

WAYZATA PLANNING COMMISSION

Meeting Agenda

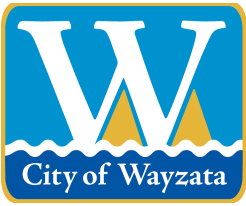


Pursuant to Minnesota Statute Sec. 13D.015 and because of the COVID-19 pandemic, this Planning Commission Meeting is being held remotely by electronic means using the audio and video conferencing platform, Zoom. The meeting will be shown on Channel 8, WCTV, and streamed on the City's website at: www.wayzata.org/wctv. Members of the public may submit comments or questions about items on the agenda in advance by emailing PublicComment@wayzata.org, calling City staff at 952-404-5313, or mailing comments to Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comment). To speak during the Public Hearing portions of the meeting, you may call 1 312 626 6799, enter Zoom Meeting ID 824 019 612, and press *9 to speak. You will be placed on hold and muted until you have been recognized and invited to speak.

Monday, April 20, 2020
6:30 PM

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
 - a. Approval of April 6, 2020 Meeting Minutes
5. **Public Hearing Items**
 - a. Consider Development Application for Design Review of Wayzata Medical Center at 1120 Wayzata Boulevard East
 - b. Consider Development Application for a Curb Cut Spacing Variance at 1611 Holdridge Terrace
 - c. Consider Development Application for Design Review of Lexus of Wayzata at 16100 Wayzata Boulevard
6. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commissioner Report for the April 7, 2020 City Council Meeting
 - c. Planning Commissioner Liaison for the April 21, 2020 City Council Meeting
 - d. Public Meeting Changes in Response to COVID-19 Pandemic
7. **Adjournment**

Upcoming Meetings:
City Council - April 21, 2020
Planning Commission - May 4, 2020



City of Wayzata Planning Commission Agenda Report

MEETING DATE: April 20, 2020	AGENDA ITEM: 4.a
TITLE: Approval of April 6, 2020 Meeting Minutes	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

N/A

ACTION REQUESTED:

Staff recommends approval of the draft minutes for the April 6, 2020 Planning Commission meeting.

ATTACHMENTS:

1. April 6, 2020 Draft Planning Commission Meeting Minutes

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
April 6, 2020**

AGENDA ITEM 1. Call to Order

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

Chair Plantan read a prepared statement:

Pursuant to Minnesota Statute Sec 13D.015 and because of the COVID-19 pandemic, this Planning Commission Meeting is being held remotely by electronic means using the audio and video conferencing platform, Zoom. The meeting will be shown on Channel 8, WCTV, and streamed on the City's website at www.wayzata.org/wctv. Members of the public may submit comments or questions about items on the agenda in advance by emailing PublicComment@wayzata.org, calling City staff, or mailing comments to Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comments).

AGENDA ITEM 2. Roll Call

Chair Plantan asked Director Goellner to take roll and noted that votes would also be taken by roll call for the duration of the meeting.

Present at roll call were Commissioners: Plantan, Douglas, Merriam, Parkhill, Iverson, and Bashioum. Absent at roll call was: Commissioner Flannigan. Community Development Director Emily Goellner, Assistant Planner Nick Kieser, and City Attorney David Schelzel were also present.

AGENDA ITEM 3. Approval of Agenda

Chair Plantan asked for a motion to approve the agenda for the meeting.

Commissioner Iverson made a motion, seconded by Commissioner Douglas, to approve the April 6, 2020 agenda as presented. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

- a.) Approval of the March 4, 2020 Planning Commission Meeting Minutes
- b.) Approval of Report and Recommendation for PUD Concept Plan and Variances for the Boatworks Redevelopment at 294 Grove Lane East
- c.) Approval of Report and Recommendation for a Side Yard Setback Variance, Impervious Surface Variance, and Curb Spacing Variance at 244 Wayzata Boulevard East

1 Chair Plantan read the items on the consent agenda and asked if any Commissioner wished to pull
2 an item for further discussion.

3
4 Commissioner Merriam made a request for a change in the meeting minutes. She stated that on
5 page 12, line 12 of the meeting minutes it stated that "Commissioner Merriam asked if this was
6 being used as a means of bypassing..." She stated that she had not asked a question. She would
7 like the statement changed to "Commissioner Merriam stated that a PUD cannot be used as a
8 means of bypassing underlying zone restrictions."

9
10 Community Development Director, Emily Goellner, stated that the lines referenced by
11 Commissioner Merriam may not be on the same page on the current agenda packet. She wanted
12 to make sure everyone had identified the information for the discussion.

13
14 City Attorney, David Schelzel, stated that the referenced information could be found on page 14
15 line 12 of the current agenda packet.

16
17 Commissioner Merriam stated that she would also like line 16 of the same page to be changed to
18 accurately reflect her comments. She noted line 16 starts with "because of that, it seems to her..."
19 She would like the statement removed because she never said "because of that." She wants the
20 statement replaced with "Also, there are concerns that this project would devalue properties on the
21 north side of Lake Street."

22
23 Director Goellner stated that she would watch the portion of the meeting in question to confirm
24 the accuracy, and update the meeting minutes prior to those being officially published.

25
26 Commissioner Bashioum stated she would like to highlight her comments in lines 21 through 35
27 on page 11 of the packet. She stated that she has significant concerns that the project not be
28 permitted to encroach on the present shoreline and that everything is done to maintain and protect
29 the most precious asset which is Lake Minnetonka, that is adjacent to the Boatworks project.

30
31 Director Goellner stated that she would review the video of the meeting and update the meeting
32 minutes before they are officially published.

33
34 City Attorney Schelzel asked for clarification if the commission was approving the consent agenda
35 with the minutes amended as discussed or if Director Goellner would be bringing the meeting
36 minutes back for another approval.

37
38 Director Goellner stated that she would be comfortable making the changes now and officially
39 publishing. She is recommending a motion of approval with the changes that were discussed. She
40 added that the changes were fairly straightforward, if there was any ambiguity, she would
41 recommend bringing it back for approval.

42
43 Chair Plantan asked for a motion to approve the Consent Agenda with the changes to Item 4a based
44 on the discussion.

Commissioner Bashioum made a motion, seconded by Commissioner Parkhill, to approve the Consent Agenda as presented with the changes to Item 4a noted. The motion carried unanimously.

AGENDA ITEM 5. Other Items:

a.) Review of Development Activities

Assistant Planner, Nick Kieser stated the next meeting is scheduled to have three public hearings. There will be a design review for an exterior façade renovation at 16100 Wayzata Blvd, a design review for a new medical building at 1200 Wayzata Blvd E, and a drive-way curb cut spacing variance request.

Director Goellner stated that she had more details on the Boatworks project application that was scheduled to be going to the City Council on April 7. She added that due to the necessity of the remote meeting formats and the anticipated public comments, Staff asked the applicant if they would be willing to delay their regular review schedule in order to give City staff, Commission, and Council additional time to get comfortable with the new remote meeting format. Accordingly, the Boatworks project has been rescheduled to go to the May 5th City Council meeting.

Director Goellner added that the public is highly encouraged to provide their comments on the application prior to the April 20, 2020 meeting due to technical challenges that could make providing comments difficult during the meeting. Addressing as many comments from the public ahead of the meeting is highly encouraged. The contact information was shared at the beginning of this meeting.

Chair Plantan thanked staff for their work on connecting the Commission through the remote digital format.

b.) Planning Commissioner Liaison Report from the March 10, 2020 City Council Meeting

Commissioner Iverson provided a report on the March 10 City Council meeting and noted the City Council approved the first reading of ordinance 797 amending Chapter 302 pertaining to parking regulations. She added that the regulation would require a parked car to be moved every 72 hours 1000 feet. The prior regulation was 2-300 feet. Resolution 11-2020 which modified construction hours for the Panoway Lake Effect construction was decided to be handled with a future interim ordinance, and was pulled from the agenda.

Director Goellner stated that ordinance would be reviewed at the April 7, 2020 City Council meeting.

