44 to increased options for a bicyclist to easily access a yard for safety reasons. She stated that the
45 gate and the chain link fencing gave the neighbors a feeling of restriction and barricade that she
46 feels does not feel fits the neighborhood. She further added that the columns are beautiful, but the

1 opacity of the gate is very confrontational to the neighbors in sight of it. Ms. Wilcox is also
2 concerned about the precedent that a five-foot fence would set in the neighborhood. She is
3 concerned that as the neighbors change, the character of the open neighborhood will also change,
4 and allowing a five-foot fence and gate may be the precursor to this unfortunate change.
5

6 Resident Harriett Chute, 182 Westwood Lane, asked why the fence proposal application is for a
7 fence above 42-inches tall. She stated that there are a lot of animals in the neighborhood and many
8 neighbors utilize invisible fencing. She understands that this option does not work for all animals,
9 but this type of fencing is not as restricting and allows for a more open welcoming community
10 feeling. She also questioned how the entire property fencing can meet a pool fencing requirement
11 unless the main gate is always closed.
12

13 Vice Chair Flannigan responded that it would appear that the main gate enclosure would need to
14 be closed predominately to assure safe access to the pool. He also agreed that the entire fencing
15 would need to be at a five-foot height to meet the pool fencing requirement.
16

17 There being no one else wishing to comment on this application, Vice Chair Flannigan closed the
18 public hearing at 7:16 p.m.
19

20 Vice Chair Flannigan asked Mr. Thomson if there was any clarification needed on the application,
21 and then he opened the Commission for initial discussion regarding the application.
22

23 Commissioner Merriam stated that after reading through the ordinance and variance standards she
24 does not find a good reason to grant the variance. There may be other options available for
25 enclosing the family dogs. She agreed with the neighbors that have stated concerns with the height
26 of the fence not being in character with the neighborhood. She is also worried about the risk of a
27 negative precedent being set with this type of a fence.
28

29 Commissioner Parkhill asked if there were other options considered by the architect to solve the
30 pool fence and outer fence issues.
31

32 Applicant's landscape representative, Drew Torrence, stated that other options were considered
33 for the fence but due to the uniqueness of the property and the client's needs, this proposed fence
34 option was developed. He stated that the house on the property is set back a great deal more than
35 other homes in the neighborhood, and separating the front and back yard at the side of the property
36 greatly decreases the homeowner's usability of the property. He added that the road is difficult to
37 see from the front of the house, and this created a concern for safety that was determined to be best
38 addressed by adding an access gate to the front of the property. The design aesthetic of the gate
39 was intended to tie into the architecture of the home.
40

41 Commissioner Parkhill asked if there were other similar properties where the City has granted a
42 variance from the 42-inch height front yard fence requirement.
43

44 Vice Chair Flannigan responded that the Commission did not like to look back at other applications
45 as much as consider each application on its own merit and apply the ordinances appropriately.
46

1 Commissioner Merriam added that in her previous experience serving on the Commission, there
2 were a number of fence height variances that the Commission recommended approval of due to
3 the properties' proximity to a busy road.

4
5 Commissioner Parkhill stated that the gate did not create issue for him because he views it as an
6 aesthetic choice for the homeowner. He agreed with the concerns of being able to see through
7 the fence and with the material change of chain link to steel fencing. He further stated that he
8 would agree to recommending a variance for the additional height of the front fence if the applicant
9 had a good reason.

10
11 Commissioner Plantan stated that a gate, especially one that is 100% opaque, at the end of the
12 driveway was not appropriate or fitting to the neighborhood. She was confident that the design
13 team working with the applicant could find another option that meets the homeowners needs and
14 follows the City ordinances. She did not believe that this application warrants approval of a
15 variance.

16
17 Commissioner Iverson agreed with many of the comments of the other Commissioners. She did
18 not feel fencing on the property should require a variance. She agreed with Commissioner Plantan
19 that the design team is talented enough to find another way to meet the needs of the homeowner
20 and follow the code. She questioned why the design team did not consider the need of a fence for
21 the pool earlier into the project. She stated that there are options for a less opaque gate available
22 that would continue to fit the design aesthetic of the home as well as the neighborhood. She stated
23 that the Comprehensive Plan focuses on keeping the character of the neighborhoods intact, and
24 she is not for approval of the variance.

25
26 Vice Chair Flannigan stated that variances should be used sparingly. He would recommend denial
27 on all components.

28
29 Commissioner Iverson asked the applicant, Mr. Urness, if he would be interested in taking the
30 feedback from the meeting and returning at a later date with an updated application.

31
32 Mr. Urness stated that he would be open to this option.

33
34 There being no further questions for staff or the Applicant, Vice Chair Flannigan asked for a
35 motion on the application.

36
37 Commissioner Iverson made a motion, seconded by Commissioner Plantan, to table action on the
38 application to allow the applicant to submit a revised plan and application to be considered at the
39 next Planning Commission meeting on February 4, 2019. The motion carried unanimously.

40
41 The Applicant asked for a time line as to when the revised application would need to be submitted
42 to the City to be on the next Planning Commission agenda.

43
44 Mr. Thomson responded that the revised application would need to be received by January 25,
45 2019.

46

AGENDA ITEM 3. Consent Agenda (continued)

a.) Approval of December 17, 2018 Meeting Minutes

b.) Adoption of Report and Recommendation for Approval of Preliminary and Final Plat Subdivision for Akeny Addition at 353 Ferndale Rd S

Vice Chair Flannigan asked for a motion on the consent agenda.

Commissioner Iverson made a motion, seconded by Commissioner Plantan, to approve the Consent Agenda as presented. Motion carried: 3-ayes (Flannigan, Iverson, Plantan) and 2-abstain (Merriam and Parkhill).

AGENDA ITEM 6. Other Items:

a.) December 18th City Council Meeting Report – Commissioner Plantan

Commissioner Plantan provided an update from the December 18th City Council meeting. The Heritage Preservation board presented the Centennial house award. The Mayor presented the Best Historic Restoration house award. Police Chief introduced newly promoted Sergeant Dustin Edberg to the Council. The Council did not approve a request to construct a public access street for 445 Bovey that was requested by the owner. The Council did not approve the preliminary and final plat at 153 Peavey Lane as recommended by the Planning Commission. The Council appointed new Planning Commission members, Park and Trail Board members, Heritage Preservation members, and Housing and Redevelopment Authority members. The next City Council meeting is scheduled for January 8, 2019.

b.) Review of Development Activities

Director of Planning and Building Jeff Thomson stated there are two pending development applications. There is a redevelopment application for a vacant gas station on Wayzata Blvd to be redeveloped into a retail bank. This application will likely come forward in February. The second item that will come forward in February is a request from Penny's coffee. They are looking at a new site on Lake Street in the CrossCreek building and are in need of parking approvals due to the increased use.

~~c.) Election of Chair and Vice Chair~~

This item was removed from the agenda upon adoption.

d.) Next Meeting

Vice Chair Flannigan stated the next meeting was scheduled for February 4, 2019 at 6:30 p.m.

1 Commissioner Iverson asked if Mr. Thomson had a timeline for when the approved installation
2 for Verizon of veneer on the Edina building was going to be completed.

3
4 Mr. Thomson responded that those responsible were contacted recently and an explanation was
5 given that the panels had been ordered and installation would be completed shortly. He
6 commented that the recent holidays may have delayed the installation slightly, but he had been
7 assured the project will be completed soon.

8
9 **AGENDA ITEM 7. Adjournment.**

10
11 There being no further business on the agenda, Vice Chair Flannigan asked for a motion to adjourn.

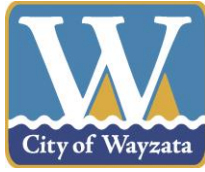
12
13 Commissioner Plantan made a motion, seconded by Commissioner Iverson, to adjourn the
14 Planning Commission meeting. The motion carried unanimously.

15
16 The Planning Commission meeting was adjourned at 7:36 p.m.

17
18 Respectfully submitted,

19 Jenny Groess

20 *TimeSaver Off Site Secretarial, Inc.*



**Staff Report
February 20, 2019**

Project Name: Chase Bank
Addresses of Request: 1022 Wayzata Blvd E
Prepared by: Jeff Thomson, Director of Planning and Building
“60 Day” Deadline: February 26, 2019

Development Application

Introduction

The applicant, Core States Group, and the property, Monaco Fuel, LLC, have submitted a development application to construct a one-story retail bank on the property at 1022 Wayzata Blvd E. The proposal includes demolition of the existing building, parking lot, and other site improvements. The new development would consist of a 3,500 square foot, single-story commercial building. The other site improvements include a 15-stall parking lot and drive-up ATMs on the rear of the site. The development application requests approval of design review and a setback variance.

Project Location

The property is on Wayzata Blvd E, west of Central Ave S:



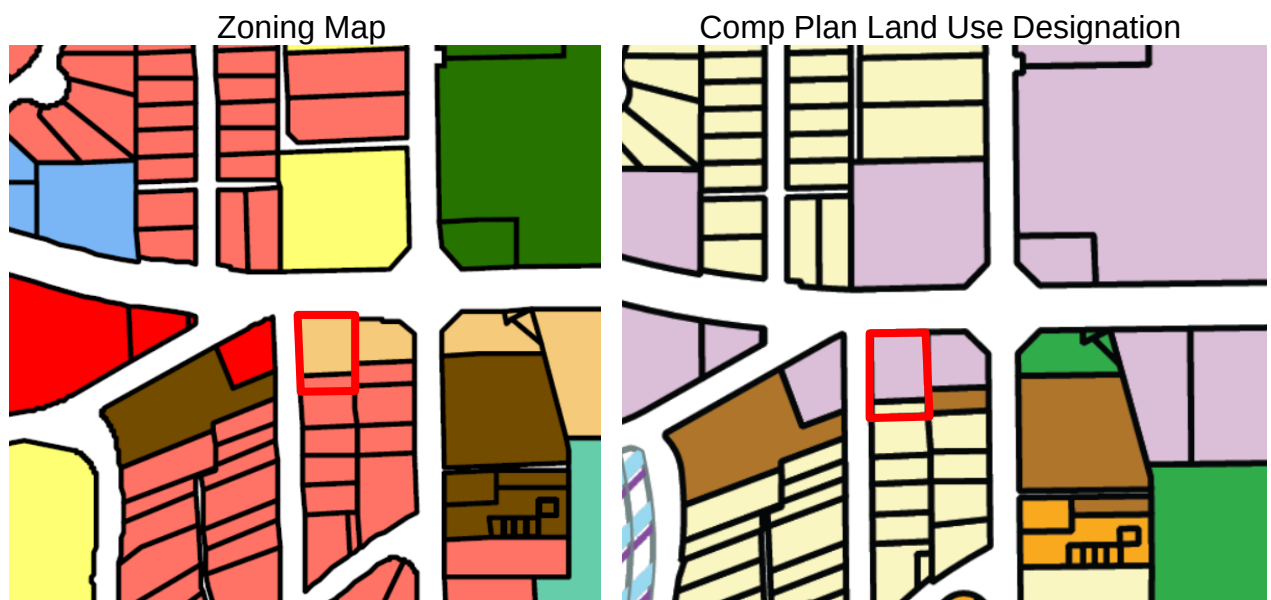
Property Information

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

Address	PID	Owner
1022 Wayzata Blvd E	06-117-22-41-0015	Monaco Fuel, LLC
1022 Wayzata Blvd E	06-117-22-41-0016	Monaco Fuel, LLC

The site is comprised of two separate parcels, which have different zoning and land use classifications. The current zoning and comprehensive plan land use designation for the properties are as follows:

Current zoning:	C-3/Service District (North Parcel) R-3A/Single and Two Family Residential (South Parcel)
Comp Plan designation:	Mixed Use Commercial (North Parcel) Low Density Single-Family (South Parcel)
Overlay districts:	None



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	Wayzata Blvd E	N/A	N/A
	Walgreens	PUD/Planned Unit Development	Mixed Use Commercial

East	Wayzata-Pennhurst Cleaners	C-3/Service District	Mixed Use Commercial
South	Single-family homes	R-3A/Single and Two Family Residential District	Low Density Single Family
West	Huntington Ave	N/A	N/A
	Edina Realty building	C-1/Office and Limited Commercial District	Mixed Use Commercial

Application Requests

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

- Design review: Construction of a new commercial building requires design review. (City Code Section 909.04.B)
- Setback variance for canopy structure: The C-3 zoning district requires a minimum rear yard setback of 50 feet from any rear lot line that abuts a residential zoning district. The proposed canopy structure over the ATMs on the rear of the property line would be set back 0 feet from the south property line, which is under common ownership and part of the development site, but zoned R-3A. (City Code Section 977.06.3)

Public Hearing Notice

The public hearing notice was published in the *Lakeshore Weekly News* on May 4, 2017. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on May 5, 2017.

Analysis of Application

City staff has reviewed the pertinent information and City Code requirements for the development application, and provides the following analysis and information:

Comprehensive Plan

The Comprehensive Plan land use designation for the subject property is Mixed Use Commercial. The Comprehensive Plan includes the following discussion for the Mixed Use Commercial district:

The Mixed Use Commercial land use category was created to reflect the reality that many traditional service commercial uses along the Wayzata Blvd and Central Avenue corridors, in addition to smaller commercial parcels within the Bluff neighborhood, may wish to evolve over time to include a mixture of commercial, limited office, and residential uses. This Mixed Use Commercial category provides flexibility to property owners who wish to incorporate a residential component with retail or other commercial uses on their site.

Zoning

The following table outlines the zoning standards for the C-3/Service District:

	C-3 Zoning District	Proposed
Height (max.)	2 stories and 30 ft., whichever is less	1 story, 26.3 ft.
Floor area ratio (max.)	1.0	0.15
Lot coverage (max.)	50%	14.9%
Landscaped area (min.)	20%	31.9%
Building setbacks (min.)		
Principal Structure		
Front (north)	10 ft.	12 ft.
Side (east)	10 ft.	30.8 ft.
Side (west)	10 ft.	11 ft.
Rear (south)	50 ft.	92 ft.
Accessory Structure		
Side (east)	10 ft.	32 ft.
Side (west)	10 ft.	71 ft.
Rear (south)	50 ft.	0 ft.**
Lot area (min.)	15,000 sq. ft.	18,971 sq. ft.
Parking setbacks (min.)		
Front (north)	10 ft.	N/A
Side (east)	10 ft.	12 ft.
Side (west)	10 ft.	30 ft.
Rear (south)	10 ft.	23 ft.

**variance requested

Proposed Uses

The applicant is proposing to build a one story, 3,500 square foot commercial building. The building would contain a single tenant, which is proposed to be Chase Bank. Banks, savings, and other financial institutions are a permitted use in the C-3 zoning district provided that they do not have drive-up window facilities. The proposed bank has outdoor ATM machines, but it would not have traditional drive-up teller services.

Parking

The proposed plans include 15 off-street parking stalls on the site. The City's zoning ordinance establishes minimum parking requirements for individual commercial uses. Similar to office buildings, banks are required to have a minimum of three parking spaces for each 1,000 square feet of floor area. Based on the proposed building size of 3,500 square feet, the development is required to have 10 on-site parking stalls. The 15 proposed stalls provides additional parking then is required to meet the City's ordinance standards.

Design Review

The project is subject to the design standards for the Wayzata Blvd design district. A complete design review critique of the proposal is included as an attachment. The following summarizes the items that do not comply with the City's design standards:

- Façade Transparency: The design standards require that the ground level façade fronting along Wayzata Blvd must be comprised of at least 50% transparent glass. The proposed building design includes only 27.9% transparent glass along Wayzata Blvd, which does not meet the City's design standards.
- Building lighting: The sign plans appear to show blue-toned architectural lighting, although the lighting details are not included on the architectural or lighting plans. All building lighting must be projected downwards and must be screened by the building's architectural features.
- Awnings: The sign plans include awnings which do not meet the material requirements of the design standards. The zoning ordinance allows for only heavy canvas awnings in dark solid colors or highly detailed ornate metal awnings.

Fencing and Screening.

City staff has indicated to the applicant that the proposed landscape plan does not provide sufficient trees and landscape material to meet the City's screening requirements. The zoning ordinance requires that commercial uses that but property zoned for residential use must provide screening along the boundary of the residential property. All the fencing and screening specifically required by this Ordinance shall consist of either a fence or a green belt planting strip. A green belt planting strip shall consist of evergreen trees and/or deciduous trees and plants and shall be of sufficient width and density to provide an effective visual screen. This planting strip shall be designed to provide complete visual screening to a minimum height of six feet. Earth mounding or berms may be used but shall not be used to achieve more than three feet of the required screen. A screening fence shall be constructed of masonry, brick, wood or metal. Such fence shall provide a solid screening effect of six feet in height.

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

Proposed Plans

Design Review Critique

Applicable Code Provisions for Review

Comprehensive Plan

The Comprehensive Plan land use designation for the subject property is Mixed Use Commercial. The objective of the Mixed Use Commercial land use category is to maintain and enhance these areas for primarily general retail and other commercial uses, while allowing the integration of a residential component. The Comprehensive Plan includes the follow “1st Tier” priorities for the Mixed Use Commercial and Mixed Use Residential land use categories:

- Allow for a broad range commercial and residential uses that provide daily goods and services, as well as a variety of housing opportunities.
- Increase the walkability of eastern Wayzata Blvd. where possible, through improvements in the public and private realm.
- Plan development of parking so that it is not a focal point, but rather placed behind buildings with appropriate buffers and landscaping.
- Give particular attention in commercial and services areas to building design and scale, street trees, and extensive use of landscaping to minimize the effects of buildings, parking areas and driveways.
- Consolidate access to streets wherever possible.
- Develop and enforce ordinances to eliminate the visual pollution created by signs and "franchise" architecture.
- Adequately screen or buffer all service and commercial uses from any adjacent residential neighborhoods.
- Create safe and convenient pedestrian movement within all service and commercial districts.
- Strictly regulate and enforce outdoor commercial storage and environmental quality maintenance.
- Enact and enforce a commercial maintenance code to help ensure that commercial development continues to maintain community character.
- Identify ecological and water quality impacts on the lake and other water bodies caused by proposed land use developments, for example stormwater runoff, and work to mitigate these impacts.

Design Standards City Code Section 801.09: The design standards set forth in Section 9 of the Wayzata City Zoning Ordinance are referred to collectively as the “Design Standards” or the “Standards”. The purpose of the Design Standards is to shape the City’s physical form and to promote the quality, character and compatibility of new development in the City. The Standards function to:

- A. To guide the expansion and renovation of existing structures and the construction of new buildings and parking, within the commercial districts of the City;
- B. To assist the City in reviewing development proposals;
- C. To improve the City’s public spaces including its streets, sidewalks, walkways, streetscape, and landscape treatments.

With the exception of Section 7 of the Design Standards, a deviation from any section of the Design Standards shall require a finding by the City Council (after considering the Planning Commission’s recommendation) that the negative impact of such deviation is outweighed by one or more of the following factors:

- 1. The extent to which the project advances specific policies and provisions of the City’s Comprehensive Plan.
- 2. The extent to which the deviation permits greater conformity with other Standards, policies behind the Standards, or with other Zoning Ordinance standards.
- 3. The positive effect of the project on the area in which the project is proposed.
- 4. The alleviation of an undue burden, taking into account current leasing, housing and commercial conditions.
- 5. The accommodation of future possible uses contemplated by the Design Standards, the Zoning Ordinance or the Comprehensive Plan.
- 6. A national, state or local historic designation.
- 7. The project is the remodeling of an existing building which largely otherwise conforms to the Design Standards.

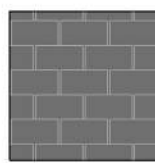
Variance Standards: Section 801.05.1.C provides the criteria for reviewing variances from the Zoning Ordinance. The Variance requested in the Application is a Setback Variance. The variance review criteria are as follows:

- 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.



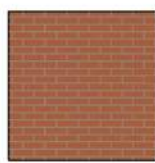
SOUTH ELEVATION

- 

ROOF
APPLICATION: ASPHALT SHINGLES
COLOR: WEATHERED WOOD
- 

MULLIONS
APPLICATION: EXTERIOR MATERIAL
COLOR: ANNOXIDIZED ALUMINUM
- 

STONE - ST1
APPLICATION: SAVANNA STONE
COLOR: LIMESTONE #3
- 

METAL
APPLICATION: CANOPY/TRIM
COLOR: BLUE
- 

BRICK BR-2
APPLICATION: EXTERIOR
COLOR: TO MATCH ADJACENT
SHOPPING CENTER

WAYZATA BLD. GLAZING	
TOTAL FACADE AREA	205,981 IN ²
TOTAL GLAZING (% OF FACADE AREA)	79,426 IN ² 38.56%
TOTAL TRANSPARENT GLAZING (% OF FACADE AREA)	57,425 IN ² 27.90%
TOTAL SPANDREL GLAZING (% OF FACADE AREA)	21,951 IN ² 10.66%



NORTH ELEVATION (WAYZATA BLVD. E.)

- RIDGE
26'-4"
- T.O. HIGH PARAPET
+ 21'-0"
- T.O. PARAPET
+ 19'-0"
- T.O. LOW PARAPET
+ 17'-0"
- T.O. WINDOW R.O.
+ 10'-8"
- T.O. WATER TABLE
+ 3'-4"
- T.O. TOWER STONE
+ 2'-0"
- T.O. SLAB
0'-0"

- RIDGE
26'-4"
- T.O. HIGH PARAPET
+ 21'-0"
- T.O. PARAPET
+ 19'-0"
- T.O. LOW PARAPET
+ 17'-0"
- T.O. WINDOW R.O.
+ 10'-8"
- T.O. WATER TABLE
+ 3'-4"
- T.O. TOWER STONE
+ 2'-0"
- T.O. SLAB
0'-0"



J.P. MORGAN CHASE
WAYZATA BLVD
1022 WAYZATA BLVD.
WAYZATA, MN 55391
CHASE OVP#38200P315515



DESIGN P.C.