Commissioner Iverson stated that the City Council approved the requests for the detached garage at 214 & 216 Minnetonka Ave S. The Wayzata Yacht club and Sailing Center provided Council with its request from the Lake Minnetonka Conservation District for a marine reconfiguration update.

1
2 **c.) Planning Commissioner Liaison Report from the April 7, 2020 City Council**
3 **Meeting**
4

5 Commissioner Bashioum will provide the Commission with a report at the next Planning
6 Commission meeting.
7

8 **d.) Public Meeting Changes in Response to COVID-19 Pandemic**
9

10 Director Goellner stated that the Planning Commission will continue to follow its meeting schedule
11 through the use of a remote digital format for as long as necessary. She added that a definite date
12 has not yet been determined of when in person meetings will return to the Council chambers. Some
13 City Commissions have canceled their meetings for the month of April so that the City can focus
14 on essential and critical services. The May schedule will be evaluated as guidance is provided
15 from State and National leaders.
16

17 Director Goellner noted that a Virtual City Hall has been created for anyone interested in
18 contacting those working in City Hall and a link has been added to the City website. A COVID-
19 19 webpage has also been added to the City website and it is updated daily. The Planning
20 Commission and the Community Development department will continue to function largely like
21 it was prior to the health crisis began and will continue to adapt to the changes.
22

23 Director Goellner noted that the next Planning Commission meeting will be April 20, 2020.
24

25 **AGENDA ITEM 8. Adjournment.**
26

27 There being no further business on the agenda, Chair Plantan asked for a motion to adjourn.
28

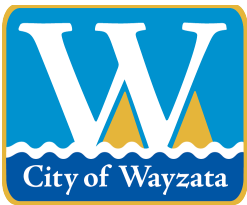
29 Commissioner Merriam made a motion, seconded by Commissioner Douglas, to adjourn the
30 Planning Commission meeting. The motion carried unanimously.
31

32 The Planning Commission meeting was adjourned at 6:54 p.m.
33

34 Respectfully submitted,
35

36 Jenny Groess

TimeSaver Off Site Secretarial, Inc.



City of Wayzata Planning Commission Agenda Report

MEETING DATE: April 20, 2020	AGENDA ITEM: 5.a
TITLE: Consider Development Application for Design Review of Wayzata Medical Center at 1120 Wayzata Boulevard East	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: June 10, 2020 (120-Day Deadline)	

BACKGROUND:

The owner, Wayzata MB Partners, LLC, and applicant, Mark Davis, have submitted a development application for a Design Review for a new medical building at 1120 Wayzata Blvd E. The proposed project will demolish the existing building and parking lot on the site to construct a new 16,000 square-foot, two-story medical office building. The medical office building will hold up to nine doctors/dentists and will provide 57 parking stalls in the rear and side of the proposed building.

ACTION REQUESTED:

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:

1. Staff Report, Design Review, Plans, and Renderings



**Staff Report
April 20, 2020**

Project Name: Wayzata Ave Medical
Addresses of Request: 1120 Wayzata Blvd E
Prepared by: Nick Kieser, Assistant Planner
“60 Day” Deadline: April 11, 2020
“120 Day” Deadline: June 10, 2020

Development Application

Introduction

The owner, Wayzata MB Partners, LLC, and applicant, Mark Davis, have submitted a development application for a Design Review for a new medical building at 1120 Wayzata Blvd E. The proposed project will demolish the existing building and parking lot on the site to construct a new 16,000 square-foot, two-story medical office building. The medical office building will hold up to nine doctors/dentists and will provide 57 parking stalls in the rear and side of the proposed building.

Past Approval

A similar development application for a 16,000 square foot, two-story medical building received approval for a Design Review in December 2015. The owner did not construct the approved project and has now applied for a project that has different architectural features, but a similar size, use, and layout.

Application Requests

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

- Design Review – Design Standards apply to construction of a new building in a commercial district. (§ 909.04.B)

Property Information

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

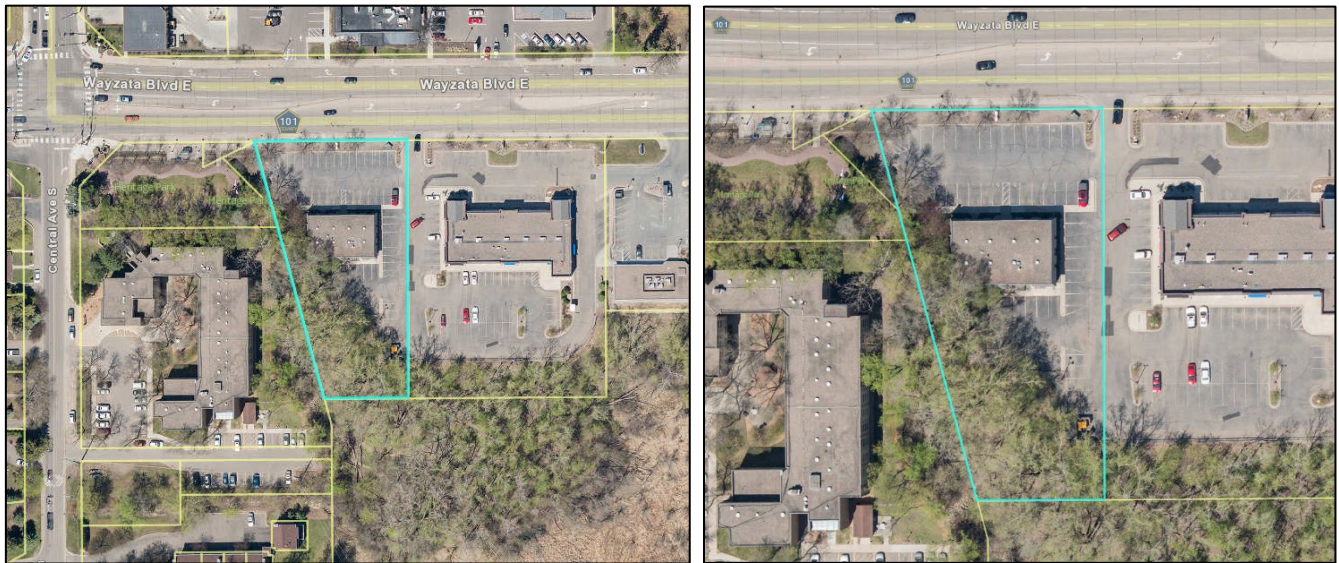
Address	PID	Owner
1120 Wayzata Blvd E	05-117-22-32-0076	Alshouse Company LLC

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

Zoning	2030 Comp Plan Designation	2040 Comp Plan Designation	Overlay Districts
C-3 Service District	Mixed Use Commercial	Mixed Use Commercial/Residential	Wayzata Blvd Design District

Project Location

Maps 1 and 2: Project Location



Source: Hennepin County

Adjacent Land Uses

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

Direction	Adjacent Use	Zoning	2030 Comp Plan Designation	2040 Comp Plan Designation
North	Commercial	C-2 Shopping Center Business District	Mixed Use Commercial	Mixed Use Commercial/Residential
East	Commercial	C-3 Service District	Mixed Use Commercial	Mixed Use Commercial/Residential
South	Open Space/Nature Center	R-2A Single Family Residential District	Park	Park
West	Residential	R-5 Average Density Multiple Residential District	High Density Multiple Family	High Density Residential

Heritage Park is located directly west of this site; an apartment building is located to the southwest of the site; the Wayzata nature center is located to the south; a multiple tenant retail building (including Jimmy John's) is located to the east; and the Colonial Square Center is located to the north across Wayzata Blvd.

Public Hearing Notice

The public hearing notice was published in the *Sun Sailor* on March 6, 2020. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on March 4, 2020.

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:

Current Site

The site is currently occupied by a two-story building located in the middle of the site with parking provided to the front and rear of the building. Edina Realty was the most recent tenant of this building, but the building has been vacant in recent years.

Shared Site Access

The site is accessed from Wayzata Blvd E by a driveway located on the property to the east, 1200 Wayzata Blvd E. Access has been secured to 1120 Wayzata Blvd E through a formal easement agreement recorded against the property. This easement for access will remain in place with this proposal.

Zoning Analysis

The proposed project meets all the required zoning requirements for the C-3 Service District.

C-3 Service District	Code Standard	Proposed
Minimum Lot Area	15,000 sq ft	41,469 sq ft
Minimum Lot Width	N/A	177 ft
Minimum Lot Depth	N/A	300 ft
Front Yard Setback (min.)	10 ft	10 ft
Side Yard Setback	10 ft	10 ft
Rear Yard Setback	50 ft	~220 ft
Lot Coverage	50%	19%
Floor to Area Ratio	1.0	0.386
Building Height	30 feet	30 feet
Impervious Surface	N/A	74.8%
Landscaped Surface	20%	22.6%

Mechanical Equipment

The proposed building is 35 feet in height with a five-foot tall parapet wall that will be used to screen the area allowed for mechanical equipment. The parapet wall will surround 11% of the roof area which is below the 25% allowed. The parapet wall is located in the middle of the roof to minimize the visual impact of the wall.

Stormwater Management

The site is currently 57% impervious surface and is proposed to be expanded to 75% impervious surface (0.17 acre increase). The C-3 Zoning District does not have an impervious surface maximum so the proposed project meets the City Code requirements. The current site does not have a stormwater management system in place. The proposed stormwater management plan includes six catch basins in the parking lot, which direct the water runoff to an outlet at the south end of the property. The outlet area has a design that allows for exfiltration of the water runoff via perforations in the soil and rock bedding. This allows the water runoff to be filtrated before reaching the wetland area to the south. The City Engineer has reviewed the stormwater management plans and did not provide any specific comments since this is an acceptable stormwater plan for this site.

Shared Trash Enclosure

The applicant has proposed that the trash enclosure for the proposed building at 1120 Wayzata Blvd E be shared with the neighboring property at 1200 Wayzata Blvd E. Both properties are currently owned by Alshouse Company, LLC. Since ownership of the parcels could change in the future, the City will require that an easement for access to the trash enclosure area be granted to the property at 1120 Wayzata Blvd E prior to the issuance of a building permit.

Parking

Six parking stalls are required for each doctor/dentist. The building will allow a maximum of nine doctors/dentists, so the minimum required parking is 54 stalls. There are 57 parking stalls proposed for the site which would meet the minimum parking requirement. Of the 57 stalls, 52 of the parking stalls are proposed to the rear of the building while the remaining 5 stalls are proposed on the side of the building.

The plans also show the parking calculations for the adjacent property to the east (1200 Wayzata Blvd) because the proposed trash enclosure will remove two parking stalls on the 1200 Wayzata Blvd property. This property will still meet the minimum parking requirements for the existing use on the property with the two stalls removed. The proposed number of parking stalls for 1200 Wayzata Blvd will be reduced from 72 stalls to 70 stalls. The minimum parking requirement for this property is 63 stalls.

Landscaping/Tree Removal

The applicant is removing significant trees and heritage trees from the site for the proposed project, which is permitted by the City Code. While the applicant is proposing to replant 54.5 inches of trees on the site, space is limited on the site for replanting. The applicant is proposing to pay a fee-in-lieu for the plantings that do not fit into the site design. This is permitted by City Code section § 936.08. The applicant shows an

estimated amount of \$69,424.00 for the remaining mitigation of the trees removed. This fee will need to be paid before the issuance of a building permit.

Screening

The existing topography in the rear and western side of the property slopes down towards the apartment building and wetlands. On the western side of the property, there is a proposed retaining wall, fence, and plantings utilized to screen the building and parking area from the existing apartment building to the west. The proposed fence will be six feet in height, intertwined with vines, and constructed on top of the retaining wall. The plantings will be a type of shrubbery called Sandia Junipers.

Lighting

The applicant has provided a lighting plan that shows the type of lighting and the foot candle calculations throughout the property. There is a total of four new light poles located in the parking lot that are 15 feet in height. The additional lighting is attached to the building and is located at the corners of the building and near the entrances. The lighting plan meets the requirements of § 916.06 which requires the glare from the lights to be less than four foot candles on a residential property line and less than one foot candle from the center line of a public street.

Design Deviation

The project is subject to the design standards for the Wayzata Blvd Design District. A complete Design Review of the proposal is included as an attachment. The following item does not comply with the City's Design Standards. The applicant is requesting approval for one deviation from the Design Standards:

- § 909.14.A – Primary Opaque Surfaces: The building proposes to use wood grain embossed metal panels as a primary opaque surface. This type of material is not an allowed primary exterior material for this design standard. The material is used as 27%, 25%, 28%, and 16% on the north, east, south and west of the non-glass facades respectively. The panels are made of aluminum with an embossed wood grain finish. The applicant stated that the desire to use this material is for maintenance reasons while still preserving the look and quality that this standard desires. These panels will be used above and below the proposed windows as well as on the awning overhangs. The renderings and elevations show the exact locations of this material

The Planning Commission should review this material proposed for this project to determine if this deviation is in accordance with the Design Deviation criteria.

Primary Questions to Consider:

1. Would the proposed design with the requested deviation advance specific policies and provisions of the City's Comprehensive Plan?
2. Would the proposed deviation have a positive effect on the area in which the project is proposed?

3. Does allowing the deviation alleviate an undue burden, taking into account current leasing, housing, and commercial conditions?

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

- Project Plans with Renderings, dated February 20, 2020 by Synergy Architecture Studio
- Renderings, dated February 20, 2020
- Stormwater Management Hydrologic and Hydraulic Study, dated December 20, 2019 by Alliant Engineering
- Existing Survey, dated January 12, 2015 by Gronberg & Associates, Inc.

Applicable Code Provisions for Review

Design Standards City Code § 901.09:

- A. 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:
1. To guide the expansion and renovation of existing structures and the construction of new buildings and parking, within the commercial districts of the City;
 2. To assist the City in reviewing development proposals;
 3. To improve the City’s public spaces including its streets, sidewalks, walkways, streetscape, and landscape treatments.
- B. The Standards address issues that are critical to preserving and enhancing Wayzata’s character, as described in the City’s Comprehensive Plan.

Deviations from the Design Standards – All Districts § 909.29:

- A. With the exception of § 909.10 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.

2030 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:

1. Allow for a broad range commercial and residential uses that provide daily goods and services, as well as a variety of housing opportunities.
2. **Increase the walkability of eastern Wayzata Blvd. where possible, through improvements in the public and private realm.**
3. **Plan development of parking so that it is not a focal point, but rather placed behind buildings with appropriate buffers and landscaping.**
4. 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.
5. Consolidate access to streets wherever possible.
6. Develop and enforce ordinances to eliminate the visual pollution created by signs and "franchise" architecture.
7. **Adequately screen or buffer all service and commercial uses from any adjacent residential neighborhoods.**
8. Create safe and convenient pedestrian movement within all service and commercial districts.
9. Strictly regulate and enforce outdoor commercial storage and environmental quality maintenance.
10. Enact and enforce a commercial maintenance code to help ensure that commercial development continues to maintain community character.
11. **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.**

909.02 - City Character:

- A. One of the primary goals of the City's Comprehensive Plan is to "preserve and enhance Wayzata's lakeside small town character." Continuing reference is made in the Comprehensive Plan to the value of Wayzata's unique "small town" character, unlike the suburban qualities of other communities. The Standards seek to preserve the high quality "small town" environment while accommodating the inevitability of change. This character is to be preserved and enhanced by:
- 1. Attention to the scale, walkability, land use patterns, street and boulevard character of the City.**
 2. Reinforcing and enhancing residential neighborhoods.
 - 3. Promoting a vibrant and healthy business climate, including a strong downtown as key to the economic and social base of the community, and other primary retail/commercial areas.**
 4. Shaping the physical environment of the City to allow for the development of cultural and social activities that provide the opportunity for social engagement.
 5. Promoting community heritage by preserving and redeveloping historic or significant property to the City's small town roots.
 6. Maintaining and enhancing the diversity of housing options and addressing the need and opportunities for life cycle housing.
 7. Promoting a more connected community through building physical and psychological connections between all residential neighborhoods, business areas, and links to other recreational amenities.
 8. Protecting and preserving significant natural resource areas, and promoting access to community parks and open space resources.
 - 9. Strengthening and reinforcing community gateways, and providing announcement and a sense of place to areas of the community at key entry points through architectural, landscape and urban design elements.**
 10. Promoting sustainability in development.
- B. **The Standards encourage buildings that are well crafted and well detailed, and that express Wayzata's heritage, location, topography, and scale.** The Standards address issues of building height and views of rooftops from above as well as from below.