THESE DRAWINGS ARE NOT COMPLETE WITHOUT THE SEPARATE TYPE WRITTEN SPECIFICATIONS MANUAL WHICH ARE PART OF THE CONTRACT DOCUMENTS.

ISSUE	DATE	DESCRIPTION
1	2018.11.29	ISSUE TO PLANNING BOARD
2	2019.01.23	PLANNING BOARD REV

PROJECT INFORMATION	
PROJECT NO:	JPM.25535
DATE:	01/23/2019
PROTOTYPE:	18.3
DRAWN BY:	E.HAWKES
CHECKED BY:	J.ZIETKIEWICZ
VERSION:	1.00

SHEET TITLE

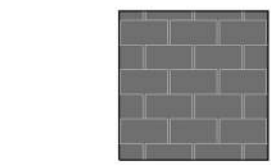
EXTERIOR ELEVATIONS

SHEET NUMBER

EL-1



EAST ELEVATION



ROOF
APPLICATION: ASPHALT SHINGLES
COLOR: WEATHERED WOOD



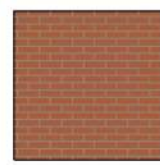
MULLIONS
APPLICATION: EXTERIOR MATERIAL
COLOR: ANNOIDIZED ALUMINUM



STONE - ST1
APPLICATION: SAVANNAH STONE
COLOR: LIMESTONE #3



METAL
APPLICATION: CANOPY/TRIM
COLOR: BLUE



BRICK BR-2
APPLICATION: EXTERIOR
COLOR: TO MATCH ADJACENT
SHOPPING CENTER



WEST ELEVATION

CHASE
J.P. MORGAN CHASE
WAYZATA BLVD
1022 WAYZATA BLVD.
WAYZATA, MN 55391
CHASE OVP#38200P315515

CORE STATES
DESIGN P.C.

THESE DRAWINGS ARE NOT COMPLETE WITHOUT THE
SEPARATE TYPE WRITTEN SPECIFICATIONS MANUAL
WHICH ARE PART OF THE CONTRACT DOCUMENTS.

ISSUE	DATE	DESCRIPTION
1	2018.11.29	ISSUE TO PLANNING BOARD
2	2019.01.23	PLANNING BOARD REV

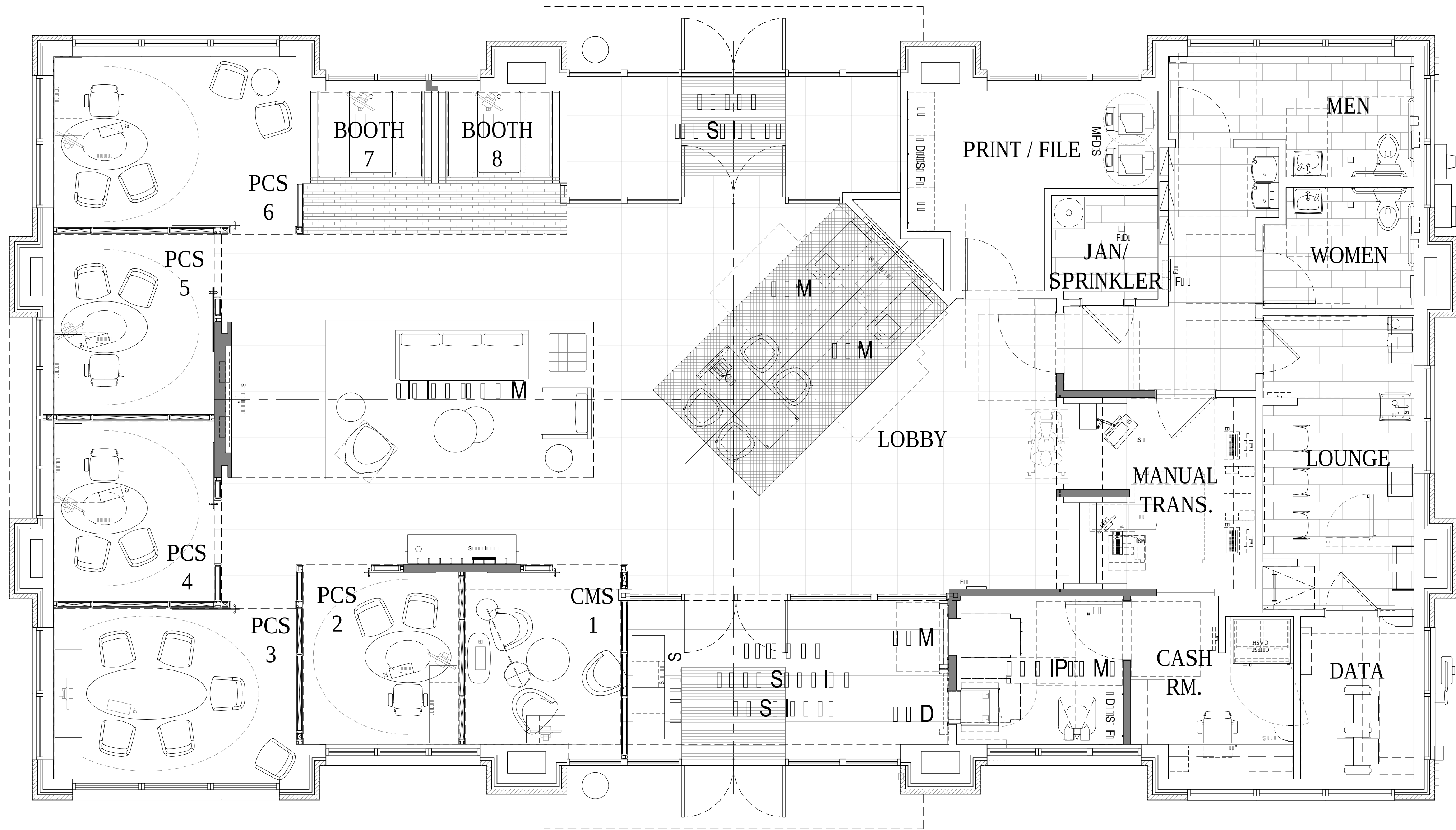
PROJECT INFORMATION		
PROJECT NO:	JPM.25535	
DATE:	01/23/2019	
PROTOTYPE:	18.3	
DRAWN BY:	E.HAWKES	
CHECKED BY:	J.ZIETKIEWICZ	
VERSION:	1.00	

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NUMBER

EL-2

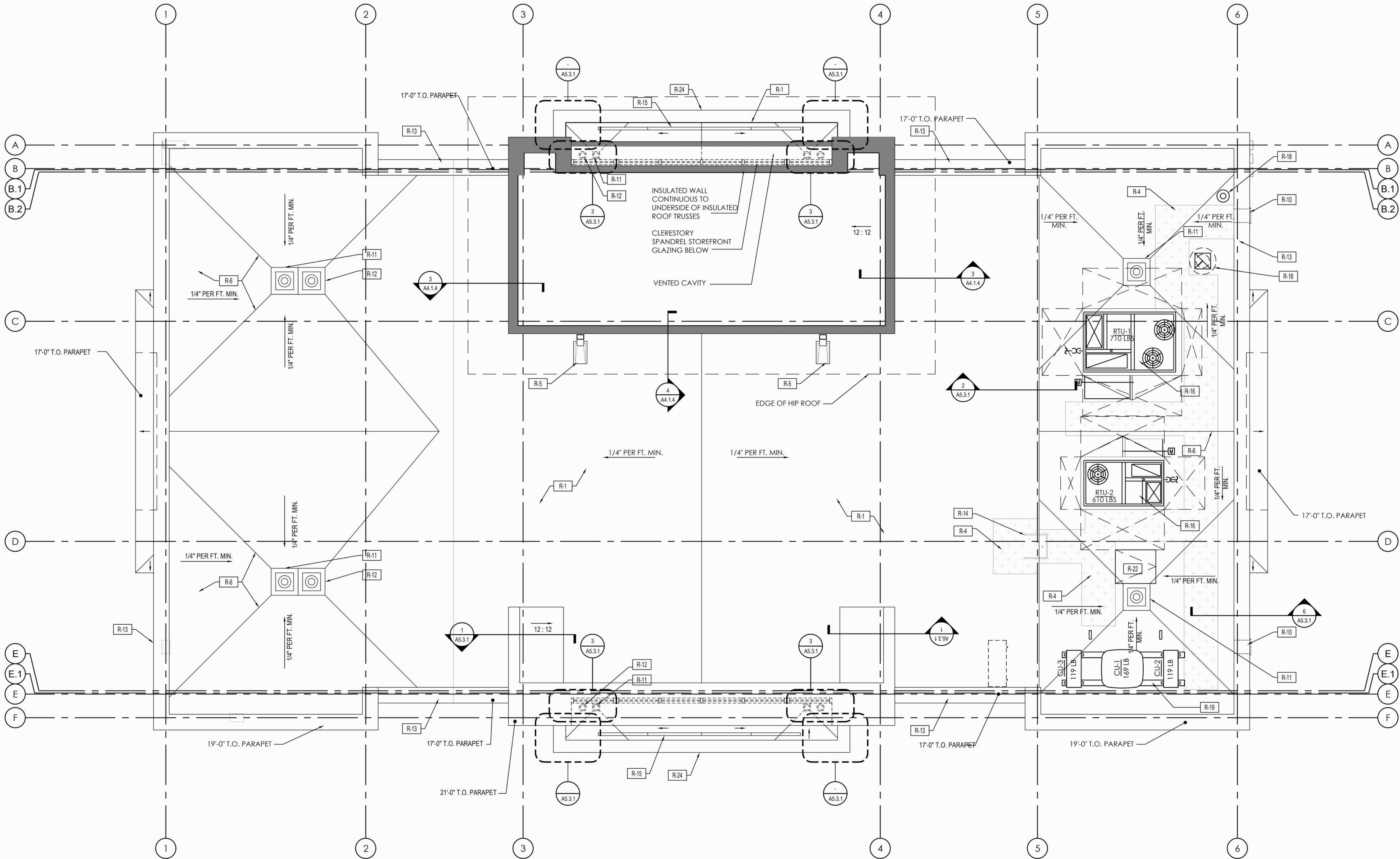


THESE DRAWINGS ARE NOT COMPLETE WITHOUT THE SEPARATE TYPE WRITTEN SPECIFICATIONS MANUAL WHICH ARE PART OF THE CONTRACT DOCUMENTS.

ISSUE	DATE	DESCRIPTION
1	2018.11.29	ISSUE TO PLANNING BOARD
2	2019.01.23	PLANNING BOARD REV

PROJECT INFORMATION		
PROJECT NO:	JPM.25535	
DATE:	01/23/2019	
PROTOTYPE:	18.3	
DRAWN BY:	E.HAWKES	
CHECKED BY:	J.ZIETKIEWICZ	
VERSION:	1.00	

SHEET TITLE
FLOOR PLAN
SHEET NUMBER
FP-1



ROOF PLAN NOTES	
R-1	LOW-SLOPE ROOFING: BLACK 60 MIL TPO ROOFING OVER RIGID INSULATION
R-2	SHINGLE ROOFING: 30 YR ASPHALT SHINGLES
R-3	SNOW GUARDS: SHOP-FABRICATED PRE-FINISHED METAL CLIPS COMPATIBLE WITH ROOFING AND SUBSTRATE. COLOR-MATCH TO FINISH ROOFING. REQUIRED ONLY AT ROOF EDGES OVER PEDESTRIAN WALKS IN REGIONS WITH SUBSTANTIAL SNOWFALL.
R-4	ROOFING TRAFFIC PADS: SURFACE-ADHERED TEXTURED WALKWAY MATERIAL PER ROOFING MANUFACTURER SPECIFICATIONS TO ALL MECHANICAL EQUIPMENT
R-5	SPLASH BLOCK: PRE-FABRICATED CONCRETE BLOCK WITH DRAINAGE CHANNEL. SET ON MIN 60 MIL ROOFING MATERIAL PAD OR BUILT-UP 60 MIL ROOFING LAYERS AS REQD. TO PREVENT PREMATURE WEARING OF THE PRIMARY ROOFING MEMBRANE
R-6	FLAT ROOF DRAINAGE PLANES: INSTALL TAPERED INSULATION AS REQUIRED TO FORM RIDGES, VALLEYS, CRICKETS AND SADDLES AS REQUIRED TO ACHIEVE MINIMUM 1/4" PER FOOT PITCH OR MANUFACTURER'S MINIMUM PITCH REQUIREMENTS FOR THE APPLICATION, WHICHEVER IS GREATER. FORM SLOPES TO ELIMINATE THE POSSIBILITY OF PONDING
R-7	ROOF VENTS: SHOP-FABRICATED PRE-FINISHED CORROSION-RESISTANT METAL CONVECTIVE VENTS WITH INSECT SCREENS. METAL SHALL BE COMPATIBLE WITH ROOFING AND SUBSTRATE. COLOR-MATCH TO FINISH ROOFING
R-8	PIPE PENETRATION: PRE-FABRICATED WATER-TIGHT SURFACE-ADHERED ROOFING PORTAL COMPATIBLE WITH ROOFING MATERIAL
R-9	GUTTER AND DOWNSPOUT SYSTEM: • SHOP-FABRICATED PRE-FINISHED ALUMINUM. REFER TO EXTERIOR ELEVATIONS FOR COLOR • 6" K-STYLE GUTTER ON CONCEALED ALUMINUM CLIP HANGERS AT 24" o.c. MAX. • CORRUGATED RECTANGULAR DOWNSPOUTS SIZED AS REQUIRED. WITH LEAF BASKETS • SECURE DOWNSPOUTS TO FACADE WITH PRE-FAB. ALUM. DOWNSPOUT BRACKETS AT 48" o.c. MAX.
R-10	SCUPPER: WATER-TIGHT SHEET METAL THROUGH-WALL DRAINAGE CHANNEL. REFER TO DETAILS AS NOTED
R-11	ROOF DRAIN: METAL DRAIN PAN AND BASKET ASSEMBLY WITH CLAMP RING SECURED WATER-TIGHT TO ROOFING MEMBRANE. REFER TO PLUMBING FIXTURE SCHEDULE
R-12	OVERFLOW DRAIN: METAL DRAIN PAN AND BASKET ASSEMBLY WITH CLAMP RING SECURED WATER-TIGHT TO ROOFING MEMBRANE. REFER TO PLUMBING FIXTURE SCHEDULE
R-13	PARAPET COPING SYSTEM: SHOP-FABRICATED PRE-FINISHED ALUMINUM. REFER TO WALL SECTIONS FOR DETAILS AND EXTERIOR ELEVATIONS FOR COLOR
R-14	ROOF LADDER: REFER TO DETAILS AS NOTED
R-15	LIGHT FIXTURE: SURFACE-MOUNT ELECTRICAL UPLIGHT FIXTURE SECURED TO BLOCKING OVER ROOFING MEMBRANE. REFER TO LIGHT FIXTURE SCHEDULE AND WALL SECTIONS
R-16	MECHANICAL EQUIPMENT: VENTILATION UNIT, PACKAGED ROOFTOP HEATING AND COOLING UNIT OR SPLIT-SYSTEM A/C UNIT MOUNTED TO SHOP-FAB. VIBRATION-ISOLATING RAIL OR INSULATED CURB UNIT. LAP FLASH WATER-TIGHT TO ROOFING MEMBRANE
R-17	NOT USED
R-18	PLUMBING STACK VENT: PVC SIZED AS REQD. WITH PRE-FABRICATED COMPATIBLE FLASHING BOOT ADHERED TO ROOF MEMBRANE. EXTEND VENT TO ALIGN WITH ADJACENT PARAPET COPING AND PROVIDE LATERAL BRACING AS REQD.
R-19	SURFACE-MOUNT MECHANICAL PIPING: GAS AND REFRIGERANT PIPING SUPPORTED ON ROOFING BY B-LINE DURA-BLOK PRE-FAB. RUBBER-BASE GALVANIZED STEEL UNISTRUT PIPE SUPPORTS AT 8'-0" o.c. MAX.
R-20	SURFACE-MOUNT SIGNAGE EQUIPMENT ENCLOSURE: WATER-TIGHT SHOP-FABRICATED METAL SIGNAGE ENCLOSURE BY SIGN VENDOR. SECURE TO BACKSIDE OF PARAPET WALL WITH MINIMAL PENETRATIONS OF ROOFING MEMBRANE. PROVIDE PERIMETER WATER-TIGHT SEALANT COMPATIBLE WITH ROOF MEMBRANE
R-21	NOT USED
R-22	SCUTTLE: PRE-FAB. INSULATED ROOF SCUTTLE WITH RETRACTABLE SAFETY POST. FLASH WATER-TIGHT TO ROOFING MEMBRANE. PROVIDE CARABINER THROUGH LATCH
R-23	NOT USED
R-24	ALUMINUM COMPOSITE MATERIAL (ACM) FASCIA

CHASE

J.P. MORGAN CHASE
WAYZATA BLVD
1022 WAYZATA BLVD.
WAYZATA, MN 55391
CHASE OVP#38200F315515

CORE STATES
DESIGN P.C.

THESE DRAWINGS ARE NOT COMPLETE WITHOUT THE SEPARATE TYPE WRITTEN SPECIFICATIONS MANUAL WHICH ARE PART OF THE CONTRACT DOCUMENTS.

ISSUE	DATE	DESCRIPTION
1	2018.11.29	ISSUE TO PLANNING BOARD
2	2019.01.23	PLANNING BOARD REV

PROJECT INFORMATION	
PROJECT NO:	JPM.25535
DATE:	01/23/2019
PROTOTYPE:	18.3
DRAWN BY:	E.HAWKES
CHECKED BY:	J.ZIETKIEWICZ
VERSION:	1.00

SHEET TITLE

ROOF PLAN

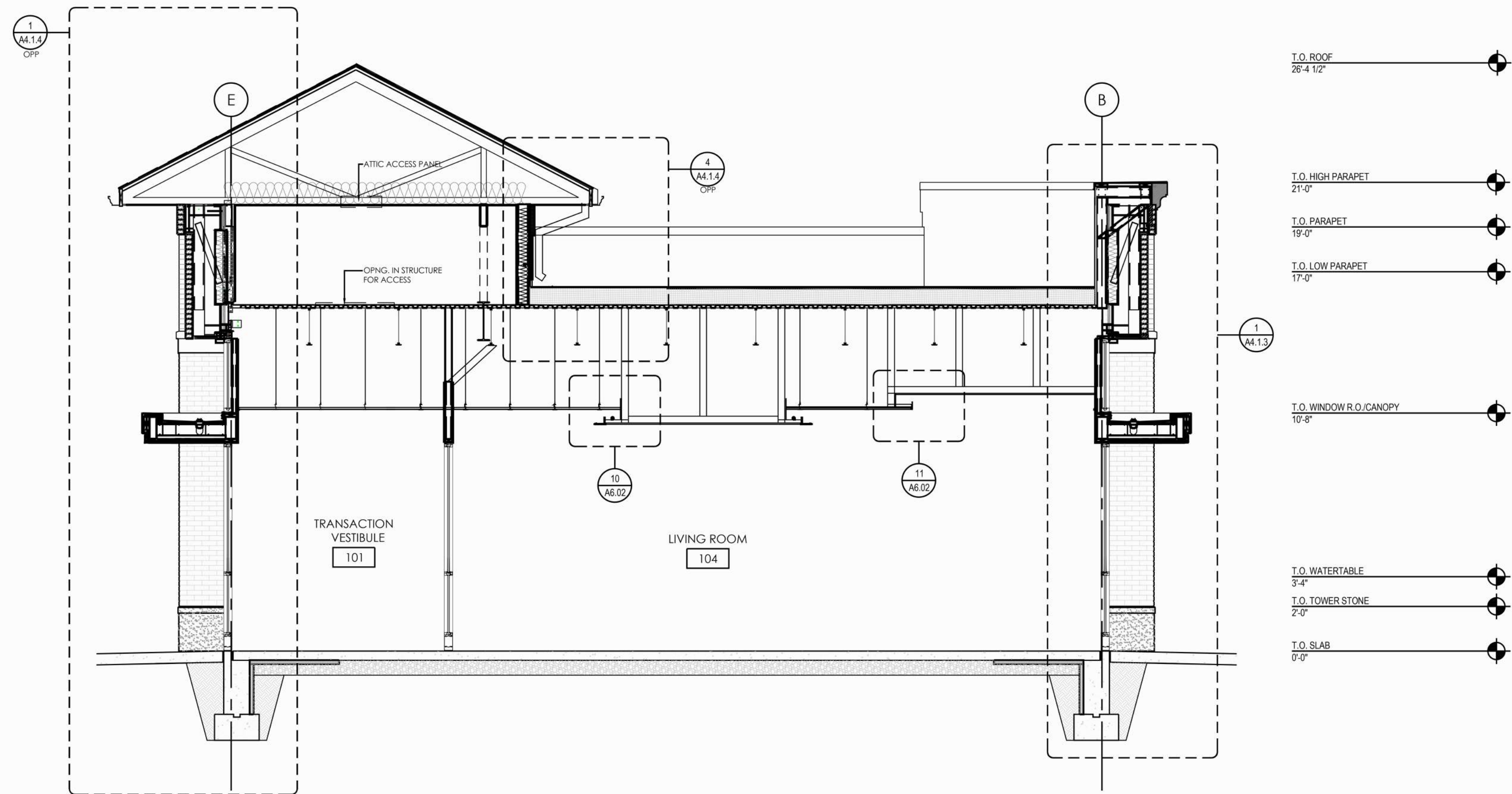
SHEET NUMBER

RP-1

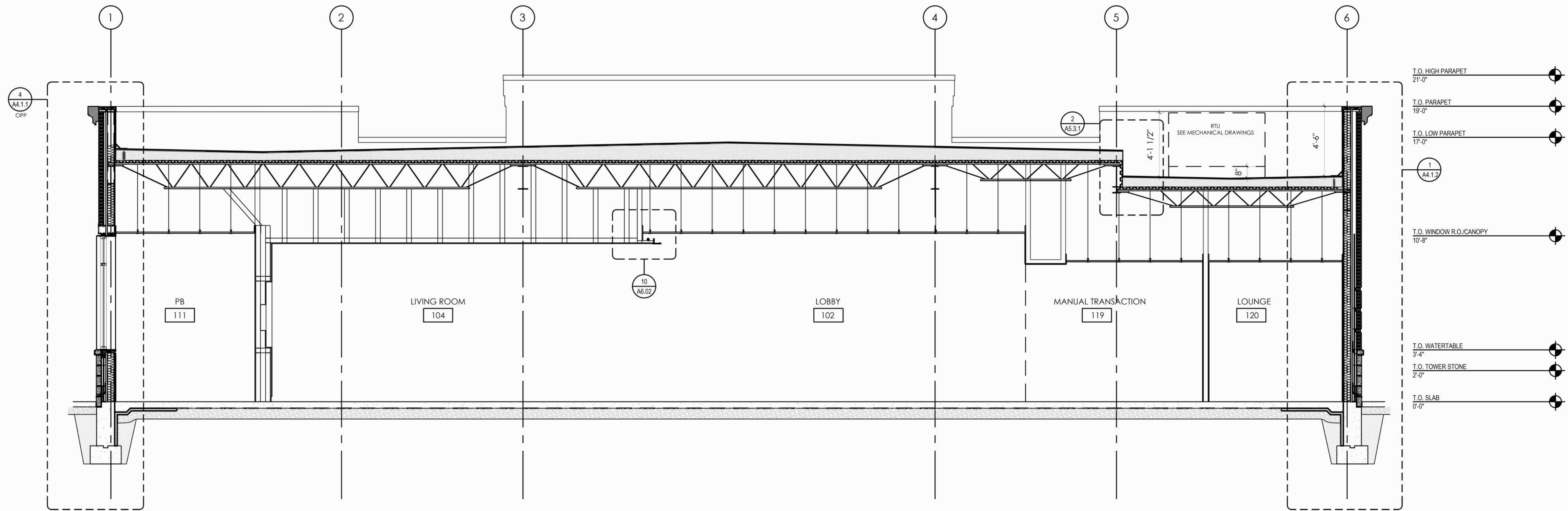
1
A1.3.1

ROOF PLAN
1/4" = 1'-0"





2 BUILDING SECTION
A4.0 1/4" = 1'-0"



1 BUILDING SECTION
A4.0 1/4" = 1'-0"

THESE DRAWINGS ARE NOT COMPLETE WITHOUT THE SEPARATE TYPE WRITTEN SPECIFICATIONS MANUAL WHICH ARE PART OF THE CONTRACT DOCUMENTS.

ISSUE	DATE	DESCRIPTION
1	2018.11.29	ISSUE TO PLANNING BOARD
2	2019.01.23	PLANNING BOARD REV

PROJECT INFORMATION	
PROJECT NO:	JPM.25535
DATE:	01/23/2019
PROTOTYPE:	18.3
DRAWN BY:	E.HAWKES
CHECKED BY:	J.ZIETKIEWICZ
VERSION:	1.00

SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

H

1

C

D

E

F

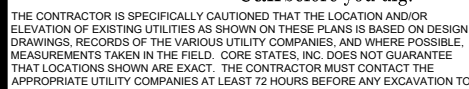
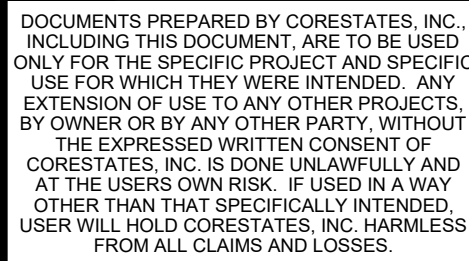
G

H

1

- 1

1022 WAYZATA BOULEVARD EAST
WAYZATA, MN 55391
SECTION 6, TOWNSHIP 117 N., RANGE 22 W.
HENNEPIN COUNTY, MN

SHEET INDEX[illegible]

ENGINEER SFAI

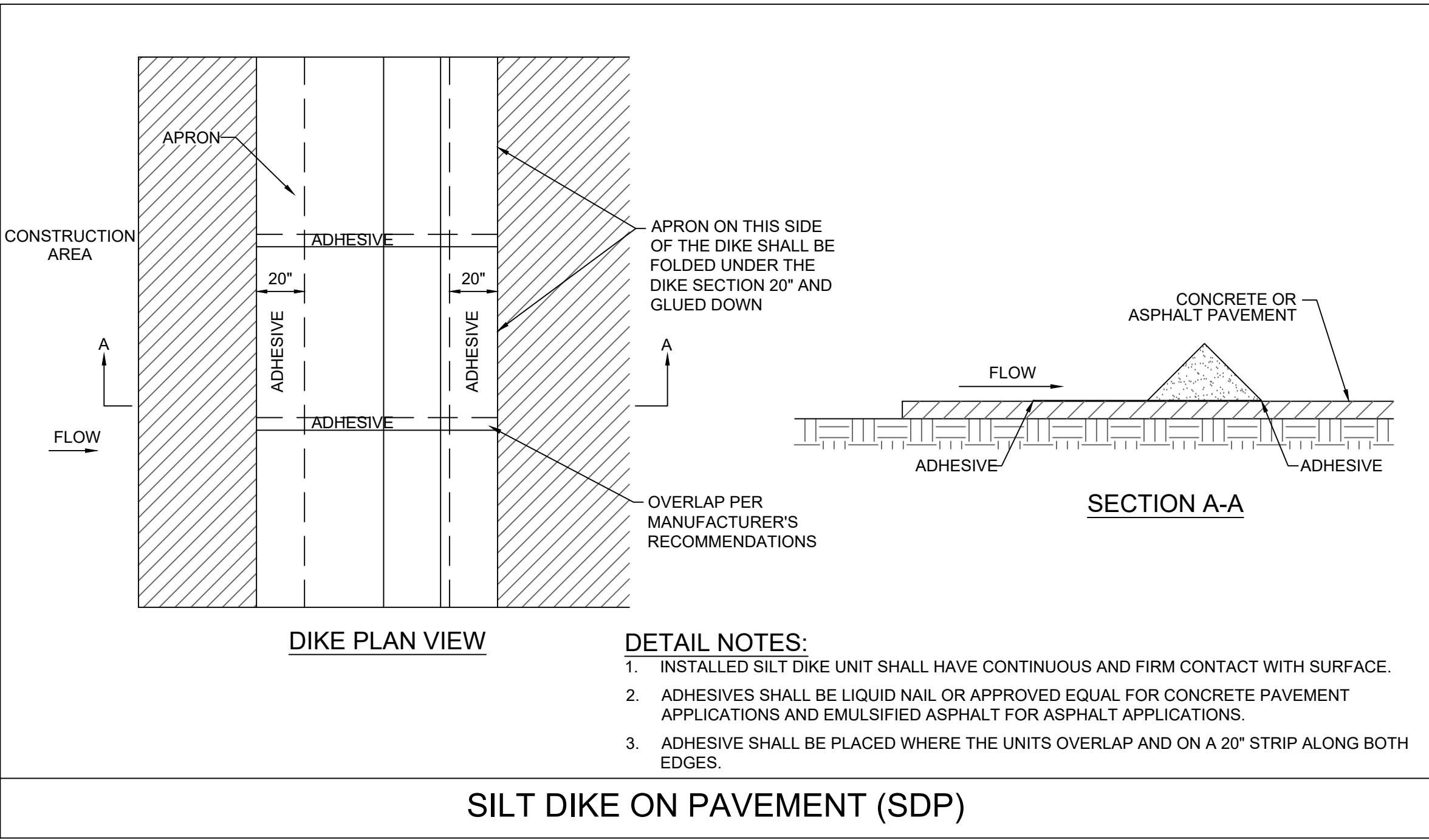
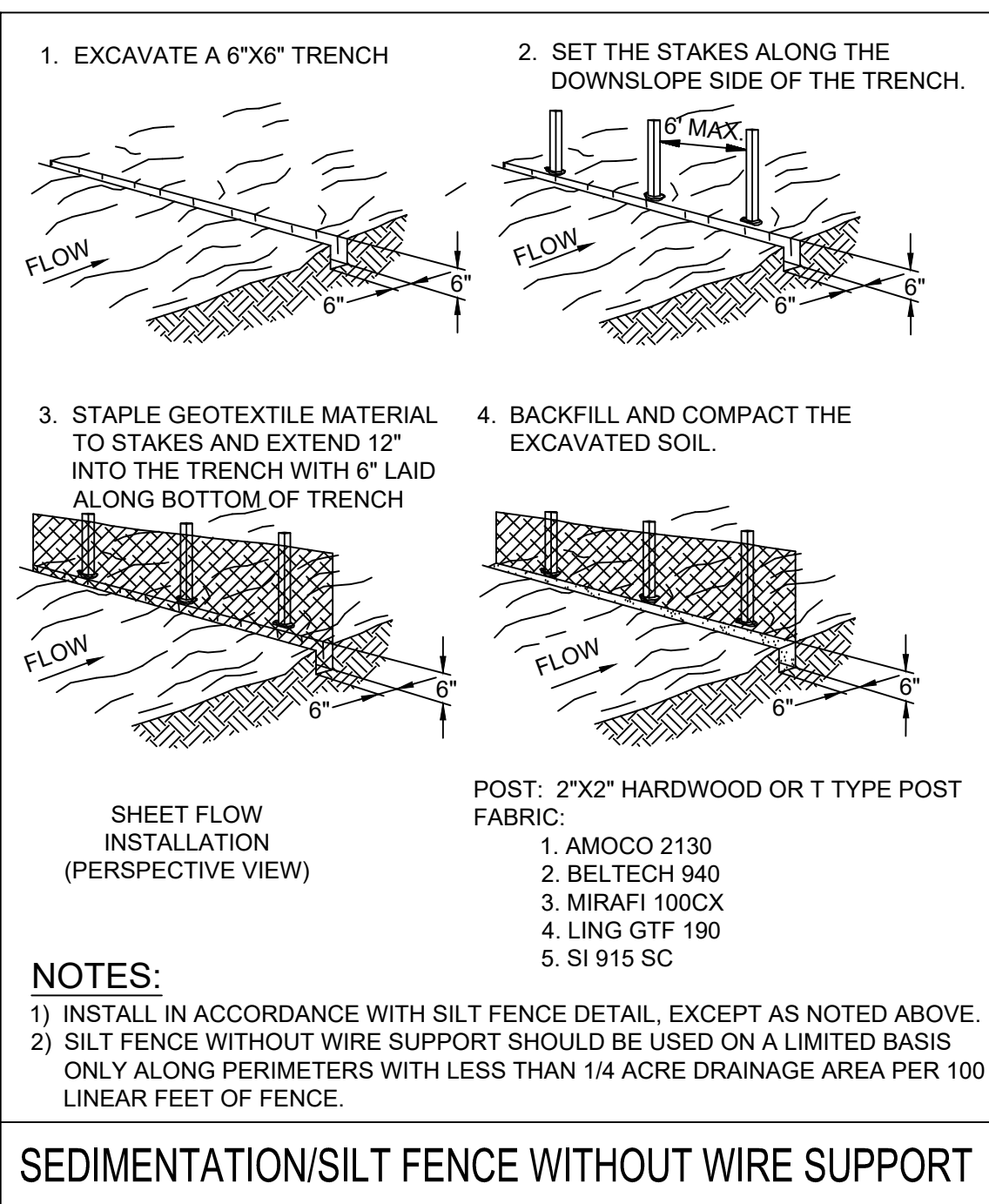
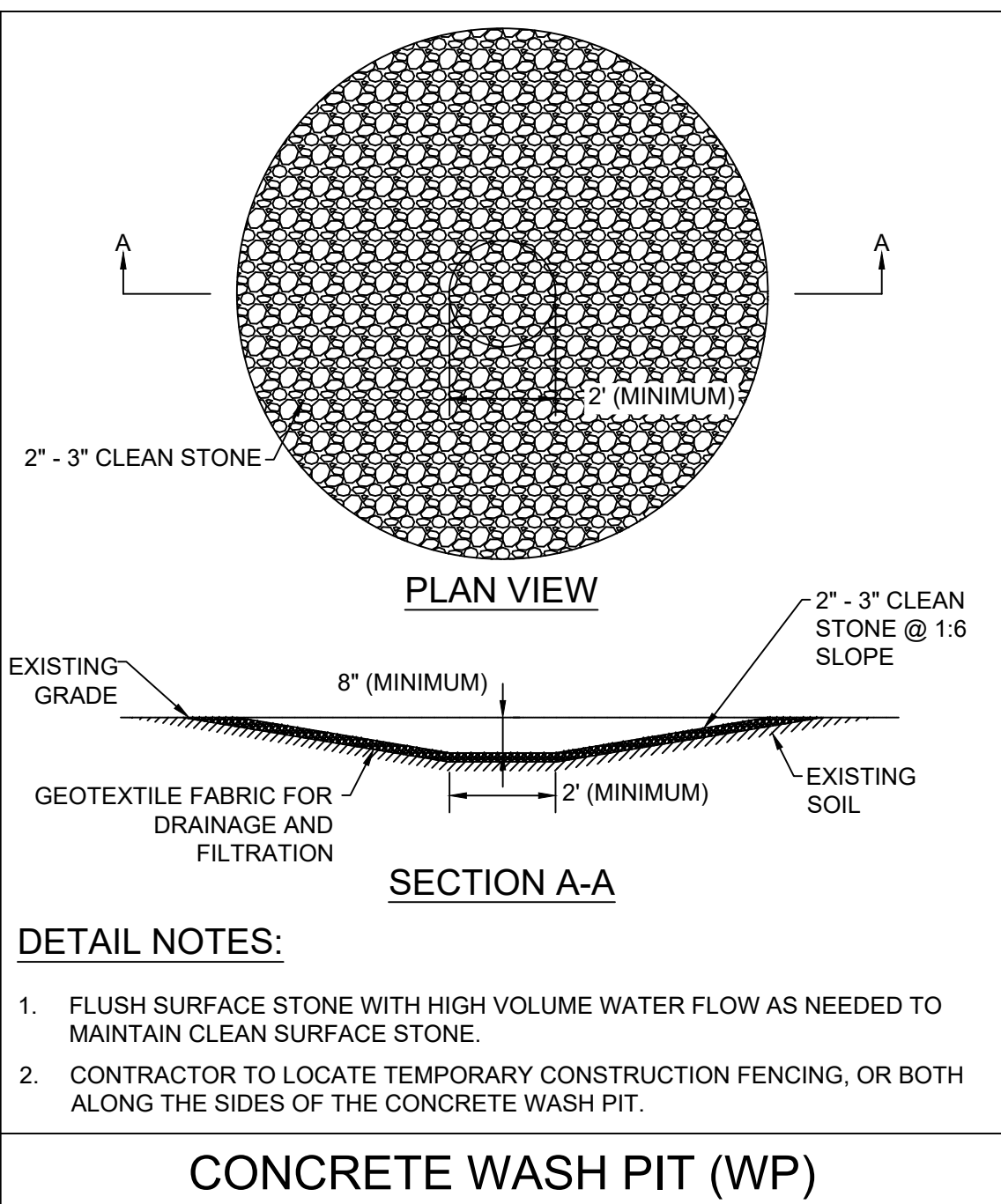


SHEET NO.