Design Review Critique

1120 Wayzata Blvd East – Wayzata Medical

March 16, 2020

The Design Report is based on the plans submitted on February 20, 2020 by Synergy Architecture Studio:

	Comments	Compliance
Building Recesses		
<u>909.06.A.1 – All Districts</u> Building facades shall be articulated through the use of pilasters and/or recesses that create visible shadow lines and dimensions especially on the street level	The building façade does utilize various recesses that create different dimensions.	Yes
<u>909.06.A.2 – All Districts</u> Street level landscaped courtyards, outdoor seating areas and gathering areas shall be incorporated into building and site plan design.	The project does incorporate landscaped outdoor seating areas.	Yes
Building Width		
<u>909.07.A – New Buildings – All Districts</u> In order to reduce the scale of longer façades and to eliminate the long horizontal expressions of buildings, divisions or breaks in materials shall be included and at least three of the following design strategies shall be incorporated into the design: 1. Window bays 2. Special treatment at entrances 3. Variations in roof lines or parapet detailing 4. Awnings 5. Building setbacks or articulation of the facade 6. Rhythm of elements	The project includes special landscaping and seating areas at the entrances. There are structural awnings at the corners of the building. The project also includes rhythm of elements and variations in the roof lines.	Yes

Design Review Critique

1120 Wayzata Blvd East – Wayzata Medical

March 16, 2020

Upper Story Setbacks			
<u>909.08.A.1 – New Buildings – All Districts</u> Building height shall conform to the height of the applicable zoning district. Where three (3) story buildings are permitted, the third (3 rd) story must be recessed from all façades fronting public right of ways at least a distance equal to the vertical distance of the 3 rd story height from the second (2 nd) floor footprint, or an average of ten (10) feet across the facade, but no portion of the 3 rd story structure shall be closer than six (6) feet to the 2 nd story façade. The 3 rd story façade shall be designed with railings, pillars, dimensional windows, building recesses or other similar design techniques to break up the 3 rd story façade.	The building adheres to the maximum building height and is only two floors.		Yes
<u>909.08.A.2 – New Buildings – All Districts</u> The façades fronting public right-of-ways of every two and three story building, longer than sixty (60) feet, must have a recessed second story of approximately twenty-five percent (25%) of the façade's length, setting back a minimum of six (6) feet from the face of the first floor façade. The required third floor setback must follow the frontal plane of the second story setback.	The second floor façade that faces the public right-of-way does recess approximately six feet in the corners of the building.		Yes
<u>909.08.A.3 – New Buildings – All Districts</u> Wintertime sun orientation, solar access, and views of Lake Minnetonka are significant issues within the Design Districts. Building height should not negatively and significantly impact neighboring properties.	The building is under the allowed maximum height.		Yes

Design Review Critique

1120 Wayzata Blvd East – Wayzata Medical

March 16, 2020

Roof Design			
<u>909.09.A – All Districts</u> “Green” roofs, roof garden terraces, arbors and other similar structures are encouraged on roofs of building.		This project does not propose to have a green roof.	Not Applicable
<u>909.09.B.1 – Roof Materials – All Districts</u> The roof material for all sloped roofs in all districts shall be slate, untreated copper, pre-finished metal, cedar shake or asphalt shingle in dark colors.		The project has a flat roof.	Not Applicable
<u>909.09.B.2 – Roof Materials – All Districts</u> The roof material for all flat roofs in all districts shall be treated synthetic membrane or other similar material in dark colors.		The roof will be black or dark color.	Yes

Screening of Rooftop Equipment			
<u>909.10.B – Wayzata Blvd District</u> All mechanical equipment shall be completely screened behind a parapet wall, so as not to be visible from adjacent properties and pedestrian view vantage points from adjacent sidewalks. No enclosure shall be larger than 25% of the roof area.		The mechanical equipment is enclosed inside a parapet wall structure that is 11% of the roof area.	Yes

Design Review Critique

1120 Wayzata Blvd East – Wayzata Medical

March 16, 2020

	Comments	Compliance
Facade Transparency		
<u>909.11.D – Wayzata Blvd District</u> No less than fifty percent (50%) of ground level façades for buildings containing commercial or office uses fronting Wayzata Blvd shall be transparent glass.	The proposed ground level façade is made up of 52% of glass material.	Yes
Ground Level Expression		
<u>909.12 – All Districts</u> In multi-story buildings, the ground floor shall be distinguished from the floors above by the use of at least three of the following elements: 1. An intermediate cornice line 2. A difference in building materials or detailing 3. An offset in the façade 4. An awning, trellis, or loggia 5. Arcade 6. Special window lintels 7. Brick/stone corbels	The project has a difference in detailing from the ground floor to the second floor which also correlates to an offset in the façade. Awnings are also utilized to distinguish the ground floor from the bottom floor.	Yes
Entries		
<u>909.13 – All Districts</u> The front facade of all buildings shall be landscaped with window boxes or planters with seasonally appropriate plantings. The main entries shall face the primary street at sidewalk grade.	The landscaping plan shows the significant plantings in planter boxes. The building has three entrances with the main entry on Wayzata Blvd.	Yes

Design Review Critique

1120 Wayzata Blvd East – Wayzata Medical

March 16, 2020

<u>909.14.A – Primary Opaque Surfaces – All Districts</u> Other than the accent materials listed in Section 909.14.G, ninety percent (90%) of the non-glass surfaces of each elevation of the exterior building façade shall be composed of one or more of the following materials: 1. Brick 2. Stone 3. Cast stone 4. Factory finished and certified wood, including, but not limited to: a. Wood shingles (cedar shingles six (6) inch maximum exposure) b. Lap-siding (six (6) inch maximum width) 5. Stucco		The exterior of this building proposes to be 16-28% wood grain embossed metal. This material is not an allowed primary opaque surface.	Deviation Requested
<u>909.14.B – Façade Coverage – All Districts</u> The primary opaque surface materials of all free standing buildings must be the same on all facades of the building.		The materials used are the same on all sides of the building.	Yes
<u>909.14.C – Type of Brick – All Districts</u> On all facades of a free-standing building where brick is used, full course modular, Roman, Norman or other standard size brick must be used.		A modular type of brick is to be used on this structure.	Yes

Design Review Critique

1120 Wayzata Blvd East – Wayzata Medical

March 16, 2020

<u>909.14.D – Façade Detail – All Districts</u> 1. Brick and/or stone façades shall be well detailed and dimensionally designed in order to avoid fractional cuts and odd pieces. All outside brick corners must be full bricks (custom if necessary), with no mitering, forming continuous vertical joints. 2. The narrow face of an exposed stone butt joint, at corners, must be a minimum dimension of two (2) inches. Mitered and quirked stone corners are also acceptable.		The proposed bricks will be custom made at angled corners to avoid exposed cut brick edges.	Yes
<u>909.14.E – Brick Joints – All Districts</u> 1. The mortar for brick must be dark grey or in the color range of the brick. All joints must be concave or 'v' joint. No mortar may be used beyond the face of the brick. 2. All brick walls must be built to avoid efflorescence		The mortar will be a similar color of the bricks.	Yes
<u>909.14.F – Stone Joints – All Districts</u> Stone joints shall be no larger than one-fourth (1/4) inch.		All pre-cast stone shall have mortar joints of ¼ inch.	Yes