SHEET NO.
C1

	1	2	3	4	5	6	7	8	9	10	11	12	13
A	STANDARD ABBREVIATIONS		GENERAL SITE NOTES:										
	AC	ACRES	1. ALL CONSTRUCTION MATERIALS AND TECHNIQUES OF INSTALLATION SHALL MEET PERFORMANCE VALUES OF THE MATERIALS SPECIFIED AND COMPLY WITH ALL AUTHORITY HAVING JURISDICTION REGULATIONS AND CODES AND O.S.H.A. STANDARDS.										
B	ADA	AMERICANS WITH DISABILITY ACT	2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THIS PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THESE DOCUMENTS AND IN COMPLIANCE WITH CODES INDICATED HEREIN. THE QUALITY OF WORKMANSHIP AND INSTALLATION OF MATERIALS SPECIFIED BY THE ARCHITECT/ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT/ENGINEER WILL NOT BE HELD RESPONSIBLE FOR ANY SUBSTANDARD OR INSUFFICIENT WORKMANSHIP, MATERIALS, OR SERVICES PROVIDED IN THE EXECUTION OF ANY PHASE OF CONSTRUCTION OF THIS PROJECT.										
	ARCH	ARCHITECTURAL	3. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL MANUFACTURER'S WARRANTIES WILL BE HONORED.										
C	BC	BOTTOM OF CURB	4. ALL CONDITIONS SHOWN TO BE "EXISTING" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ARCHITECT/ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THE PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE OWNER AND THE ARCHITECT/ENGINEER PRIOR TO MAKING ANY CHANGES.										
	BF	BASEMENT FLOOR	5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF EXISTING FIELD CONDITIONS AND OF ALL DRAWINGS AND SPECIFICATIONS RELATED TO THEIR FIELD. THE FAILURE TO ACQUAINT THEMSELVES WITH THIS PROJECT AND ONES FIELD OF SERVICE SHALL NOT RELIEVE THEM OF ANY RESPONSIBILITY FOR PERFORMING THEIR WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED DUE TO THE GENERAL CONTRACTOR'S FAILURE TO CONVEY THE NECESSARY KNOWLEDGE TO FAMILIARIZE WORKERS AND SUBCONTRACTORS WITH THIS PROJECT.										
D	BK	BLOCK	6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES INCLUDING (BUT NOT LIMITED TO) SUBCONTRACTORS, FACILITY EMPLOYEES, VENDORS, DESIGN STAFF PROFESSIONALS AND INSPECTION PERSONNEL.										
	BL	BASELINE	7. THE GENERAL CONTRACTOR SHALL PROVIDE DUMPSTERS, PORTABLE TOILETS AND TEMPORARY POWER FOR UNRESTRICTED PROJECT RELATED USE BY OTHERS FOR THE DURATION OF THE PROJECT.										
E	BLD	BUILDING	8. THE GENERAL CONTRACTOR SHALL COORDINATE PROJECT PHASING AND STORAGE OF MATERIALS WITH THE OWNER AND EROSION AND SEDIMENT CONTROL AUTHORITY.										
	BOL	BOLLARD	9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE RECEIVING, UNLOADING, STORING AND PROTECTION OF MATERIALS AND EQUIPMENT SUPPLIED BY THE OWNER UNTIL IT HAS BEEN INSTALLED AND ACCEPTED BY THE OWNER.										
F	BM	BENCH MARK	10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE AREA CLEAN AND FREE OF DEBRIS AT ALL TIMES DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL POWER WASH THE ENTIRE CONSTRUCTION AREA PRIOR TO TURNOVER TO THE OWNER.										
	BRL	BUILDING RESTRICTION LINE	11. THE GENERAL CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION, SPECIFIC TO THIS PROJECT PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION. SHOULD ANY UTILITY REQUIRE RELOCATION, CONTRACTOR SHALL COORDINATE WITH THE OWNER AND THE ARCHITECT/ENGINEER.										
G	CF	CUBIC FEET	12. SAWCUT AND REMOVE PORTIONS OF EXISTING PAVING ONLY AS REQUIRED TO INSTALL NEW UTILITIES OR TO CONSTRUCT PROPOSED FACILITIES PER THIS PLAN. REPLACE PORTIONS REMOVED TO MATCH EXISTING FLUSH AND SMOOTH.										
	CL	CENTERLINE	13. IF REQUESTED BY THE OWNER OR AUTHORITY HAVING JURISDICTION, CONTRACTOR TO PROVIDE TEMPORARY CONSTRUCTION FENCING, PER AUTHORITY HAVING JURISDICTION REQUIREMENTS OR A MINIMUM 6 FOOT HIGH, AROUND ENTIRE AREA OF CONSTRUCTION OR PER THE CLIENTS STANDARDS. FIELD VERIFY EXACT LOCATION AND SPECIFICATIONS OF FENCE WITH THE OWNER PRIOR TO START OF CONSTRUCTION. REMOVE FENCING AT COMPLETION OF PROJECT AND PATCH PAVING AS REQUIRED AT FENCE POST HOLES.										
H	CMP	CORRUGATED METAL PIPE	14. ALL DIMENSIONS ARE TO GROUND LEVEL IMPROVEMENTS (FACE OF CURB, CONCRETE SLAB, ETC UNLESS NOTED OTHERWISE).										
	CONN	CONNECTION	15. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.										
I	CONC	CONCRETE	16. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.										
	CPP	CORRUGATED PLASTIC PIPE	17. CONSTRUCTION SHALL COMPLY WITH ALL AUTHORITY HAVING JURISDICTION CODES AND BE CONSTRUCTED TO SAME.										
J	CY	CUBIC YARDS	18. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM TO REMAIN DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY OWNER PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE INCURRED TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.										
	DEC	DECORATIVE	19. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING APPURTENANCES, STAIRS, RAMPS, SLOPE PAVING, SIDEWALKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.										
K	DEP	DEPRESSED	20. ALL DISTURBED AREAS ARE TO RECEIVE A MINIMUM OF FOUR INCHES OF TOPSOIL, UNLESS OTHERWISE NOTED IN THESE PLANS, SEED OR SOD, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.										
	DIP	DUCTILE IRON PIPE	21. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE MAINTAINED, ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.										
L	DOM	DOMESTIC	22. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.										
	ELEC	ELECTRIC	23. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS IN THE CONTRACT DOCUMENTS AND THE OWNER/ DEVELOPER SITE WORK SPECIFICATIONS.										
M	ELEV	ELEVATION	24. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL										
	EP	EDGE OF PAVEMENT	25. IN THE EVENT THE CONSTRUCTION IS ABANDONED PRIOR TO THE COMPLETION OF THE PROJECT, ALL CONSTRUCTION AND STOCKPILED VEGETATIVE DEBRIS AND FILL SHALL BE REMOVED FROM THE SITE AND THE SITE SHALL BE STABILIZED PER THE PERMIT FOR STORM WATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (NPDES).										
N	ES	EDGE OF SHOULDER	26. THESE PLANS ARE INTENDED TO AND SHALL COMPLY WITH AMERICANS WITH DISABILITIES ACT.										
	EW	END OF WALL	27. CONTRACTOR IS RESPONSIBLE FOR PERMITTING, INSTALLATION AND MAINTENANCE OF ALL MAINTENANCE OF TRAFFIC OPERATIONS DURING CONSTRUCTION. MAINTENANCE OF TRAFFIC SHALL CONFORM TO AUTHORITY HAVING JURISDICTION STANDARDS.										
O	EX	EXISTING	28. ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN THE AUTHORITY HAVING JURISDICTION DEVELOPMENT CODE, ZONING, AND/OR RELATED ORDINANCES, AND MINIMUM TESTING FREQUENCY REQUIREMENTS.										
	FES	FLARED END SECTION	29. PREVIOUS SITE PLAN REMAINS IN EFFECT EXCEPT AS MODIFIED BY THE PROPOSED										
P	FF	FINISH FLOOR ELEVATION	REVISIONS.										
	FH	FIRE HYDRANT	30. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES ON OR NEAR THE CONSTRUCTION SITE.										
Q	FG	FINISHED GRADE	DEMOLITION NOTES:										
	G	GRADE	1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS AND CODES AND OBTAIN ALL REQUIRED PERMITS FOR ANY CONSTRUCTION ACTIVITY.										
R	GF	GARAGE FLOOR	2. THE CONTRACTOR SHALL CONTACT 811 DIG SAFELY BEFORE PERFORMING ANY EXCAVATION WORK.										
	GH	GRADE HIGH SIDE OF WALL	3. THE CONTRACTOR SHALL INSTALL ALL CONSTRUCTION FENCING AND EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION ACTIVITY.										
S	GL	GRADE LOW SIDE OF WALL	4. ALL STRUCTURES, UTILITIES, SITE IMPROVEMENTS AND TREES DESIGNATED ON THE DRAWINGS OR DIRECTED BY THE ENGINEER TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY ALL CONSTRUCTION OPERATIONS. THIS SHALL BE ACCOMPLISHED BY ERECTING BARRIERS, GUARDS AND ENCLOSURES AS SHOWN ON THE DRAWINGS OR OTHER APPROVED MEANS. PROTECTION SHALL BE MAINTAINED UNTIL ALL WORK IN THE VICINITY OF THE WORK BEING PROTECTED HAS BEEN COMPLETED.										
	GRT	GRATE	5. THE CONTRACTOR SHALL COMPLY WITH ALL DEMOLITION AND NEW CONSTRUCTION INSTRUCTIONS AS REQUIRED BY FEDERAL, STATE AND AUTHORITY HAVING JURISDICTION LAWS, REGULATIONS AND BUILDING CODES.										
T	GV	GATE VALVE	6. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL AUTHORITIES HAVING JURISDICTION) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.										
	HDPE	HIGH DENSITY POLYETHYLENE PIPE	7. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE CONTRACT DOCUMENTS.										
U	HP	HIGH POINT	8. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, VEGETATION FROM CLEARING AND GRUBBING, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING FOR ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.										
	HOR	HORIZONTAL	9. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.										
V	HW	HEADWALL	10. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.										
	INT	INTERSECTION	11. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.										
W	INV	INVERT	12. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.										
	LF	LINEAR FOOT	13. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY AND REMOVED TO THE PROPERTY LINE. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.										
X	LOC	LIMITS OF CLEARING	14. CONTRACTOR TO REPLACE ALL DEAD AND/OR DAMAGED SHRUBS IN KIND.										
	LOD	LIMITS OF DISTURBANCE	GENERAL UTILITY NOTES:										
Y	LOS	LINE OF SIGHT	1. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.										
	LP	LOW POINT	2. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.										
Z	LS	LANDSCAPE	3. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE AUTHORITY HAVING JURISDICTION AND CONTRACTOR HAS BEEN NOTIFIED BY SAID ENGINEER.										
	MAX	MAXIMUM	4. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION, UNLESS OTHERWISE SPECIFIED IN PLANS. THE ENGINEER AND ITS OWNER SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.										
AA	ME	MATCH EXISTING	5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULE FOR INSTALLATION WITH THE UTILITY COMPANIES AND THE OWNER. ANY EXISTING UTILITIES DISRUPTED DURING PLACEMENT OF NEW UTILITIES SHALL BE REPAIRED AND OPERATING NORMALLY THE SAME DAY OF DISRUPTION. THE GENERAL CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL EXISTING ITEMS THAT WILL BE DISRUPTED DURING THE PLACEMENT OF NEW UTILITIES AND PROVIDE THE OWNER A DETAILED PHASING SCHEDULE OUTLINING THE TIMELINE FOR INSTALLATION OF NEW UTILITIES INCLUDING THE PROPOSED TIMES THAT EXISTING ITEMS WILL BE DISRUPTED. THE NEW UTILITIES TRENCH WIDTH AND DEPTH SHALL MEET ALL LOCAL AND STATE REQUIREMENTS FOR THE DISPLACEMENT OF ALL UTILITIES. IF DIRECTIONAL BORING IS USED FOR INSTALLATION, THE ABOVE LISTED ITEMS ARE STILL REQUIRED TO BE SUBMITTED TO THE OWNER.										
	MIN	MINIMUM	6. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.										
AB	MJ	MANHOLE	7. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS PER AUTHORITY HAVING JURISDICTION REQUIREMENTS BEFORE CONNECTING TO ANY EXISTING LINE AND FOLLOW ALL REQUIREMENTS AND SPECIFICATIONS.										
	MH	MECHANICAL JOINT	8. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.										
AC	OC	ON CENTER	9. ALL CONCRETE FOR ENCASEMENTS SHALL MEET THE AUTHORITY HAVING JURISDICTION REQUIREMENTS FOR ENCASEMENT.										
	PC	POINT OF CURVATURE	GENERAL PAVING AND GRADING NOTES:										
AD	PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN	1. ALL PAVING AND GRADING CONSTRUCTION MATERIALS AND METHODS SHALL MEET THE STANDARD SPECIFICATIONS AND REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.										
	PI	POINT OF INTERSECTION	2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES, UNLESS OTHERWISE NOTED IN THE PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.										
AE	POG	POINT OF GRADE	3. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.										
	POI	POINT OF INTEREST	4. PRECAST STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION AND SHALL MEET ALL AUTHORITY HAVING JURISDICTION REQUIREMENTS/SPECIFICATIONS AT A MINIMUM.										
AF	PROP	PROPOSED	5. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL NPDES PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.										
	PT	POINT OF TANGENCY	6. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.										
AG	PTCR	POINT OF TANGENCY, CURB RETURN	7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.										
	PVC	POLYVINYL CHLORIDE PIPE	8. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY A LICENSED PROFESSIONAL SURVEYOR AND MAPPER. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION,										

CORE STATES		GROUP	DOCUMENTS PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.	
			6000 Chippewa Street Suite 200 St. Louis, MO 63109 Phone (314) 940-4420 Email info@core-ns.com	
CORE STATES			DOCUMENTS PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.	
CHASE			DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.	
811			DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.	
Know what's below. Call before you dig.			DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.	
REVISIONS			DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.	
REV	DATE	COMMENT	BY	DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE HELD HARMLESS FROM ALL CLAIMS AND LOSSES.
				DOCUMENT PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY OTHER USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, CORESTATES, INC. DOES NOT GUARAN



User: ZMICHELS Plot Date/Time: Dec. 21, 18 - 10:29:30 Drawing: P:\J.P. Morgan Chase\Wayzata, MN (1022 Wayzata Blvd.)\JPM.25535\CIVIL\Drawings\Presentation\JPM-25535-P-DETL.dwg ;C5 - ESC DETAILS



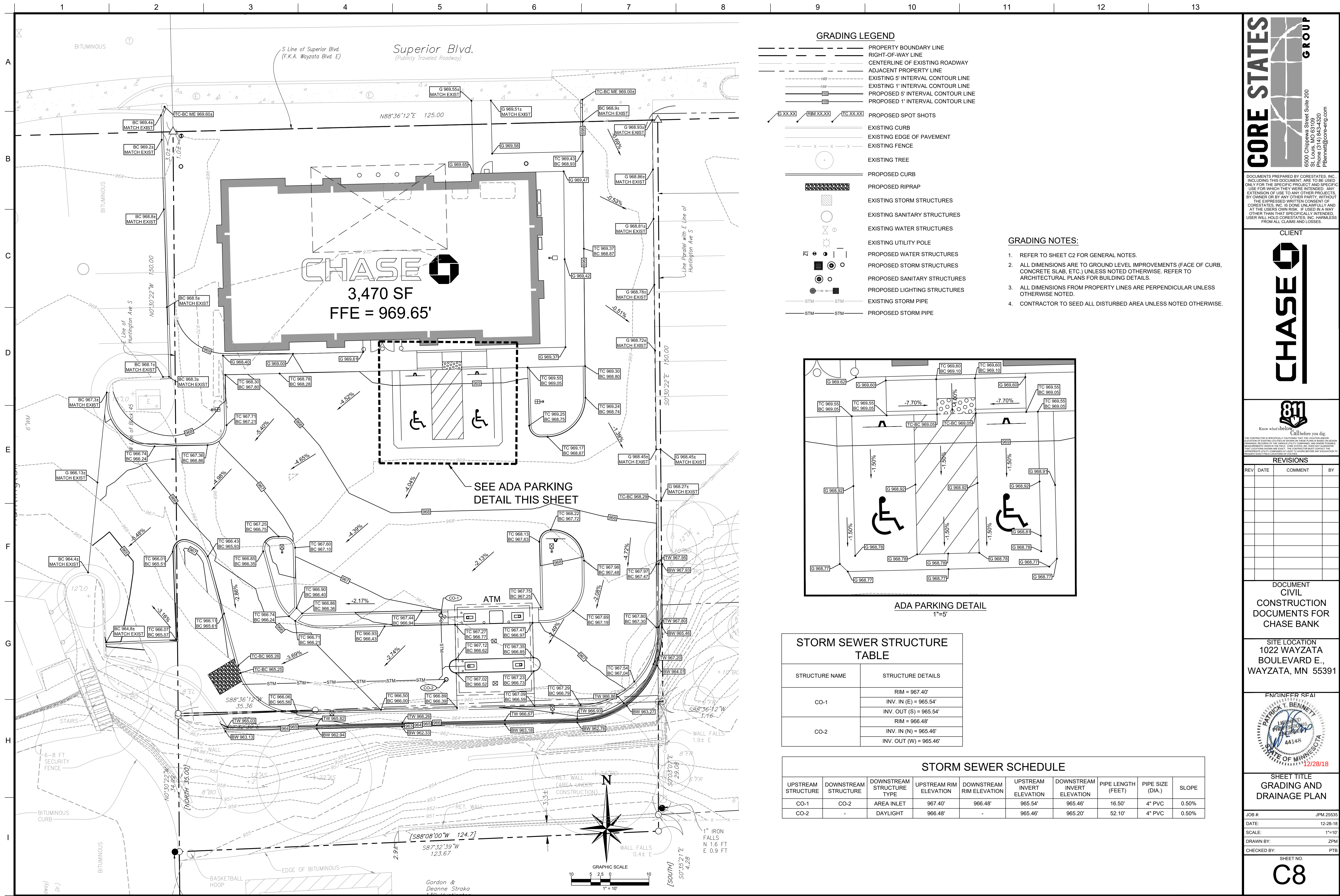
- A. EXISTING BUILDING AND ALL APPURTENANCES TO BE REMOVED.
- B. EXISTING ASPHALT PAVEMENT TO BE SAWCUT AND REMOVED.
- C. EXISTING ASPHALT PAVEMENT TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- D. EXISTING CONCRETE PAVEMENT TO BE SAWCUT AND REMOVED.
- E. EXISTING CONCRETE PAVEMENT TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- F. EXISTING CONCRETE CURB TO BE SAWCUT AND REMOVED.
- G. EXISTING CONCRETE CURB TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- H. EXISTING FENCE TO BE REMOVED.
- I. EXISTING FENCE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- J. EXISTING PORTABLE PRODUCE STAND TO BE REMOVED.
- K. EXISTING FUEL PUMP ISLANDS, CANOPY, AND ASSOCIATED STRUCTURES TO BE REMOVED.
- L. EXISTING UNDERGROUND FUEL STORAGE TANKS AND ALL CORRESPONDING UTILITY LINES TO BE REMOVED.
- M. EXISTING UNDERGROUND UTILITY LINE TO BE REMOVED.
- N. EXISTING UTILITY LINE TO BE REMOVED.
- O. EXISTING UTILITY STRUCTURE TO BE REMOVED.
- P. EXISTING UTILITY STRUCTURE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.
- Q. EXISTING RETAINING WALL AND GUARDRAIL TO BE REMOVED.
- R. EXISTING TREE TO BE REMOVED.
- S. EXISTING TREE TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.

C6



ZONING DATA		
C-3 - SERVICE DISTRICT		
ITEM	EXISTING / REQUIRED	PROPOSED
PARCEL ID	0611722410015, 0611722410016	0611722410015, 0611722410016
FUTURE LAND USE	MIXED USE COMMERCIAL	MIXED USE COMMERCIAL
MAXIMUM BUILDING HEIGHT (FT)	30 FT	26.375 FT
BUILDING AREA (SF)	4,091 SF	3,470 SF
FRONT SETBACK (FT)	10 FT	10.00 FT (NORTH)
SIDE SETBACK (FT)	10 FT	10.99 FT (WEST) 30.83 FT (EAST)
REAR SETBACK (FT)	0 FT	126.82 FT (SOUTH)
PARKING SPACES	1 SPACES / 350 SF GFA 3,470 * $\frac{1}{350}$ = 10 SPACES MIN.	15 SPACES (INCLUDING ADA SPACES)
ADA PARKING SPACES	1 SPACE	2 SPACES
TOTAL PARCEL AREA	0.536 AC (23,339 SF)	0.536 AC (23,339 SF)
TOTAL LIMITS OF DISTURBANCE	0.472 AC (20,568 SF)	0.472 AC (20,568 SF)
TOTAL OFF-SITE WORK	N/A	0.030 AC (1,306 SF)
PARCEL IMPERVIOUS SURFACES AREA (% OF LOT AREA)	0.441 AC (19,207 SF) 82.28%	0.365 AC (15,884 SF) 68.10%
PARCEL PERVIOUS SURFACES AREA (% OF LOT AREA)	0.095 AC (4,132 SF) 17.72%	0.171 AC (7,455 SF) 31.90%

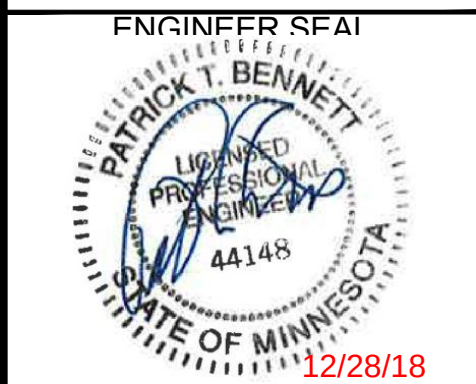
SHEET NO.
C7



REVISIONS			
REV	DATE	COMMENT	BY

DOCUMENT
CIVIL
CONSTRUCTION
DOCUMENTS FOR
CHASE BANK

SITE LOCATION
1022 WAYZATA
BOULEVARD E.,
WAYZATA, MN 55391

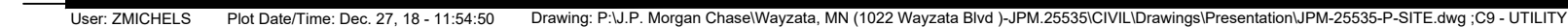


SHEET TITLE
GRADING AND
DRAINAGE PLAN

JOB #: JPM 25535
DATE: 12-28-18
SCALE: 1"=10'
DRAWN BY: ZPM
CHECKED BY: PTB

SHEET NO.

C8



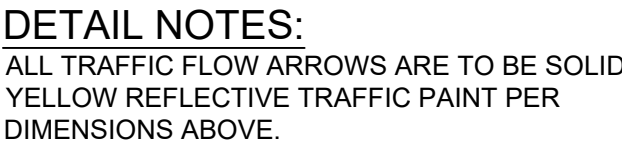
SANITARY SEWER SCHEDULE							
PIPE NAME	UPPER STRUCTURE	LOWER STRUCTURE	UPPER INVERT ELEVATION	LOWER INVERT ELEVATION	PIPE LENGTH (FEET)	PIPE SIZE/TYPE	
SAN1	BLDG	CO-A	965.65'	965.60'	2.70'	4" PVC	2.00%
SAN2	CO-A	CO-B	965.60'	963.80'	90.00'	4" PVC	2.00%
SAN3	CO-B	EX-1	963.80'	963.11'	34.50'	4" PVC	2.00%

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO

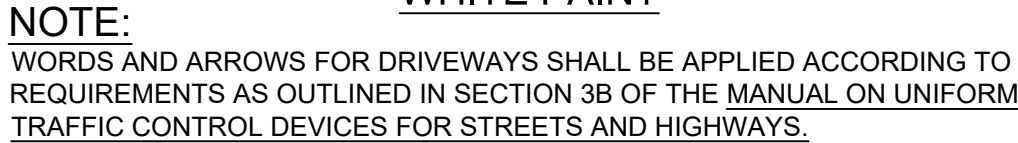
[illegible]

DRAWN BY: ZPM

C9



TRAFFIC FLOW ARROW DETAIL



DO NOT ENTER DETAIL



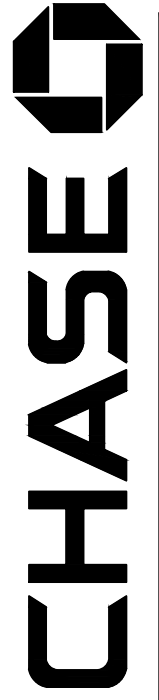
NOTE:
G.C. IS TO INSTALL CLEANOUT AT ANY PIPING ANGLE CHANGES AND AT EVERY 50' IN PIPING RUNS GREATER THAN 100' IN LENGTH.



NOTE:
G.C. IS TO INSTALL CLEANOUT AT ANY PIPING ANGLE CHANGES AND AT EVERY 50' IN PIPING RUNS GREATER THAN 100' IN LENGTH.

CLEANOUT DETAIL

CLIENT



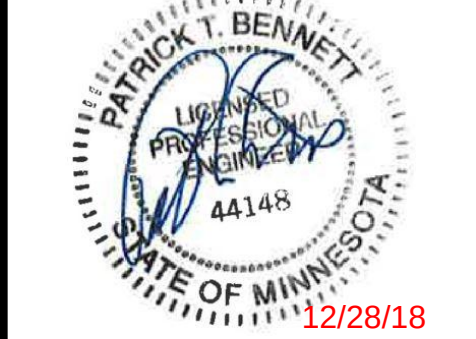
Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORD OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO

[illegible]

DOCUMENT
CIVIL
CONSTRUCTION
DOCUMENTS FOR
CHASE BANK
WAYZATA
SITE LOCATION
1022 WAYZATA
BOULEVARD E.,
WAYZATA, MN 55391

ENGINEER SEA



SHEET TITLE
CONSTRUCTION
DETAILS

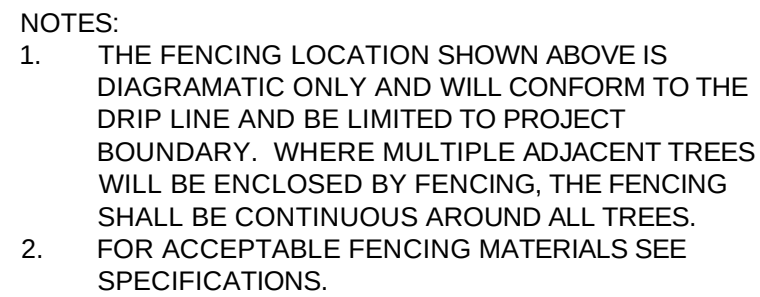
JOB #:	JPM.25535
DATE:	12-28-18
SCALE:	N/A
DRAWN BY:	ZPM
CHECKED BY:	PTB

SHEET NO.

C11

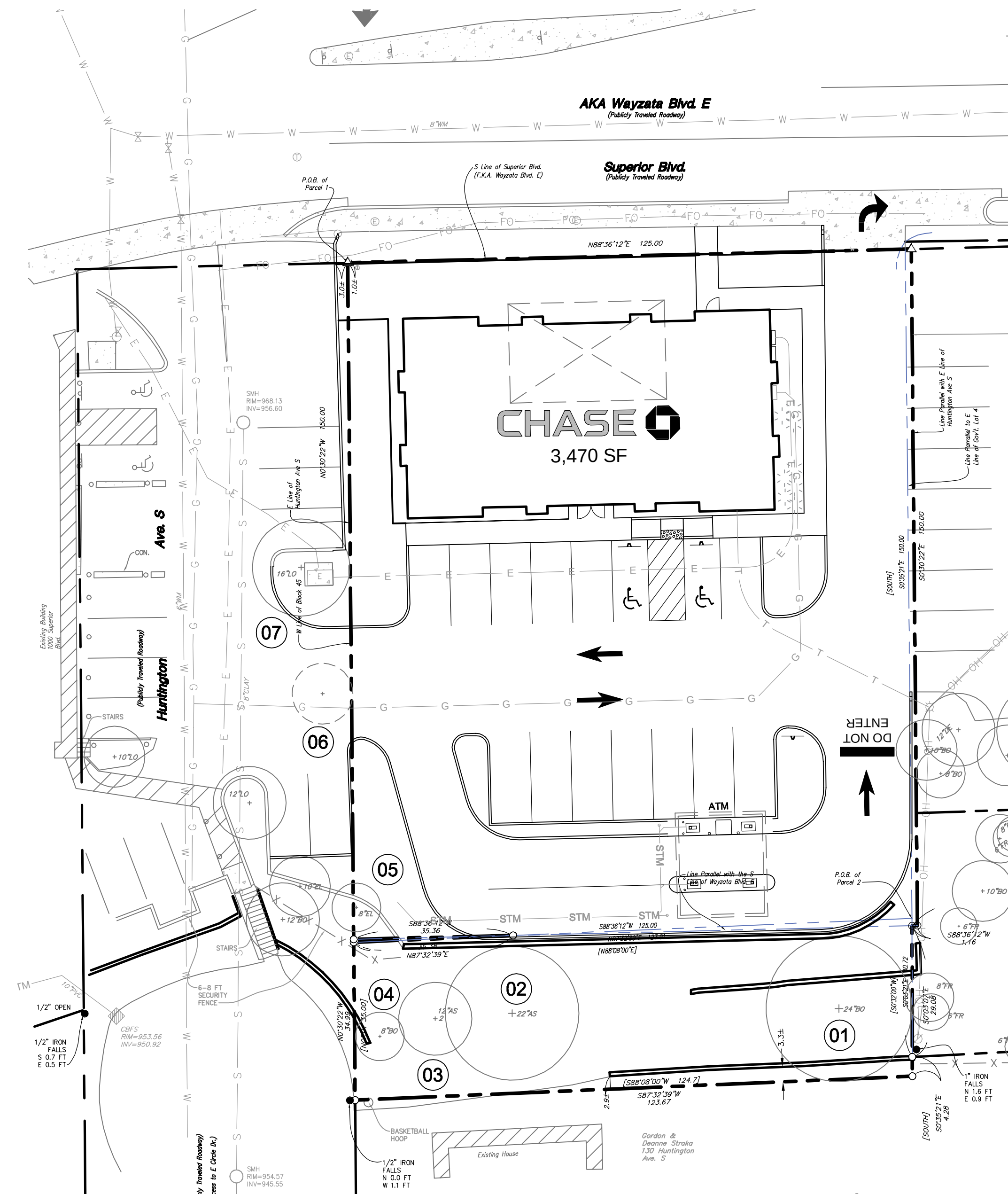
SHEET NO.
C12

8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION COULD EXPOSE OR DAMAGE ANY ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEARLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE REPLANTED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNERS AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH MULCH, SOIL OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY EACH A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

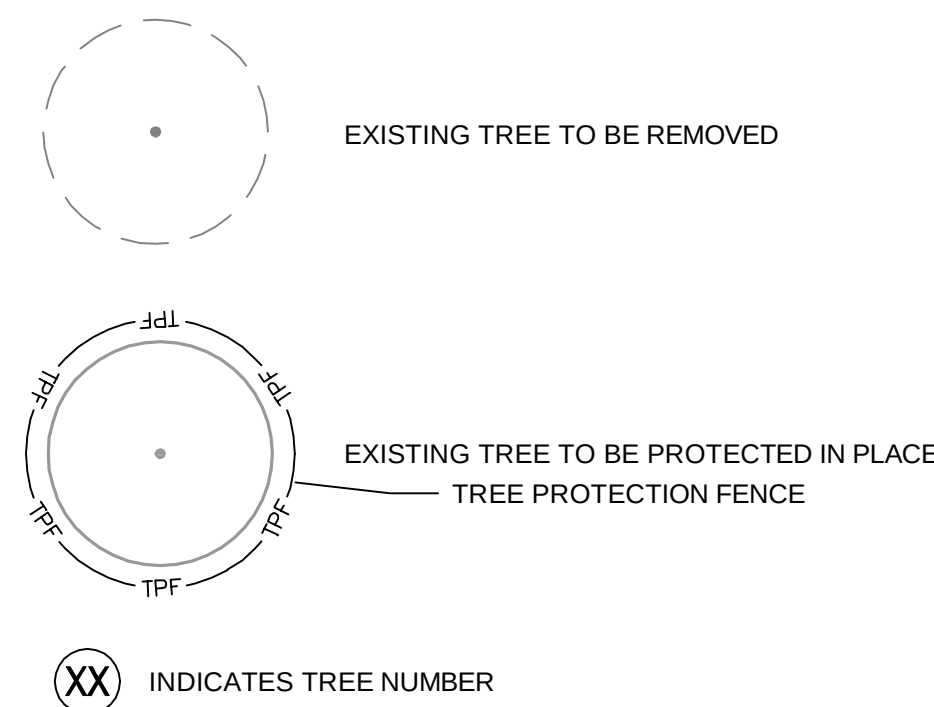


The diagram illustrates a tree with its root system extending horizontally below the ground surface. A horizontal line represents the ground level. Below this line, the root system is shown with a central trunk and numerous lateral roots. A shaded rectangular area, labeled "MINIMUM 5' FROM THE TRUNK RPZ", indicates the Root Protection Zone. This zone is defined by two vertical lines extending from the ground surface down to the roots. A larger shaded rectangular area, labeled "LEVEL 1", encompasses the RPZ and extends further out from the trunk. The diagram shows the horizontal extent of the roots and the corresponding protection zones above and below the ground.

SCALE: NOT TO SCALE



TREE NO.	COMMON NAME	DBH	STATUS	REMARKS
01	BOXELDER	24"	SIGNIFICANT	PROTECT IN PLACE
02	ASH	22"	SIGNIFICANT	PROTECT IN PLACE
03	ASH	12"	SIGNIFICANT	PROTECT IN PLACE
04	BOXELDER	8"	NOT PROTECTED	PROTECT IN PLACE
05	ELM	8"	SIGNIFICANT	PROTECT IN PLACE
06	LOCUST	10"	SIGNIFICANT	REMOVE
07	LOCUST	16"	SIGNIFICANT	PROTECT IN PLACE



CLIENT

 CHASE



Know what's below.
Call before you dig.

[illegible]

DOCUMENT
CIVIL
CONSTRUCTION
DOCUMENTS FOR
CHASE BANK
WAYZATA
SITE LOCATION
1022 WAYZATA
BOULEVARD E.,
WAYZATA, MN 55391

LANDSCAPE ARCHITECT SEAL

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 LANDSCAPE ARCHITECT UNDER
THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: Lawrance M. Lesser
TYPED NAME: LAWRANCE M. LESSER
DATE: 1/23/2019 LICENSE NUMBER: 56666

SHEET TITLE	
TREE SURVEY	

JOB #:	JPM.25535
DATE:	12-12-18
SCALE:	AS NOTED
DRAWN BY:	LMU
CHECKED BY:	LMU/RM
SHEET NO	

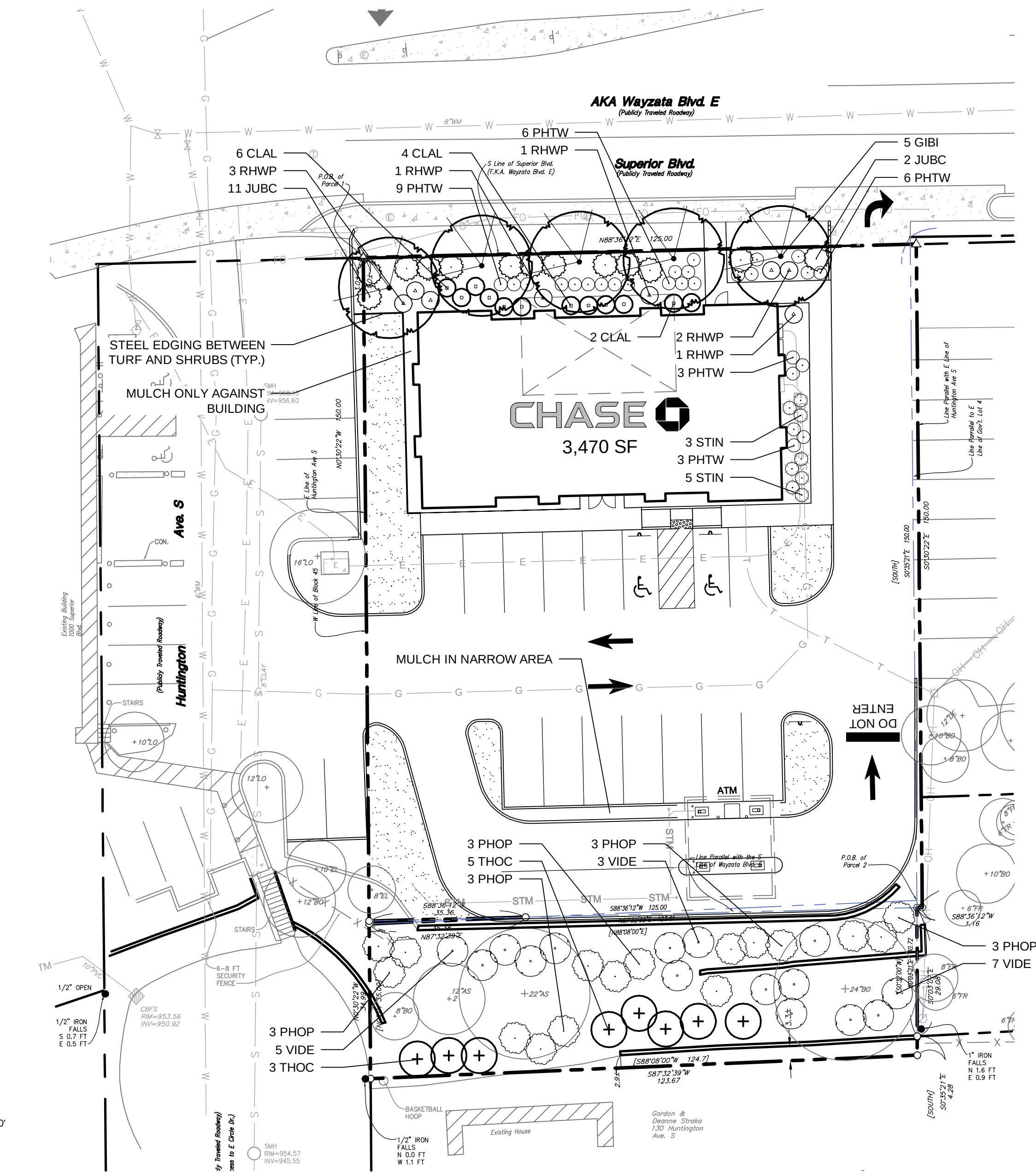
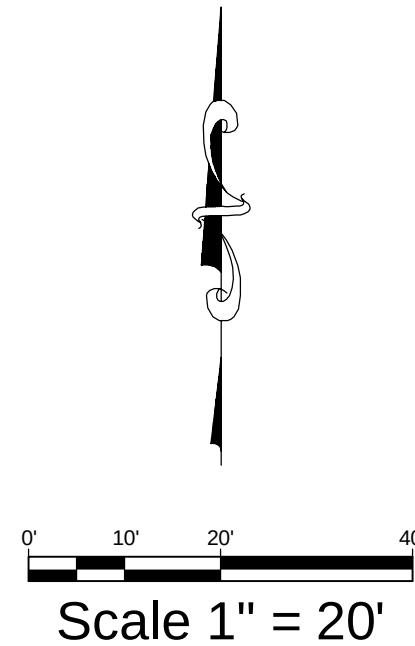
TS-1



1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE. IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE INDICATED ON ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).



SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
TREES						
GIBI	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	3" cal., 10'-12' high	Per plan	5	
NOTE: ALL TREES SHALL BE B&B, ROOTBALL SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.						
SHRUBS						
CLAL	Clethra alnifolia 'Ruby Spice'	Ruby Spice Spicebush	#5 cont.	4' o.c.	12	
JUBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	#5 cont.	5' o.c.	13	
PHOP	Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	#5 cont.	7' o.c.	16	
PHTW	Physocarpus opulifolius 'SMPOTW'	Tiny Wine Ninebark	#5 cont.	3' o.c.	27	
RHWP	Rhododendron 'Weston's Popsicle'	Weston's Popsicle Azalea	#5 cont.	4' o.c.	8	
STIN	Stephanandra incisa 'Crispa'	Stephanandra	#5 cont.	3' o.c.	8	
THOC	Thuja occidentalis 'Techny'	Techny Arborvitae	#5 cont.	8' o.c.	8	
VIDE	Viburnum dentatum	Arrowwood Viburnum	#5 cont.	8' o.c.	15	
TURF						
	Poa pratensis	Kentucky Bluegrass	Sod	---	---	

STREET TREES
FRONTAGE LENGTH: 125 LF
STREET TREES REQUIRED: 5 TREES (1 PER 26 LF OF FRONTAGE)
STREET TREES PROVIDED: 5 TREES



EVERGREEN
DESIGN GROUP

(800) 680-6630
1400 16th St., Ste 400
Denver, CO 80202
www.EvergreenDesignGroup.com

[illegible]



Parcel 1:
That part of Block 45, Minnetonka Arlington Heights, Wayzata, Minn., bounded and described as follows:
Commencing at a point where the Easterly line of Huntington Avenue intersects the present Southerly line of Superior Boulevard (formerly know as Wayzata Boulevard); thence in an Easterly direction along the Southerly line of said Superior Boulevard a distance of 125 feet; thence in a Southerly direction on a line parallel with the Easterly line of said Huntington Ave a distance of 150 feet; thence Westerly on a line parallel with the Southerly line of said Superior Boulevard to a point on the Easterly line of Huntington Ave. 150 feet Southerly of point of beginning; thence Northerly along the Easterly line of said Huntington Ave. to the place of beginning.

Abstract Property

The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by Fidelity National Title Insurance Company, File No. 300867, issued on October 15, 2018, commitment date September 18, 2018. The numbers below correspond to those in the title commitment.

1-15 do not require comment

1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner are shown hereon.
2. The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 1022 Wayzata Boulevard E, Wayzata, MN.
3. This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27053C0307F, Community Panel No. 2701880307F, effective date of November 4, 2016.
4. The Gross land area is 23,004 +/- square feet or 0.53 +/- acres.
5. Benchmark: MNDOT monument "ROGER MN053", located at the southwest corner of Trunk Highway 12 over Gleason Lake Road, 4.4 feet south of the south edge of eastbound Trunk Highway 12, 127.7 feet east-southeast of benchmark "2714 L", 2.52 feet east-northeast of witness post.
Elevation = 993.88 (NAVD88)

Site Benchmark 1: Located 9 feet east of the northeast corner of 1000 Superior Boulevard.
Elevation = 971.14 (NAVD88)

Site Benchmark 2: building threshold at the northwest corner of subject property
Elevation = 969.54 (NAVD88)

6. (a) Any zoning classification, setback requirements, height and floor space area restrictions, and parking requirements, shown hereon, was researched to the best of our ability and is open to interpretation. Per the City of Wayzata Zoning Map and City Code, on October 8, 2018, information for the subject property is as follows:

Zone C-3 Service District;
Setbacks: Front 10 feet, Side 10 feet, Rear 10 feet;
Height: Thirty (30) feet, whichever is lesser;
Floor Area Ratio: The maximum floor area ration (F.A.R.) shall be 1.0.

(b) Zoning information was not provided by the client.
Setback requirements, height and floor space area restrictions, and parking requirements were not provided by the zoning letter.

7. (a) Exterior dimensions of all buildings are shown at ground level.

(b) Square footage is the exterior footprint of all buildings at ground level.

(c) The heights of all buildings above grade are measured at the locations shown hereon.

8. Substantial features observed in the process of conducting fieldwork, are shown hereon.

9. There are no striped parking stalls on this site

10. (a) There are no observable division or party walls on this site.

11. We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 182500450 and 182500470. The following utilities and municipalities were notified

AT&T TRANSMISSION	(713)660-2060	CENTURYLINK	(800)283-4237
CITY OF WAYZATA	(952)440-5363	CONSOLIDATED COMMUNICATIONS I	(800)778-9140
MEDIACOM	(515)559-5990	HENNEPIN COUNTY PUBLIC WORKS	(612)596-0339
INTEGRA TELECOM HOLDINGS	(888)267-1063	WINDSTREAM COMMUNICATIONS	(800)289-1901
LUNDGREN BROTHERS CONSTRUCTION	(612)473-1231	MCI	(800)624-9675
MASTEC NORTH AMERICA, INC.	(800)778-9140	CENTER POINT ENERGY	(612)321-4421
MEDIACOM	(800)778-9140	SPRINT/LONG DISTANCE	(800)521-0579
XCEL ENERGY	(800)848-7558	ZAYO BANDWIDTH	(888)267-1063

- i. Utility operators do not consistently respond to locate requests through the Gopher State One Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to investigate these utilities further, if requested by the client.
- ii. The locations of underground utility lines shown hereon is an approximation based on available maps, unless otherwise noted on the survey.
- iii. Maps provided by those notified above, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. **EXTREME CAUTION MUST BE EXERCISED BEFORE ANY EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 OR (651) 454-0002.**

13. The names of the adjoining owners, as shown hereon, are based on information obtained from current tax records.

16. The only evidence of recent earth moving work, building construction or building additions observed in the process of conducting our field work, was found around a retaining wall located in the southeast corner of the subject property.

20. Professional Liability Insurance was provided to Client.

1. The Surveyor was not provided utility easement documents for the subject property except for those shown on the Survey.
2. The bearings for this survey are based on the Hennepin County Coordinate System NAD 83 (1986 Adjust).

To Core States Group, Monaco Fuel LLC, a Minnesota limited liability company and Fidelity National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 16, and 20 of Table A thereof. The field work was completed on September 21, 2018.