Design Review Critique

1120 Wayzata Blvd East – Wayzata Medical

March 16, 2020

<u>909.14.G – Accent Materials – All Districts</u> Only the following materials may be used for lintels, sills, cornices, bases, and decorative accent trims, and must be no more than 10 percent (10%) of the non-glass surfaces of each elevation of the exterior building façade: 1. Stone 2. Cast stone 3. Copper (untreated) 4. Rock faced stone 5. Aluminum or painted steel structural shapes 6. Fiber cement board 7. Premium grade wood trim with mitered outside corners. Examples of premium grade wood are cedar, redwood, and fir. 8. EIFS	The proposed structure utilizes cast stone and accent painted steel structural shapes at a total of 9 percent (9%) on any elevation.	Yes
<u>909.14.H - Parapets, Flashing, Coping – All Districts</u> 1. Only the following materials may be used for parapets, flashing and coping: a. copper (untreated) b. brick c. stone d. cast stone e. premium grade wood. 2. Pre-finished, painted .032 aluminum may only be used as a standard parapet coping with a maximum exposed edge of five (5) inches.	The parapet cap flashing is proposed to be anodized aluminum at 4" in height.	Yes

Design Review Critique

1120 Wayzata Blvd East – Wayzata Medical

March 16, 2020

<u>909.14.I – Awnings – All Districts</u> 1. Only the following types of awnings may be used: a. Fabric awnings of a heavy canvas in dark solid colors or other colors that are approved as part of the design review process b. Highly detailed, ornate metal in dark colors c. Glass awnings 2. Backlit awnings are prohibited. 3. Awnings with text or graphic material may be permitted but require approval via the sign permit process of the Zoning Ordinance.	The awnings are made of a detailed composite metal panel with a wood look.	Yes
<u>909.14.J – Balconies – All Districts</u> Balconies shall be accessible and useable by persons. Fake or unusable balconies are prohibited. All balconies shall remain within the property line. Metal railings with members painted dark, or glass panels are permitted.	There are no balconies in the proposed plans.	Not Applicable.
<u>909.14.K – Glass – All Districts</u> Glass shall not be mirrored, reflective or darkened. Slight green, bronze and grey tints are acceptable. Spandrel glass shall not be counted as transparent glass for the purposes of calculations under the transparency requirements of Section 909.11 of the Standards, but may be used for detailing purposes. Environmentally appropriate glass, such as Low-emissivity glass, shall be used in all projects	The glass is proposed to be grey tinted clear vision low-emissivity min. double pane insulated glazing.	Yes

Design Review Critique

1120 Wayzata Blvd East – Wayzata Medical

March 16, 2020

<u>909.14.L – Doors – All Districts</u> Unless there are building security concerns, main entry doors shall be primarily glass. If, for security reasons, a main entry door is not possible or practical, a main entry door must be well detailed. Appropriately designed wood doors may be utilized for retail and office buildings.	The main entry doors are made of glass.	Yes
	Comments	Compliance
Franchise Architecture		
<u>909.15 – All Districts</u> A. Typical or standardized franchise architecture (including building design that is the trade dress of, or identified with a particular chain, franchise or business and is repetitive in nature) is prohibited. B. Large, bold or bright signage, trade dress or logos must be altered and scaled down to meet the purpose of these standards as articulated herein, and must not be repeated on the facades of the principal structure more than once. All new, altered and/or proposed signage for buildings must be submitted for review under Section 909.22 by the Planning Commission at the time of Design Standards Review application	The project is not associated with franchise architecture and the signs will be different for each tenant.	Yes

Design Review Critique

1120 Wayzata Blvd East – Wayzata Medical

March 16, 2020

Walkways				
<u>909.16.C – Wayzata Blvd District</u> 1. Continuous sidewalks at least five feet in width shall be provided along Wayzata Boulevard. 2. Lighted sidewalks shall extend between rear or side parking areas and building entrances		The existing sidewalk along Wayzata Blvd will stay intact and the sidewalks around the building with parking areas will be lighted.		Yes

Design Review Critique

1120 Wayzata Blvd East – Wayzata Medical

March 16, 2020

	Comments	Compliance
Landscaping		
<u>909.17.A – All Districts</u>		Yes
A. Seasonal landscaping shall be used in all Design Districts, including use of window boxes, hanging flowers baskets, vines and/or other similar seasonal landscaping. If feasible, garden areas and ornamental trees shall be used at the street level.	The project proposes seasonal landscaping around the front of the building with boulevard trees and a bench. Additional landscaping is around the other entries and the parking area.	
B. Window boxes, hanging baskets and planters with seasonally appropriate plantings shall be used around entries to buildings.		
C. Vines shall be used to cover walls with more than one hundred (100) square feet of uninterrupted surface area.		
D. Streetscaping shall include all of the following: 1. Boulevard species trees, with at least three (3) caliper inches. 2. Exposed aggregate sidewalks with brick accents 3. Street lights 4. Benches (if building length is 50 feet or greater), which utilize existing city bench designs. 5. Flowers		
<u>909.17.C – Bluff and Wayzata Blvd Districts</u>		Yes
Trees with a minimum of three (3) caliper inches shall be planted no more than twenty-six (26) feet apart within a landscaped boulevard.	The project does propose 3 inch trees in the boulevard that are no more than 26 feet apart.	

Design Review Critique

1120 Wayzata Blvd East – Wayzata Medical

March 16, 2020

	Comments	Compliance
Parking Lot Landscaping		
<u>909.18 – All Districts</u> A landscaped buffer strip at least five (5) feet wide shall be provided between all parking areas and the sidewalk or street. The buffer strip shall consist of shade trees appropriately spaced for the particular Design District, and a decorative metal fence, masonry wall or hedge. A solid wall or dense hedge shall be no less than three (3) feet and no more than four (4) feet in height.	A ten foot wide landscaped buffer will be in between the sidewalk/street and the building. An additional ten foot wide landscaped buffer will be on the west side of the property that also includes fencing and a new retaining wall.	Yes
Surface Parking		
<u>909.19 – All Districts</u> A. Off-street parking shall be located to the rear of buildings. When parking must be located in a side yard adjacent to the street, a landscaped buffer shall be provided in accordance with the Design Standards. The street frontage occupied by parking shall not exceed sixty (60) feet per property. B. Side-by-side parking lots creating a parking area frontage longer than sixty (60) feet are prohibited, except where a heavily landscaped buffer of at least twenty (20) feet wide completely separates both lots. C. Side yard parking shall not extend beyond the front yard setback of the primary building on the property. D. Front yard parking is prohibited. E. There shall be no corner parking.	The parking is fully in the rear yard with the exception of four stalls, two of which are handicap accessible, that are in the side yard. There is additional landscaping between the side yard parking area and Wayzata Blvd.	Yes

Design Review Critique

1120 Wayzata Blvd East – Wayzata Medical

March 16, 2020

		Comments	Compliance
<u>909.20 – All Districts – Bicycle Parking</u> Commercial developments requiring more than twenty (20) parking spaces shall provide at least four (4) bicycle parking spaces in a convenient, visible, preferably sheltered location.		The project proposes to have a bike rack by the southwest corner of the building.	Yes

Design Review Critique

1120 Wayzata Blvd East – Wayzata Medical

March 16, 2020

Parking Structures			
<u>909.21.A – All Districts</u> Parking structures shall meet the following standards, along with all other applicable building code standards: 1. The ground floor façade abutting any public street or walkway shall be architecturally compatible with surrounding commercial or office buildings. 2. The parking structure shall be designed in such a way that sloped floors do not dominate the appearance of the façade. 3. Windows or openings shall be similar to those of surrounding buildings. 4. Vines and other significant landscaping shall be used to minimize the visual impact of the parking structure.		This project does not incorporate a parking structure.	Not Applicable

Design Review Critique

1120 Wayzata Blvd East – Wayzata Medical

March 16, 2020

	Comments	Compliance
Signs		
<u>909.22.A – All Districts – Compatibility</u> 1. Signs shall be architecturally compatible with the style, composition, materials, colors and details of the building, and with other signs on nearby buildings. Signs shall be an integral part of the building and site design. 2. A sign plan shall be developed for buildings which house more than one (1) business. Signs need not match, but shall be compatible with one another. Franchise or national chains must comply with these Sign Standards to create signs compatible with their context. 3. When illuminated signs are proposed, only the text and/or logo portion of the sign may be illuminated. Illuminated signs must be compatible with the location. Illumination of the sign to highlight architectural details is permitted. Fixtures shall be small, shielded, and directed towards the sign rather than toward the street, so as to minimize glare for pedestrians and adjacent properties. 4. Sign plans must be submitted for review as part of an Applicant for Design Approval. Proposed signs must also conform to the requirements of Chapter 927 of the Wayzata Zoning Ordinance.	The proposed building does have a sign plan that would meet the sign requirements. The details of the signs can be seen in the renderings provided to show how they fit in with the proposed structure.	Yes
<u>909.22.B – All Districts – Sign Location</u> 1. Wall signs on a storefront-type building shall be placed between the first and second floors of a building.	This building is not a storefront-type building and the proposed signs are located on the second floor where they do not obscure the architectural features.	Yes

Design Review Critique

1120 Wayzata Blvd East – Wayzata Medical

March 16, 2020

2. Wall or roof signs on buildings that are not storefront type buildings shall be placed where they do not obscure architectural features.			
<u>909.22.C – All Districts – Sign Material</u> 1. The material of which signs are constructed shall be consistent and compatible with the original construction materials and architectural style of the building facade on which the signs are affixed. 2. Material, such as wood and metal, shall be used, as appropriate, for the sign location. 3. Neon signs may only be used for windows.	The proposed materials used for the signs are compatible with the construction materials and architectural style of the building.		Yes
Permitted Signs			
<u>909.23.B - Wayzata Boulevard District</u> Only the following types of signs are permitted in the Wayzata Boulevard District: 1. Wall or awning signs. 2. Free-standing signs. 3. Monument or ground signs. Low-profile ground signs or monument signs are required for highway-oriented commercial uses such as restaurants and gas stations. Sign materials, colors and architectural detailing shall be similar to those of the principal building. External illumination of signs is permitted.	The proposed signage includes three wall signs and one monument sign.		Yes

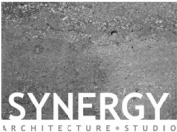
Design Review Critique

1120 Wayzata Blvd East – Wayzata Medical

March 16, 2020

	Comments	Compliance
Parking Lot and Building Lighting		
<u>909.24 – All Districts</u>		Yes
A. Parking lot lighting shall be designed in such a way as to be in scale with its surroundings, and reduce glare.	The applicant provided a lighting plan that shows the amount of foot candles that are produced by the proposed lights throughout the property. The proposed lights are projected downwards and conform to the City Code of not exceeding one foot candle at the center of the public street and not exceeding four foot candles at a residential property line. Proposed lighting is also on the walkways and entrances for pedestrian safety.	
B. Cutoff fixtures shall be located below the mature height of trees located in parking lot islands so as to minimize ambient glow and light pollution.		
C. Pedestrian-scale lighting, not exceeding thirteen (13) feet in height, shall be located on walkways and adjacent to store entrances. All sidewalk lighting must be projected downwards. City light standard shall be followed for all public streets.		
D. Light posts shall be of a dark color.		
E. Lighting fixtures shall be compatible with the architecture of the building.		
F. Lights attached to buildings shall be screened by the building's architectural features to eliminate glare to adjacent properties. All façade lighting must be projected downwards.		
G. All lighting fixtures shall comply with City Code Section 916.06 as it relates to glare.		

WAYZATA AVE MEDICAL



SYNERGY
ARCHITECTURE+STUDIO

33 SOUTH 4TH STREET
SUITE 4650
MINNEAPOLIS, MN 55402

(612) 345-2701 | SYNERGYARCHSTUDIO.COM



Davis
HEALTHCARE REAL ESTATE

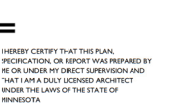
33 SOUTH 4TH STREET
SUITE 4650
MINNEAPOLIS, MN 55402

(612) 338-4000 | DAVIS-HRE.COM



**WAYZATA AVE
MEDICAL**

WAYZATA AVE



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 ARCHITECT
UNDER THE LAWS OF THE STATE OF
MINNESOTA

Serrick J. Giordano

NOT FOR CONSTRUCTION

Project No. 30000
Drawn By: MHVO / EPH
Checked By: JPS

No.	Description	Date
	PRELIMINARY SUBMITTAL	01.03.2020
	CITY SUBMISSION	01.21.2020
	CITY SUBMISSION	02.20.2020

TITLE SHEET

A000



INDEX OF SHEETS	
No.	Title
00-Title	
A000	TITLE SHEET
01-04	REMOVALS PLAN
C1.0	SITE PLAN
C1.1	PARKING CALCULATION
C2.0	GRADING, EROSION, AND SEDIMENT CONTROL PLAN
C3.1	BRUSH AND SEDIMENT CONTROL NOTES AND DETAILS
C3.0	UTILITY PLAN
L1.0	LANDSCAPE PLAN
L2.0	TREE INVENTORY, PRESERVATION, AND REMOVAL PLAN
PL-0	SITE LIGHTING PLAN
09- Preliminary Design	
A200-P	PRELIMINARY FLOOR PLAN
A201-P	PRELIMINARY PLANS
A300-P	PRELIMINARY ELEVATIONS
A900-P	RENDERING
A900-P	RENDERING
B1	BOOK PLAN - EVEL 01
B2	BOOK PLAN - EVEL 02

PROJECT LOCATION MAP



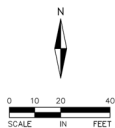
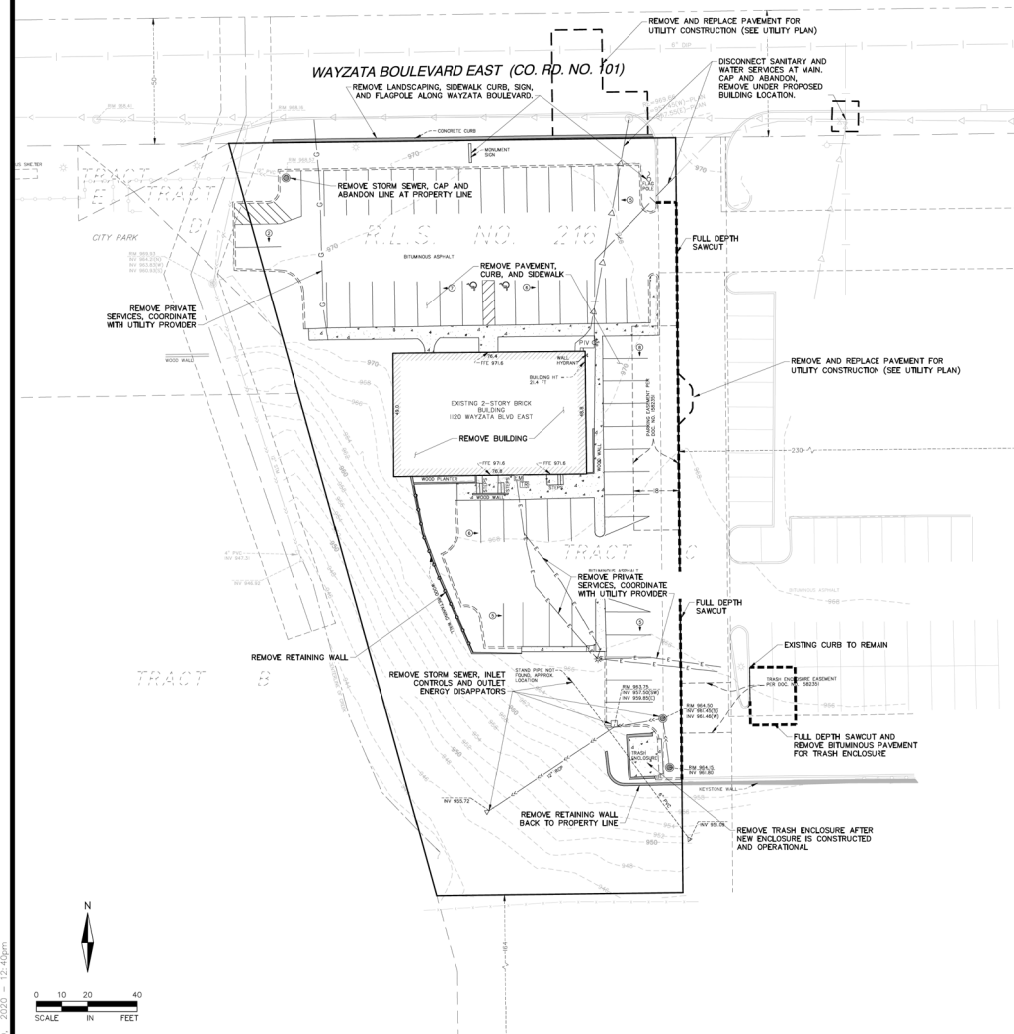
PROJECT SITE