Date of Plat or Map: October 15, 2018


Henry D. Nelson, PLS Minnesota License No. 17255
hnelson@loudsinc.com



1022 WAYZATA BLVD. E
WAYZATA, MN



7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

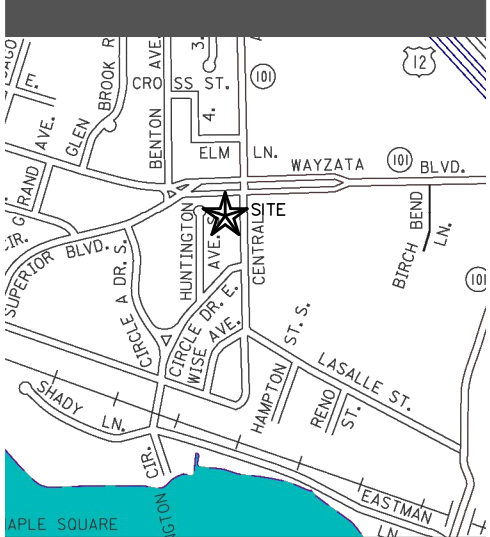
CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

10/15/18 SURVEY ISSUED

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

Henry D. Nelson - P.S.
License No. 17255
Date 10/15/18

Loucks Project No. 18483
Project Lead HDN
Drawn By SFH
Checked By HDN
Field Crew DJP, CMS



1 OF 2

**WAYZATA
SITE**

1022 WAYZATA BLVD. E
WAYZATA, MN



PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

10/15/18 SURVEY ISSUED

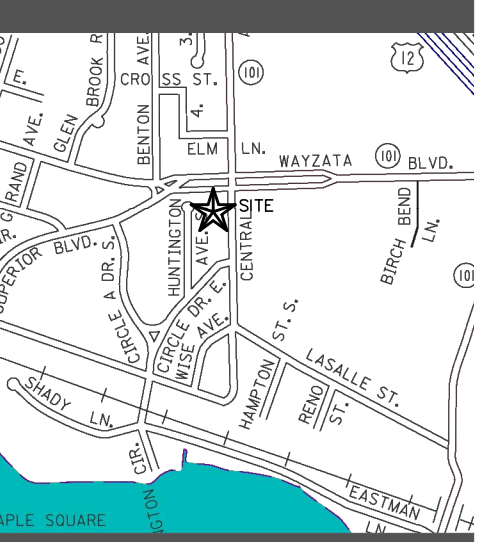
PROFESSIONAL SIGNATURE

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

Henry D. Nelson

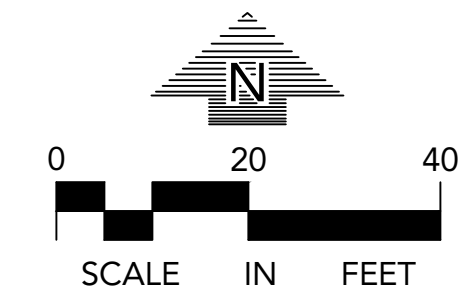
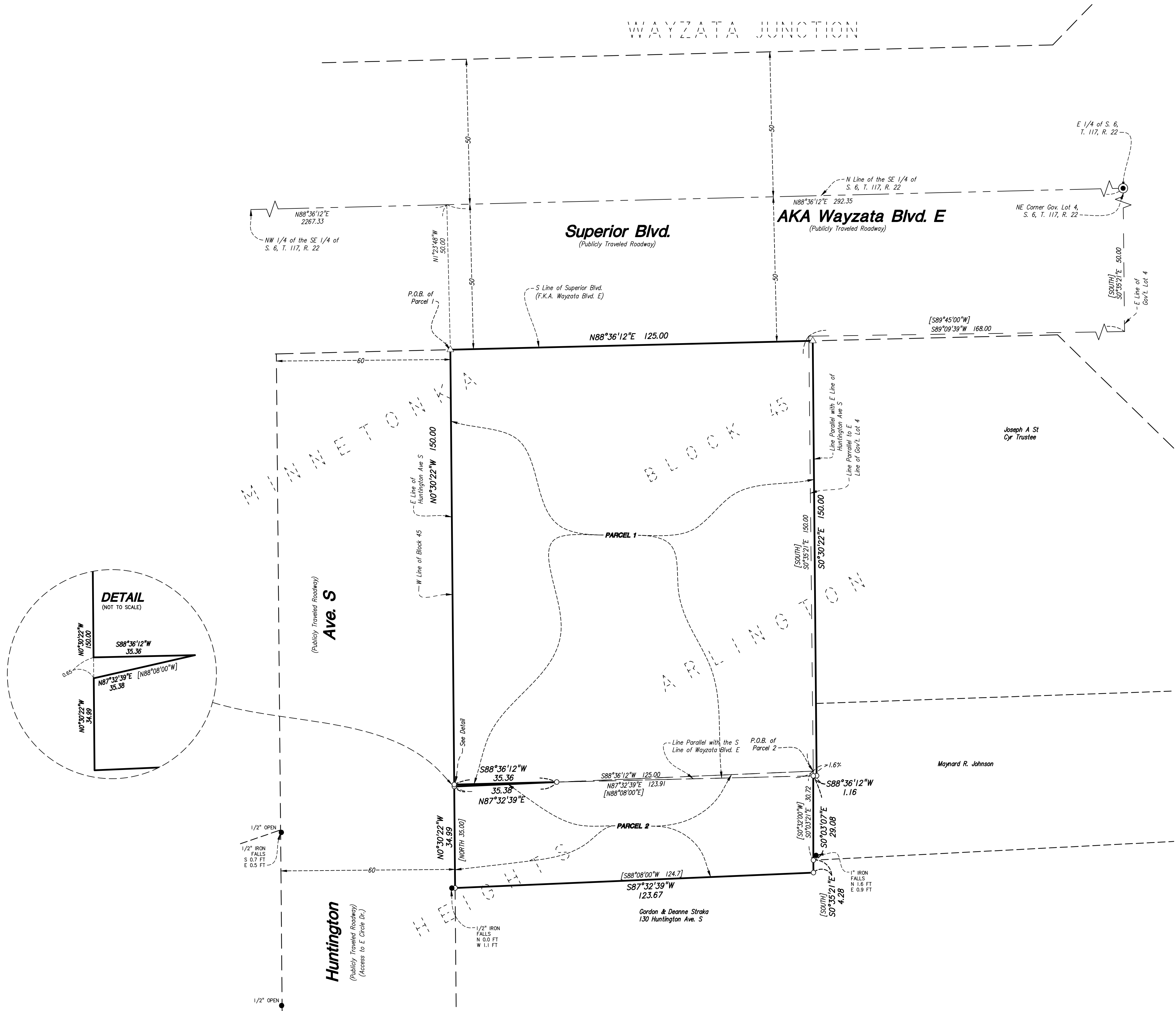
QUALITY CONTROL

Locuks Project No.	18483
Project Lead	HDN
Drawn By	SFH
Checked By	HDN
Field Crew	DJP, CMS



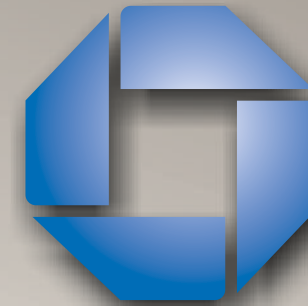
ALTA/NSPS LAND TITLE SURVEY

2 OF 2



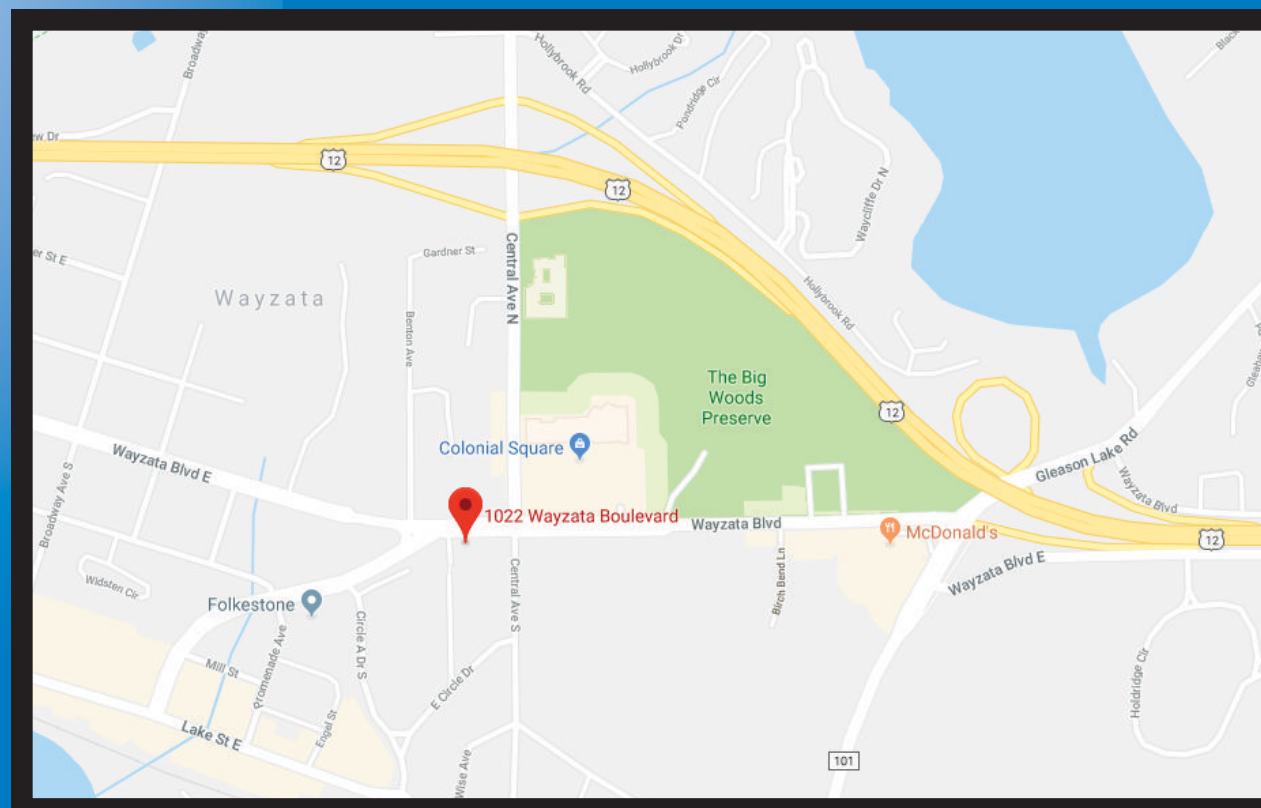
- 1/2 INCH X 14 INCH IRON MONUMENT
SET, MARKED "LS 17255"
● IRON MONUMENT FOUND
▲ NAIL MONUMENT FOUND
△ NAIL MONUMENT SET

CHASE



#38200P315515

Wayzata
1022 Wayzata Blvd E.
Wayzata, MN 55391



Signtech™

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com



**JP Morgan Chase Bank
#38200P315515**

Wayzata
1022 Wayzata Blvd E.
Wayzata, MN 55391

Initial Date: 12/17/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: Andrew Sena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

Signtech does NOT provide primary
electrical to sign location -
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

This design is the exclusive property of Signtech
and cannot be reproduced in whole or in part,
without their prior written approval.

Drawing Number: 18-02197

Project ID: CHASE_38200P315515_1

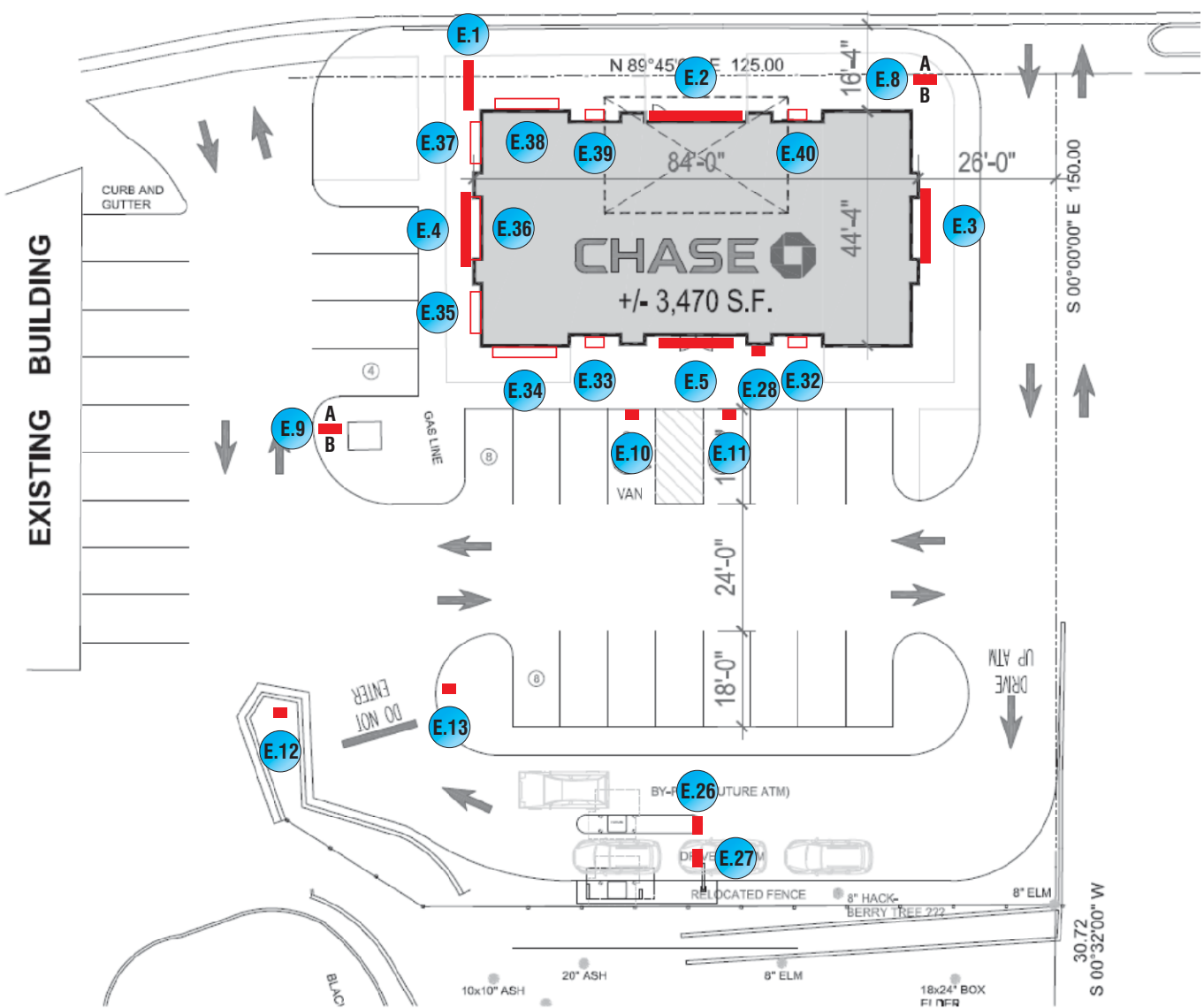
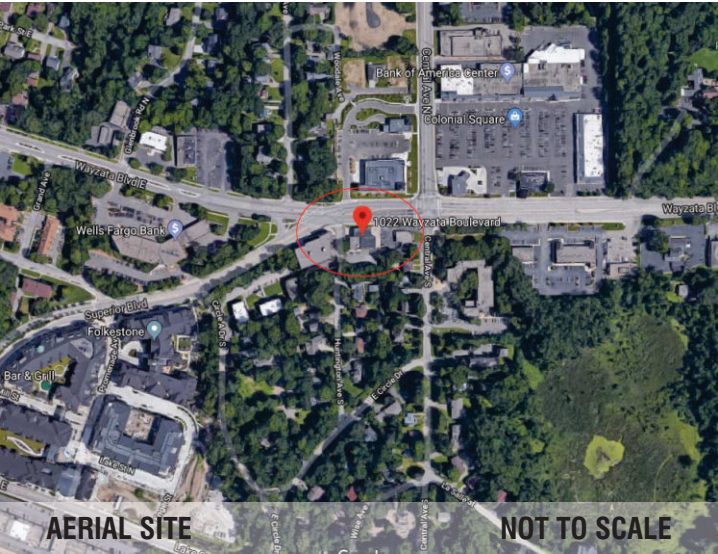
Page No. 1 R3 - 01.10.19
DRC Page 1

EXTERIOR SIGN LEGEND - ALLOWED

Elevation	Sign No.	Sign Type	Description	Sq.Ft.
	E.1	CUSTOM M-25-RE*	Illuminated Monument Sign - Brick Base	25
North	E.2	LIF-WBO-30	30" White Channel Letters and Logo	41.02
East	E.3	LIF-WBO-24	24" White Channel Letters and Logo	26.32
West	E.4	LIF-WBO-24	24" White Channel Letters and Logo	26.32
South	E.5	LIF-WBO-24	24" White Channel Letters and Logo	26.32
	E.6	NONE	REMOVED FROM SCOPE OF WORK	
	E.7	NONE	REMOVED FROM SCOPE OF WORK	
	E.8	D-2-RE	Non-Illuminated Directional Sign	
	E.9	D-2-RE	Non-Illuminated Directional Sign	
	E.10	TC-P-ADA-MN-V-RE	Post Mount Handicap Stall Sign - Van Accessible	
	E.11	TC-P-ADA-MN-RE	Post Mount Handicap Stall Sign	
	E.12	DOT-DNE	Post Mount Do Not Enter Sign	
	E.13	DOT-DNE	Post Mount Do Not Enter Sign	
	E.14	NONE	REMOVED FROM SCOPE OF WORK	
	E.26	TC-CL-W	Clearance Sign	
	E.27	DU-C	Lane Designator	
	E.28	CPC-EWP-SF-28-RE	28" CPC S/F Entrance Wall Plaque	
	E.32	AWN-WU-M-WIN-NI	Non-Illuminated Metal Awning - Window Mount	
	E.33	AWN-WU-M-WIN-NI	Non-Illuminated Metal Awning - Window Mount	
	E.34	AWN-WU-M-WIN-NI	Non-Illuminated Metal Awning - Window Mount	
	E.35	AWN-WU-M-WIN-NI	Non-Illuminated Metal Awning - Window Mount	
	E.36	AWN-WU-M-WIN-NI	Non-Illuminated Metal Awning - Window Mount	
	E.37	AWN-WU-M-WIN-NI	Non-Illuminated Metal Awning - Window Mount	
	E.38	AWN-WU-M-WIN-NI	Non-Illuminated Metal Awning - Window Mount	
	E.39	AWN-WU-M-WIN-NI	Non-Illuminated Metal Awning - Window Mount	
	E.40	AWN-WU-M-WIN-NI	Non-Illuminated Metal Awning - Window Mount	

*FINAL LOCATION TO BE CONFIRMED VIA CIVIL ENGINEERING REPORT
& VERIFIED BY FIELD SURVEY

Total Proposed Sq Ft	144.98
Total Allowable Sq Ft	150
Difference	5.02



SITE PLAN SCALE: 1/32"=1'-0"



Signtech[™]

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com



JP Morgan Chase Bank
#38200P315515

Wayzata
1022 Wayzata Blvd E.
Wayzata, MN 55391

Initial Date: 12/17/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: Andrew Sena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

Signtech does NOT provide primary
electrical to sign location -
RESPONSIBILITY OF OTHERS!

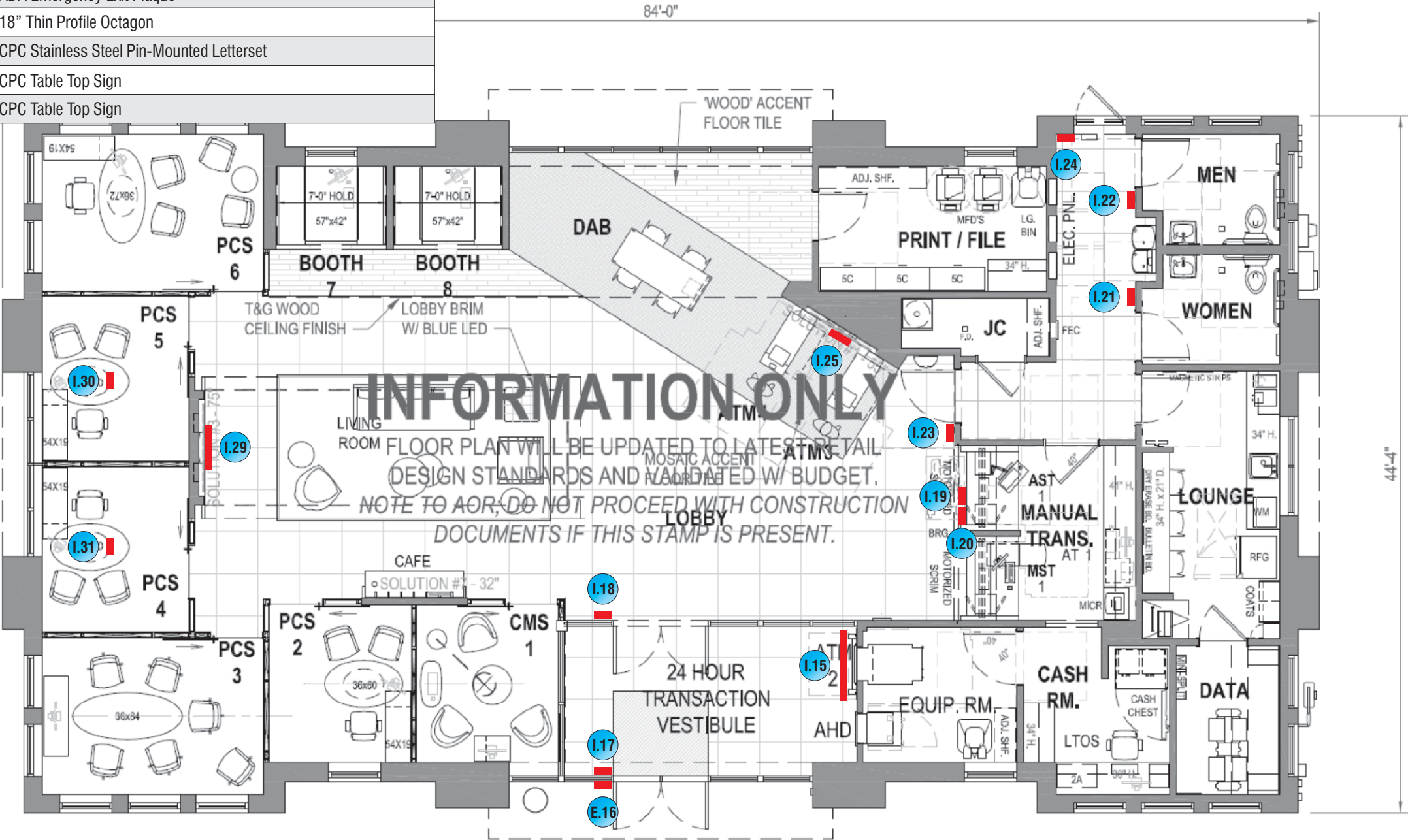
Customer Signature _____ Date _____
This design is the exclusive property of Signtech
and cannot be reproduced in whole or in part,
without their prior written approval.