PROJECT CONTACT LIST

BUILDING OWNER	
DAVIS HEALTHCARE REAL ESTATE SERVICES 33 SOUTH 4TH STREET SUITE 4650 MINNEAPOLIS, MN	MARK DAVIS MDAVIS@DAVIS-HRE.COM 612-341-3242
ARCHITECT	
SYNERGY ARCHITECTURE+STUDIO, LLC 33 SOUTH 4TH STREET SUITE 4650 MINNEAPOLIS, MN	PATRICK J. GIORDANO PGIORDANO@SYNERGYARCHSTUDIO.COM 612-383-2701
CIVIL ENGINEER	
ALLIANT ENGINEERING, INC. 733 MARQUETTE AVE SUITE 700 MINNEAPOLIS, MN 55402	DAN BOBLOKH, P.E. LIST DBOBLOKH@ALLIANT-INC.COM 612-767-9370
STRUCTURAL ENGINEER	
KOMA, INC. 6115 CAHILL AVE INVERGROVE HEIGHTS, MN	MATT VAN HOOF MVANHOOF@KOMAINC.COM 651-789-4129

GENERAL CONTRACTOR	
TRICO CONSTRUCTION 2820 VICKSBURG LANE PLYMOUTH, MN	TIM MCKEE TMCKEE@TRICO-CONST.COM 763-454-0228
GENERAL CONTRACTOR - JOB SITE SUPERVISOR	
TRICO CONSTRUCTION 2820 VICKSBURG LANE PLYMOUTH, MN	
MECHANICAL CONTRACTOR	
ELECTRICAL CONTRACTOR	
PLUMBING CONTRACTOR	

Drawing name: X:\2015\150330\plan sheets\site plan review\150330.scrn.dwg, Feb. 10, 2020 - 12:49pm



REMOVAL NOTES:

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. NOTIFY Gopher State ONE CALL 48 HOURS PRIOR TO START OF CONSTRUCTION.
3. PRIOR TO STARTING CONSTRUCTION, ALL PERIMETER EROSION CONTROL DEVICES MUST BE INSTALLED IN ACCORDANCE WITH GRADING & EROSION CONTROL PLAN, NINE MILE CREEK WATERSHED DISTRICT AND THE CITY OF WAYZATA, SEE SHEET 020 FOR DETAILS.
4. REMOVAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND PROTECTING ALL UTILITY LINES PRIOR TO DIGGING AND DEMOLITION. OWNER AND ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR PUBLIC OR PRIVATE UTILITY LOCATIONS.
5. REMOVAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES AND OBJECTS THAT INTERFERE WITH THE PROPOSED CONSTRUCTION AS SHOWN IN THIS DRAWING PACKAGE. MATERIALS SALVAGED FOR REUSE ON-SITE SHALL NOT BE STORED ON ANY PUBLIC RIGHT OF WAY.
6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE CITY OF WAYZATA.
7. ALL WORK WITHIN THE PUBLIC R.O.W. SHALL COMPLY WITH THE CITY OF WAYZATA ENGINEERING DESIGN STANDARDS.
8. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS CONNECTIONS PRIOR TO THE START OF SITE WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM THE PLANS.
9. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH MN MUTCD AND/OR MNDOT TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS MANUAL, DURING ANY WORK WITHIN PUBLIC R.O.W.
10. CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED.
11. CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES AND STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES AND STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
12. CONTRACTOR SHALL NOT IMPED EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES.
13. ANY DAMAGED PUBLIC R.O.W. PAVEMENT AND CURBING SHALL BE REPLACED WITH THE EQUIVALENT PAVEMENT SECTION.
14. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, AND DISPOSAL OF THE EXISTING BITUMINOUS. BITUMINOUS SHALL BE SAWCUT OR JACK HAMMERED FOR STRAIGHT EDGES. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
15. CONTRACTOR SHALL COORDINATE PRIVATE/PUBLIC UTILITIES RELOCATES, SUCH AS TRAFFIC SIGNAL HANDHOLES, AND WIRING, ETC.

GENERAL NOTES:

1. ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED INFORMATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. PROTECT EXISTING CONCRETE SIDEWALKS AND CURBING AND BITUMINOUS TRAILS AND PARKING LOT PAVEMENT TO REMAIN DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN CONCRETE PANELS OR DAMAGED BITUMINOUS PAVEMENTS CAUSED BY SITE CONSTRUCTION.
3. CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
4. CONTRACTOR SHALL PROVIDE TEMPORARY STREET SIGNS, LIGHTING, AND ADDRESSES DURING CONSTRUCTION PERIOD.
5. ALL CONSTRUCTION AND POST CONSTRUCTION PARKING SHALL BE ON-SITE, NO ON-STREET PARKING/LOADING/UNLOADING ALLOWED.
6. ALL PUBLIC SIDEWALKS AND TRAILS SHALL NOT BE OBSTRUCTED.
7. STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT OF WAY.
8. CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT TEMPORARY TRAFFIC ZONE LAYOUTS - FIELD MANUAL, LATEST EDITION, FOR CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY. APPROVALS BY HENNEPIN COUNTY AND CITY OF WAYZATA REQUIRED.

LEGEND:

	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATERMAIN
	EXISTING SANITARY MANHOLE
	EXISTING CATCH BASIN
	EXISTING HYDRANT
	EXISTING WELL
	EXISTING TRANSFORMER
	EXISTING GATE VALVE
	CONCRETE SIDEWALK REMOVAL
	EXISTING GAS LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING LIGHT POLE
	EXISTING CURB & GUTTER TO REMAIN
	CURB & GUTTER TO BE REMOVED
	EXISTING PROPERTY LINE
	EXISTING EASEMENT

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

Davis

ENGINEERING AND ARCHITECTURE
1120 EAST WAYZATA BLVD.
WAYZATA, MN 55391
612.758.3080
WWW.DAVIS-INC.COM



ALLIANT
ENGINEERING
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

WAYZATA SPECIALTY CENTER

1120 EAST WAYZATA BLVD.
WAYZATA, MN 55391

SITE PLAN REVIEW

REMOVALS PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of MINNESOTA.

SAN SJOBLON, PE
01-03-20 54821
Date: License No.