Drawing Number: 18-02197

Project ID: CHASE_38200P315515_1

INTERIOR SIGN LEGEND

Elevation	Sign No.	Sign Type	Description	Sq.Ft.
	I.15	SUR-TTW-U-4-TP	Universal Thin-Profile ATM Surround	
E.16	ADA-EP	ADA-EP	ADA Accessible Entrance Plaque	
I.17	ADA-EX	ADA-EX	ADA Exit Plaque	
I.18	ADA-EX	ADA-EX	ADA Exit Plaque	
I.19	ADA-TW	ADA-TW	ADA Accessible Teller Window Plaque	
I.20	ADA-TW-ALS	ADA-TW-ALS	ADA Assisted Listening System Plaque	
I.21	ADA-RRW-A-G	ADA-RRW-A-G	ADA Accessible Women's Restroom Plaque	
I.22	ADA-RRM-A-G	ADA-RRM-A-G	ADA Accessible Men's Restroom Plaque	
I.23	ADA-ER	ADA-ER	ADA Exit Route	
I.24	ADA-EEX	ADA-EEX	ADA Emergency Exit Plaque	
I.25	LIF-TPL-OCT-18	LIF-TPL-OCT-18	18" Thin Profile Octagon	
I.29	CPC-SSPL-3.5-NI	CPC-SSPL-3.5-NI	CPC Stainless Steel Pin-Mounted Letterset	
I.30	CPC-TTS-10-RE	CPC-TTS-10-RE	CPC Table Top Sign	
I.31	CPC-TTS-10-RE	CPC-TTS-10-RE	CPC Table Top Sign	



FLOOR PLAN SCALE: 1/8" = 1'-0"

DATE	DESIGNER
10/30/18	DP



Signtech™

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com



JP Morgan Chase Bank #38200P315515

Wayzata
1022 Wayzata Blvd E.
Wayzata, MN 55391

Initial Date: 12/17/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: Andrew Sena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS!

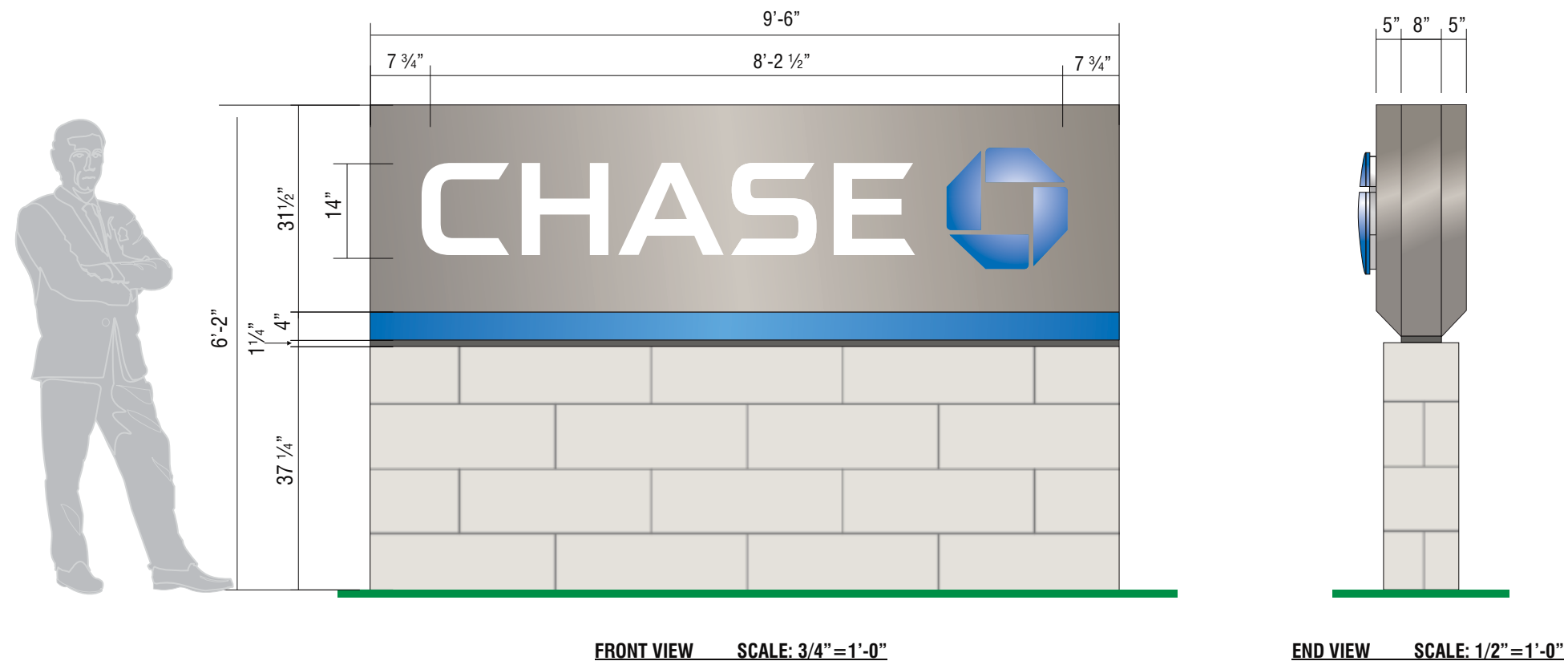
Customer Signature _____ Date _____
This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

Drawing Number: 18-02197

Project ID: CHASE_38200P315515_1

Sign Legend / Floor Plan

R3 - 01.10.19



E.1 SIGN TYPE CUSTOM M-25-RE BRICK BASE - TO MATCH BUILDING BRICK
MANUFACTURE AND INSTALL ONE (1) INTERNALLY ILLUMINATED D/F MONUMENT SIGN


Signtech™
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com

**JP Morgan Chase Bank
#38200P315515**

Wayzata
1022 Wayzata Blvd E.
Wayzata, MN 55391

Initial Date: 12/17/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: Andrew Sena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

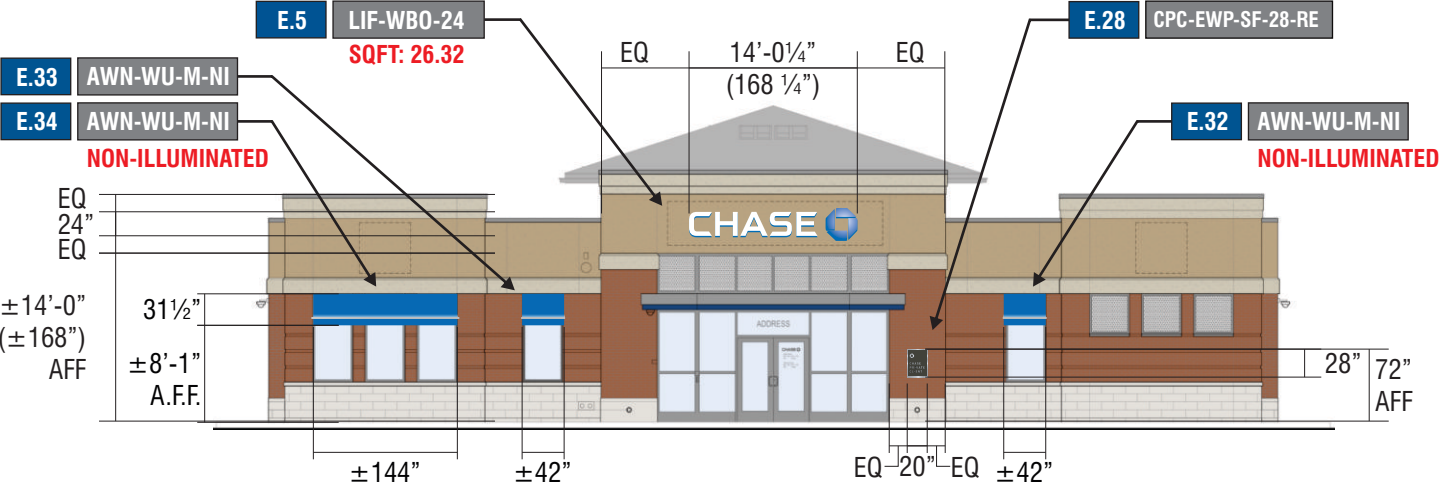
Signtech does NOT provide primary
electrical to sign location -
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____
This design is the exclusive property of Signtech
and cannot be reproduced in whole or in part,
without their prior written approval.

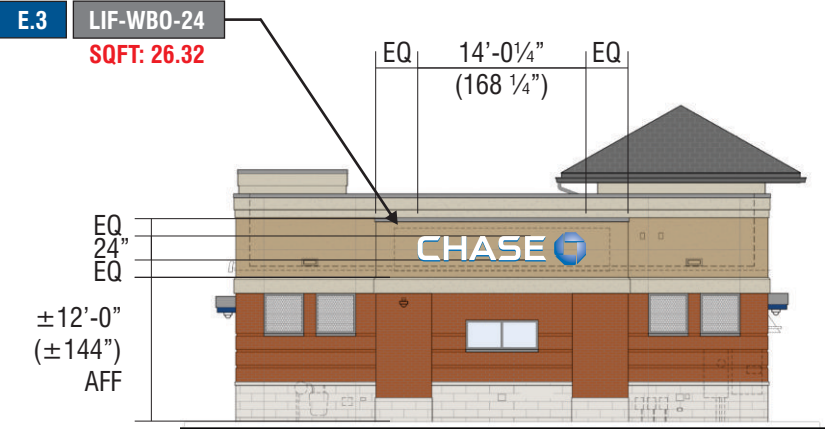
Drawing Number: 18-02197

Project ID: CHASE_38200P315515_1

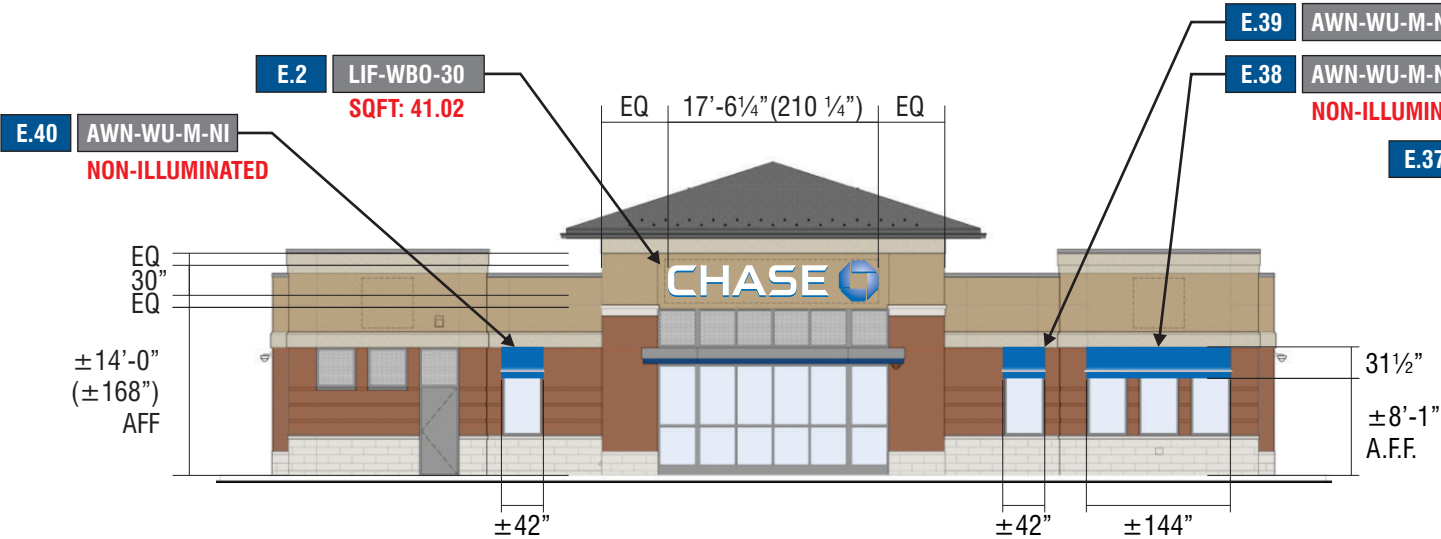
SIGNAGE OVERVIEW



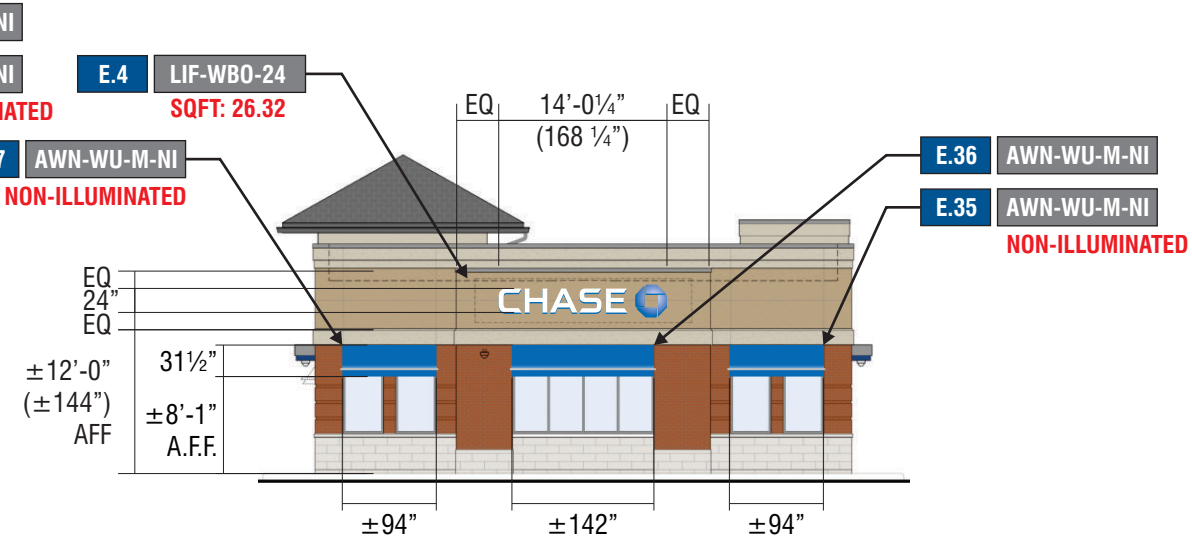
SOUTH ELEVATION SCALE: 1/16"=1'-0"



EAST ELEVATION SCALE: 1/16"=1'-0"



NORTH ELEVATION SCALE: 1/16"=1'-0"



WEST ELEVATION SCALE: 1/16"=1'-0"



Signtech™

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com



JP Morgan Chase Bank
#38200P315515

Wayzata
1022 Wayzata Blvd E.
Wayzata, MN 55391

Initial Date: 12/17/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: Andrew Sena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

Signtech does NOT provide primary
electrical to sign location -
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____
This design is the exclusive property of Signtech
and cannot be reproduced in whole or in part,
without their prior written approval.

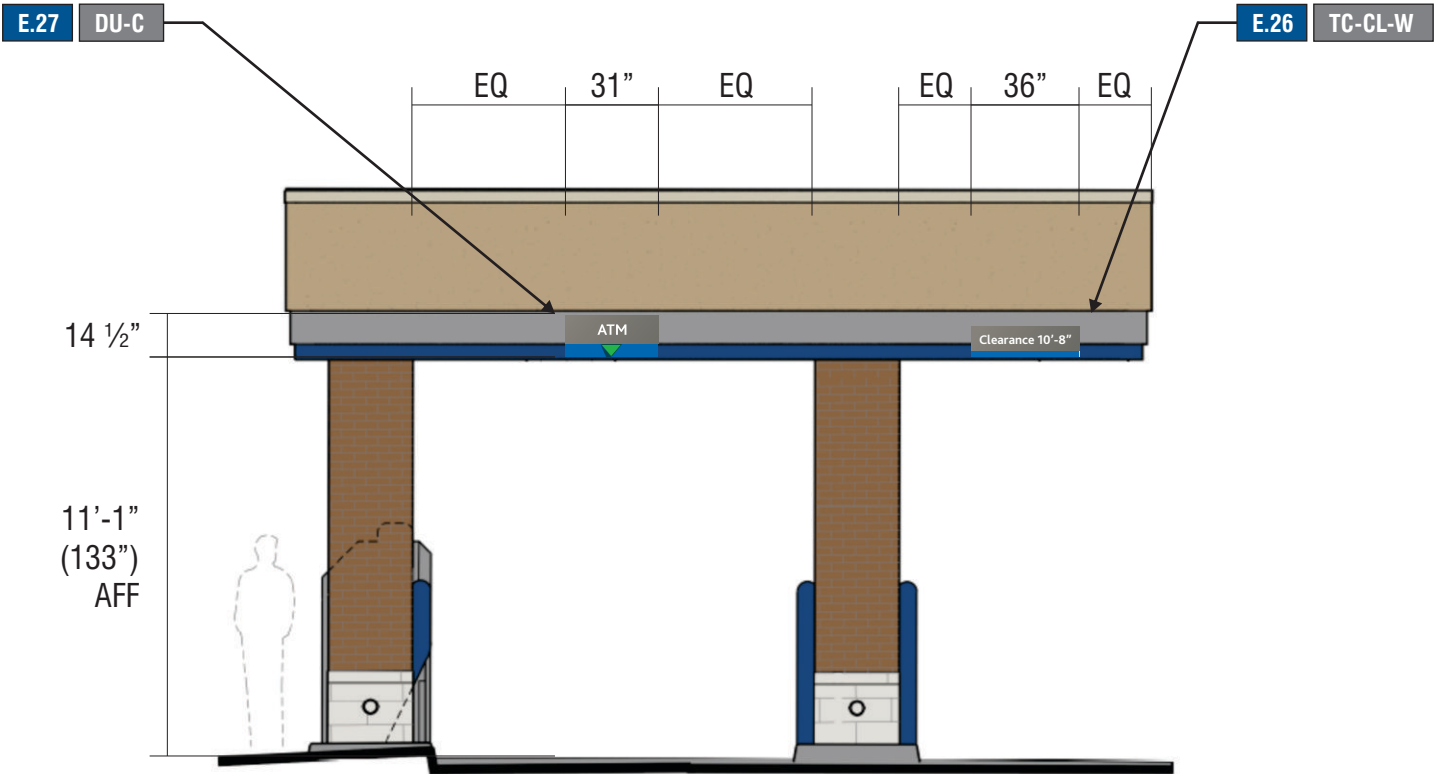
Drawing Number: 18-02197

Project ID: CHASE_38200P315515_1

Exterior Elevations

R3 - 01.10.19

SIGNAGE OVERVIEW



WEST ELEVATION SCALE: 3/16"=1'-0"



Signtech™

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com



**JP Morgan Chase Bank
#38200P315515**

Wayzata
1022 Wayzata Blvd E.
Wayzata, MN 55391

Initial Date: 12/17/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: Andrew Sena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature	Date
COPY, COLORS & SIZES	

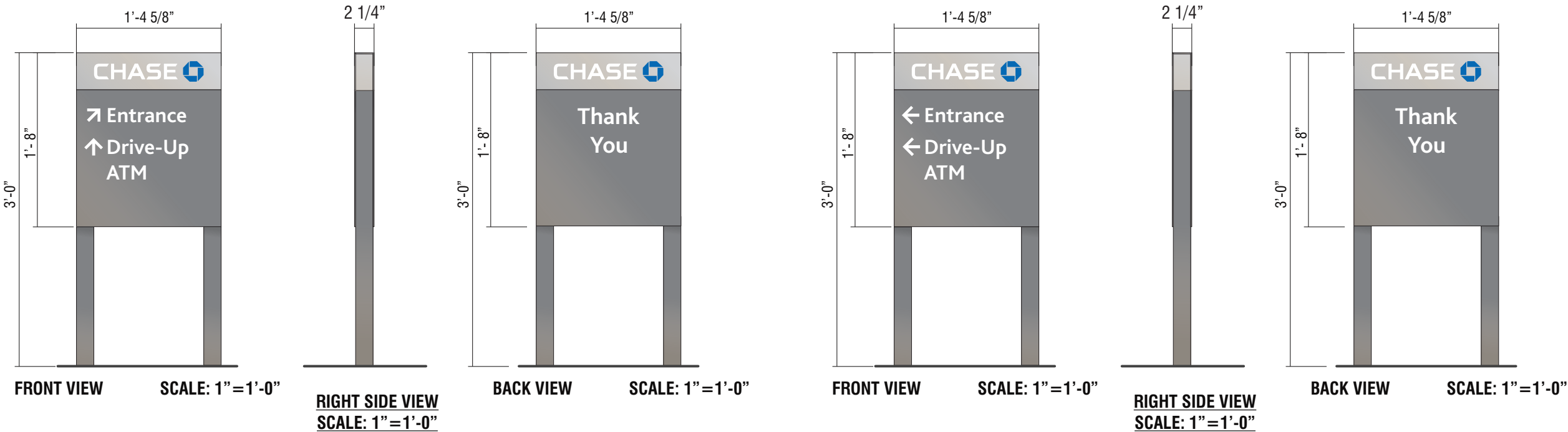
Signtech does NOT provide primary
electrical to sign location -
RESPONSIBILITY OF OTHERS!

Customer Signature	Date
--------------------	------

This design is the exclusive property of Signtech
and cannot be reproduced in whole or in part,
without their prior written approval.

Drawing Number:	18-02197
Project ID:	CHASE_38200P315515_1

SIGNAGE OVERVIEW



E.8 SIGN TYPE D-2-RE

E.9 SIGN TYPE D-2-RE



SigntechTM

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com



JP Morgan Chase Bank
#38200P315515

Wayzata
1022 Wayzata Blvd E.
Wayzata, MN 55391

Initial Date: 12/17/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: Andrew Sena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

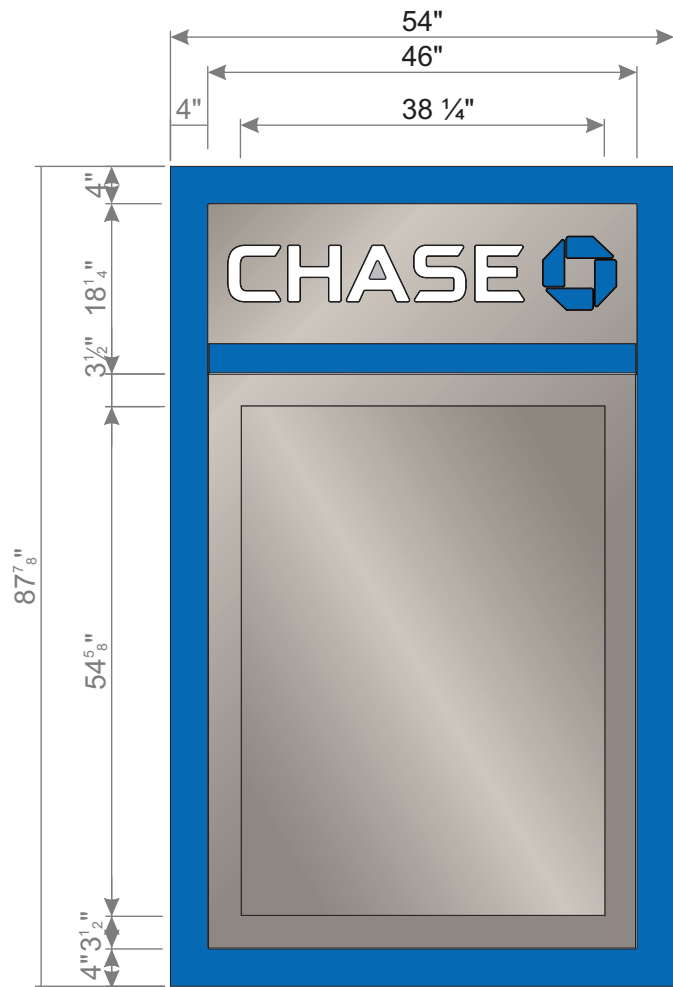
Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature _____ Date _____

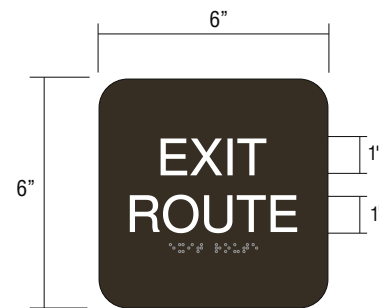
This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval.

Drawing Number: 18-02197
Project ID: CHASE_38200P315515_1

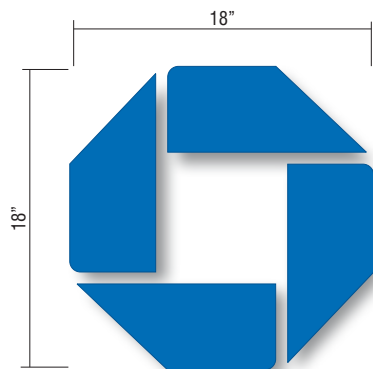
SIGNAGE OVERVIEW



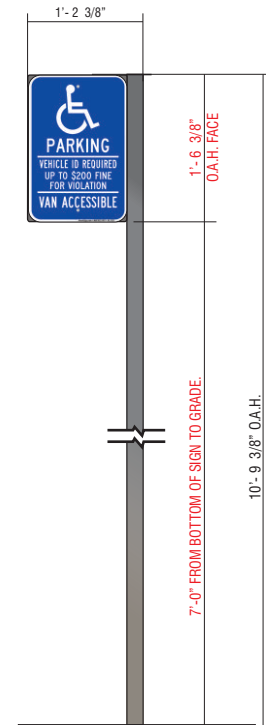
I.15 SIGN TYPE SUR-TTW-U-4-TP
THIN PROFILE



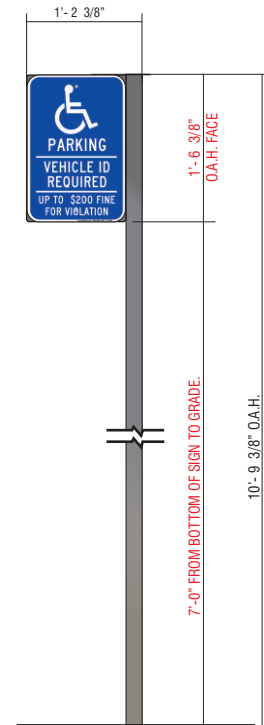
I.23 SIGN TYPE ADA-ER EXIT ROUTE PLAQUE



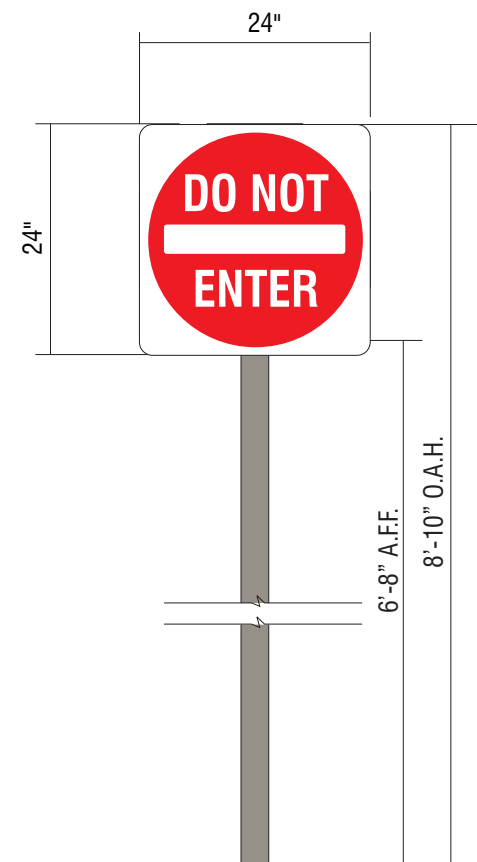
I.25 SIGN TYPE LIF-TPL-OCT-18



FRONT VIEW
E.10 TC-P-ADA-MN-V-RE



FRONT VIEW
E.11 TC-P-ADA-MN-RE



E.12 E.13 SIGN TYPE DOT-DNE



SigntechTM

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com



JP Morgan Chase Bank
#38200P315515

Wayzata
1022 Wayzata Blvd E.
Wayzata, MN 55391

Initial Date: 12/17/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: Andrew Sena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

Signtech does NOT provide primary
electrical to sign location -
RESPONSIBILITY OF OTHERS!

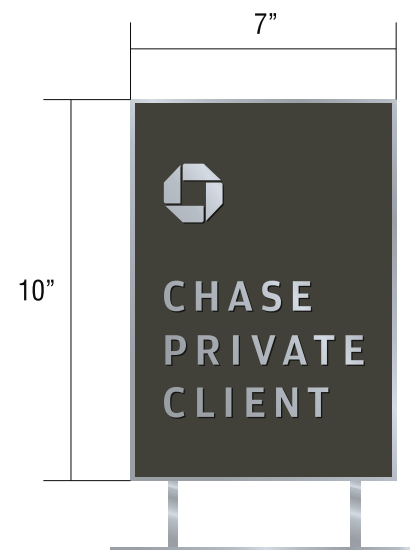
Customer Signature _____ Date _____
This design is the exclusive property of Signtech
and cannot be reproduced in whole or in part,
without their prior written approval.

Drawing Number: 18-02197

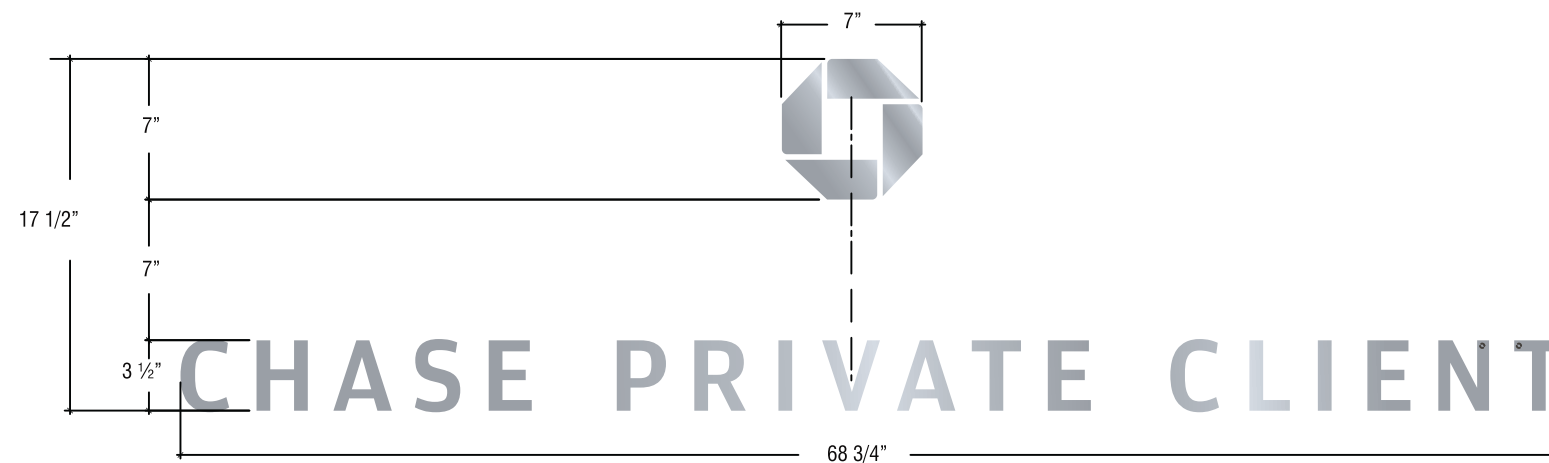
Project ID: CHASE_38200P315515_1



E.28 SIGN TYPE CPC-EWP-SF-28-RE



I.30 **I.31** SIGN TYPE CPC-TTS-10-RE



FRONT VIEW SCALE: N.T.S.

I.29 SIGN TYPE CPC-SSPL-3.5-NI



Signtech™

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com



JP Morgan Chase Bank
#38200P315515

Wayzata
1022 Wayzata Blvd E.
Wayzata, MN 55391

Initial Date: 12/17/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: Andrew Sena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

Signtech does NOT provide primary
electrical to sign location -
RESPONSIBILITY OF OTHERS!

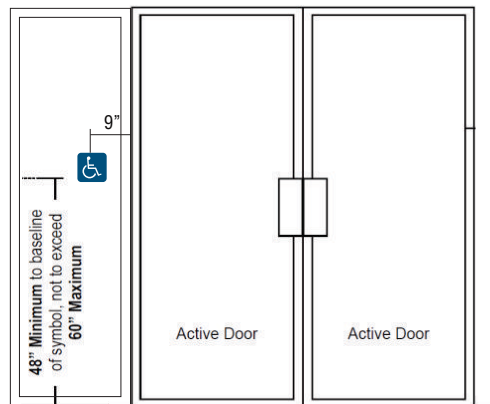
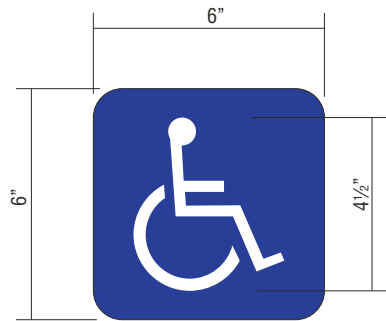
Customer Signature _____ Date _____

This design is the exclusive property of Signtech
and cannot be reproduced in whole or in part,
without their prior written approval.

Drawing Number: 18-02197

Project ID: CHASE_38200P315515_1

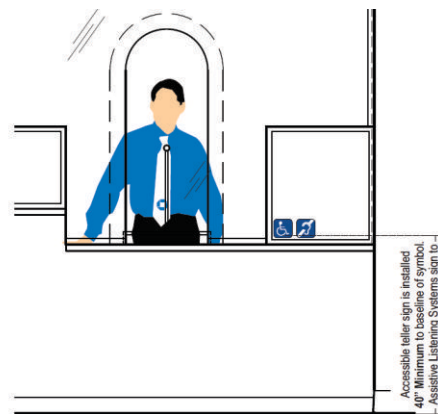
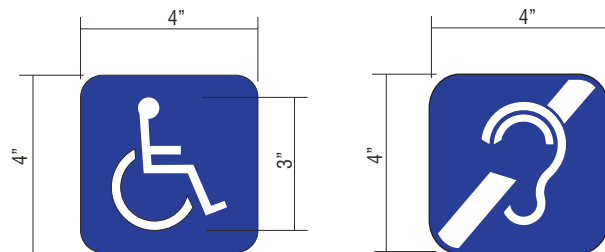
SIGNAGE OVERVIEW



Double door with both doors active, sign is mounted to the left of the left side door

E.16

SIGN TYPE ADA-EP ACCESSIBILITY PLAQUE



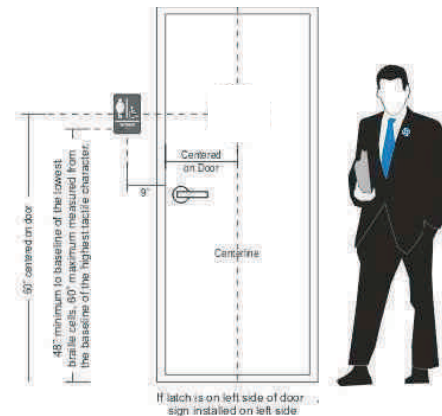
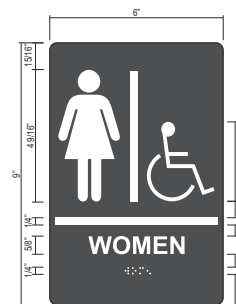
Placement at Modular Teller Stations with Bullet-Resistant Glass

I.19

SIGN TYPE ADA-TW ACCESSIBLE TELLER PLAQUE

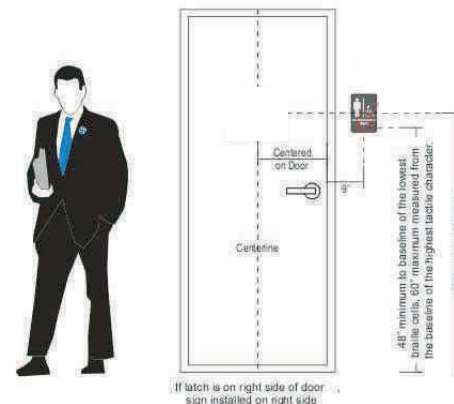
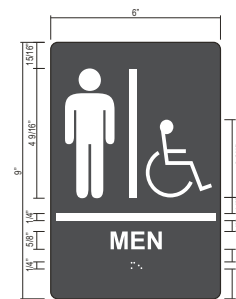
I.20

SIGN TYPE ADA-TW-ALS ASSISTED LISTENING DEVICE PLAQUE



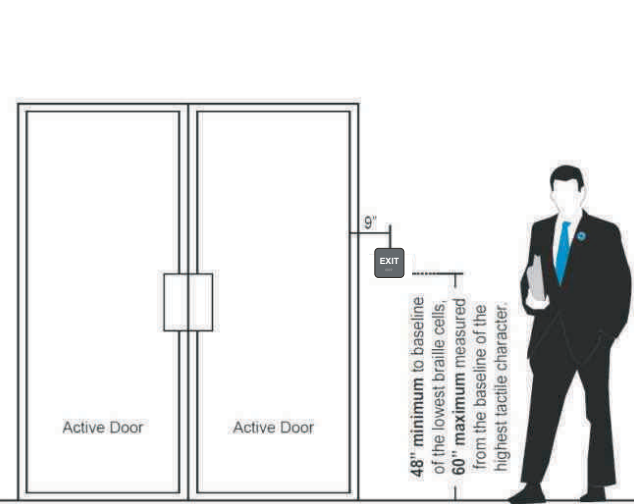
I.21

SIGN TYPE ADA-RRW-A-G ACCESSIBLE RESTROOM PLAQUE

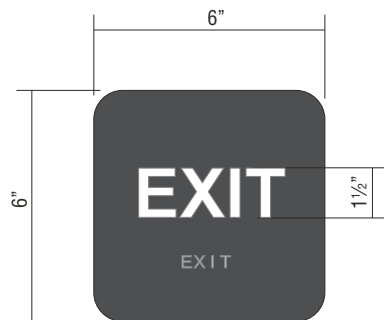


I.22

SIGN TYPE ADA-RRM-A-G ACCESSIBLE RESTROOM PLAQUE



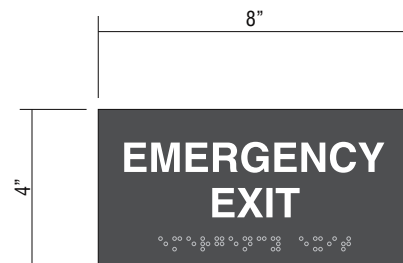
Double door with both doors active, sign is mounted to the right of the right hand door



I.17

I.18

SIGN TYPE ADA-EX EXIT PLAQUE



I.24

SIGN TYPE ADA-EEX EMERGENCY EXIT PLAQUE



Signtech™

4444 Federal Blvd. San Diego CA 92102

Phone: (619) 527-6100 / Fax: (619) 527-6111

signtech.com



JP Morgan Chase Bank
#38200P315515

Wayzata
1022 Wayzata Blvd E.
Wayzata, MN 55391

Initial Date: 12/17/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: Andrew Sena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

Signtech does NOT provide primary
electrical to sign location -
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

This design is the exclusive property of Signtech
and cannot be reproduced in whole or in part,
without their prior written approval.

Drawing Number: 18-02197

Project ID: CHASE_38200P315515_1

ARCHITECTURAL LIGHTING



Signtech™

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com



JP Morgan Chase Bank
#38200P315515

Wayzata
1022 Wayzata Blvd E.
Wayzata, MN 55391

Initial Date: 12/17/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: Andrew Sena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

Signtech does NOT provide primary
electrical to sign location -
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

This design is the exclusive property of Signtech
and cannot be reproduced in whole or in part,
without their prior written approval.

Drawing Number: 18-02197

Project ID: CHASE_38200P315515_1

EXISTING CONDITIONS



Signtech™

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com



JP Morgan Chase Bank
#38200P315515

Wayzata
1022 Wayzata Blvd E.
Wayzata, MN 55391

Initial Date: 12/17/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: Andrew Sena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

Signtech does NOT provide primary
electrical to sign location -
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

This design is the exclusive property of Signtech
and cannot be reproduced in whole or in part,
without their prior written approval.

Drawing Number: 18-02197

Project ID: CHASE_38200P315515_1

Existing Conditions

R3 - 01.10.19

Code Allowances - Completed by Sign Vendor	
General Info	
Zoning Designation, Planner name, phone number, email address	Wayzata Blvd District. Peggy Sue Imihy 612-201-9163; 612-201-9163 pimihy@wsbeng.com
Temporary Signs	
Is the 8' x 4' Coming Soon Ground Sign Allowed? If so, how many?	No. No more than 15sf in area allowed. Must remove upon completion of construction, delivery of COI.
Are temporary banners allowed? If so, for how long?	Yes
Primary Ground Sign	
Will code allow our standard pylon or monument? If yes, which one (ex: P-100, P-75, M-50, M-25, refer to reference guide for all standard options). Is more than 1 primary ground sign allowed?	Yes, M-25 allowed. Max height 12'0", 60sf. Base does not count in determination of sf allowed.
If not, what are the pylon / monument restrictions? (include illumination restrictions/overall allowable sf / custom design requirements)	Pylon signs not allowed.
List the set back requirements.	
Wall Signs	
Prototypical FS branch - Will code allow our standard illuminated bldg. sign package (30" letterset on front & sides, 24" letterset on the rear)? Please list size and locations of signs allowed.	Yes. Per the inspector we can box in the letters to get the maximum number of signs. Max sf 150sf of signage includes the header for the monument.
If not, what are the variables/restrictions (include illumination and sf restrictions, as well as custom sign requirements)?	All artificial illumination of signs within 200'0" of residential districts shall turn off at the close of business.
In-line / Urban branch - what are the exterior wall sign restrictions (sign type, including max. sf and illumination).	N/A
Interior Window Signs- List all interior window signs restrictions, including storefront set back requirements.	Only temporary advertising signs allowed provided they don't exceed 50% of area of individual window
ATM Topper- does this count against our overall allowable sf.? Is illumination allowed?	Submit for review.
Are decorative logos allowed (EFIS octagon)? Does it count against overall SF?	Submit for review.
Are entrance wall plaques allowed (CPC plaque)?	Submit for review.
Directional / Regulatory Signs	
Is our standard directional and regulatory sign package allowed?	D2 or modified D4 NTE 4sf.
If not, what are the variables/restrictions?	No more than 4sf in area allowed.
Awnings / ATM Sunscreens	
Are branded awnings allowed?	Yes.
What if any restrictions are there (illumination, color/materials, min & max projection)?	Submit for review.
Are ATM sunscreens allowed? Do they count against overall SF?	Submit for review.
Is a signature canopy allowed? What are the restrictions if any?	Submit for review.
Other Governing Agencies	
Identify other governing agencies that could override code (ARB, HRB, PUD, etc) and list the known restrictions.	None
Permitting / Variance Process	
What is the application process and timing for variance approval ?	submit the application to the city manager for city review.
What are the variance application fees?	
What is the likelihood of being granted a variance with this municipality?	case by case basis
Architectural Lighting	
Is Architectural lighting allowed? Does it count against overall SF?	Submit for review.
List provisions.	
Additional Comments	
Please list any additional comments	Code research based off of prototypical building. M-25 monument permitted.



Signtech™

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com



JP Morgan Chase Bank
#38200P315515

Wayzata
1022 Wayzata Blvd E.
Wayzata, MN 55391

Initial Date: 12/17/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: Andrew Sena
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

Signtech does NOT provide primary
electrical to sign location -
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____
This design is the exclusive property of Signtech
and cannot be reproduced in whole or in part,
without their prior written approval.

Drawing Number: 18-02197

Project ID: CHASE_38200P315515_1

Due Diligence