QUALITY ASSURANCE/CONTROL
BY: Date: BY: Date:

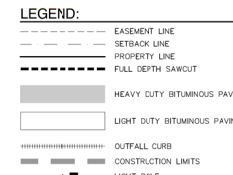
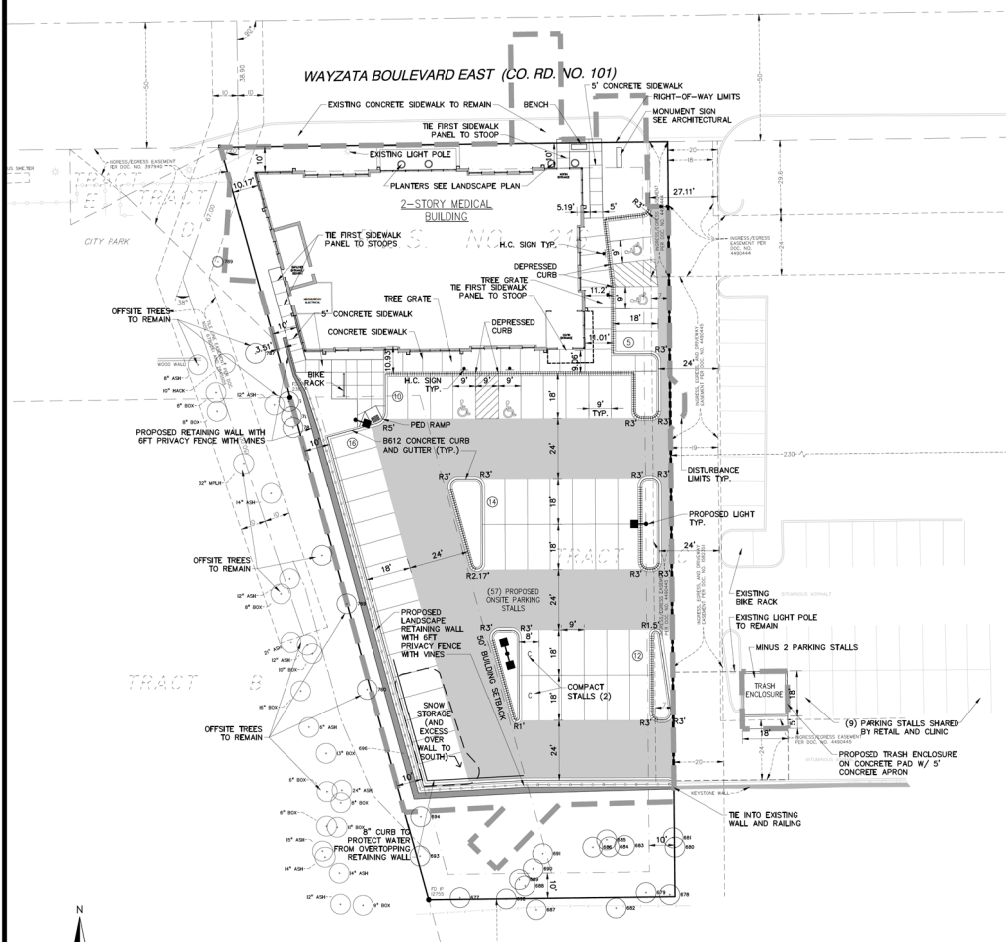
DATE ISSUE
01-03-20 PRELIMINARY SUBMITTAL
01-29-20 CITY SUBMITTAL
02-10-20 FINAL PRESERVATION

PROJECT TEAM DATA
DESIGNED: WPR
DRAWN: DLL
PROJECT NO: 215-0035

C0.0

SHEET 1 of 8

Drawn by: X:\2015\150130\plan sheets\150130\site plan.dwg, Feb. 10, 2020 - 12:49pm



- REMOVAL NOTES:**
- NOTIFY Gopher State ONE CALL 48 HOURS PRIOR TO START OF CONSTRUCTION.
 - PRIOR TO STARTING CONSTRUCTION, ALL PERIMETER EROSION CONTROL DEVICES MUST BE INSTALLED IN ACCORDANCE WITH GRADING & EROSION CONTROL PLAN, AND THE CITY OF WAYZATA.
 - REMOVAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND PROTECTING ALL UTILITY LINES PRIOR TO DIGGING AND DEMOLITION. OWNER AND ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR PUBLIC OR PRIVATE UTILITY LOCATIONS.
 - DEMOLITION CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL REMOVED MATERIALS.
 - REMOVAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES AND OBJECTS THAT INTERFERE WITH THE PROPOSED CONSTRUCTION AS SHOWN IN THIS DRAWING PACKAGE.
 - ALL WORK WITHIN THE PUBLIC R.O.W. SHALL COMPLY WITH THE CITY OF WAYZATA ENGINEERING DESIGN STANDARDS.
 - CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL DURING DEMOLITION OF EXISTING CURB/CUT ACCESS ON PUBLIC R.O.W.
 - CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF THE EXISTING BITUMINOUS PER PLAN. BITUMINOUS SHALL BE SAWCUT OR JACK HANDED FOR STRAIGHT EDGES. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
 - CONTRACTOR SHALL COORDINATE PRIVATE/PUBLIC UTILITIES RELOCATES, AS NECESSARY SUCH AS TRAFFIC SIGNAL HANDHOLES, WIRING, ETC.

SITE DATA
LOT SUMMARY:
LOT AREA = 0.952 AC
PARKING SUMMARY:
SEE SHEET C1.1 FOR PARKING CALCULATION

IMPERVIOUS SURFACE:
EXISTING IMPERVIOUS = 0.544 AC
PROPOSED IMPERVIOUS = 0.712 AC (74.8%)

CONSTRUCTION LIMITS/DISTURBED AREA = 0.915 AC

C-3 SERVICE DISTRICT REQUIREMENTS:

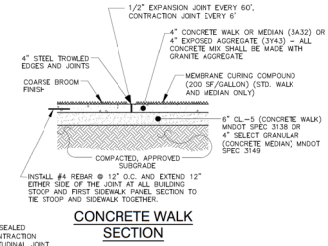
- A. HEIGHT: NO BUILDING SHALL BE ERECTED OR STRUCTURALLY ALTERED TO EXCEED TWO STORES AND 30 FEET IN HEIGHT, WHICHEVER IS LESSER.
PROPOSED BUILDING HEIGHT: 20 FT
- B. SETBACKS
1. FRONT 10 FT
PROPOSED: 10 FT (AS SHOWN)
 2. SIDE: THERE SHALL BE A SIDE YARD ON EACH SIDE OF ANY BUILDING HAVING A WIDTH OF NOT LESS THAN TEN FEET EXCEPT WHERE A GREATER SIDE YARD IS REQUIRED TO PROVIDE PARKING AND LOADING, AS REQUIRED BY CHAPTERS 914 AND 915, AND EXCEPT THAT NO BUILDING SHALL BE LOCATED WITHIN 50 FEET OF ANY REAR LOT LINE ADJUTING A RESIDENTIAL DISTRICT.
PROPOSED: 10 FT AND 50 FT (AS SHOWN)
 3. REAR: THERE SHALL BE A REAR YARD HAVING A DEPTH OF NOT LESS THAN TEN FEET, EXCEPT WHERE A GREATER REAR YARD IS REQUIRED TO PROVIDE PARKING AND LOADING, AS REQUIRED BY CHAPTERS 914 AND 915, AND EXCEPT THAT NO BUILDING SHALL BE LOCATED WITHIN 50 FEET OF ANY REAR LOT LINE ADJUTING A RESIDENTIAL DISTRICT.
PROPOSED: 10 FT AND 50 FT (AS SHOWN)
- C. LOT COVERAGE: THE MAXIMUM LOT COVERAGE OF ALL BUILDINGS SHALL BE 50 PERCENT.
PROPOSED LOT COVERAGE: 6,000 SF / 41,469 SF = 14%
- D. LOT AREA: THE MINIMUM TOTAL LOT AREA SHALL BE 15,000 SQUARE FEET.
PROPOSED LOT AREA: 41,469 SF
- E. FLOOR AREA RATIO: THE MAXIMUM FLOOR AREA RATIO (F.A.R.) SHALL BE 1.0.
PROPOSED F.A.R.: 16,000 GSF / 41,469 SF SITE AREA = 0.386
- F. REQUIRED LANDSCAPING: A MINIMUM OF 20 PERCENT OF THE TOTAL LOT SHALL BE LANDSCAPED AND MAINTAINED. A LANDSCAPED BUFFER STRIP OF AT LEAST EIGHT FEET WIDE SHALL BE PROVIDED BETWEEN PARKING AREAS AND ADJACENT STREETS OR SIDEWALKS. THE BUFFER STRIP SHALL CONSIST OF SHADE TREES AT MAXIMUM INTERVALS OF 30 FEET AND A DECORATIVE FENCE, MASONRY WALL, OR HEDGE.
- REFER TO LANDSCAPE PLAN

GENERAL NOTES:

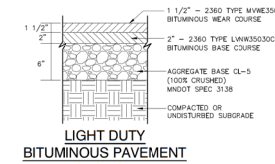
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED INFORMATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
- CONTRACTOR SHALL NOT IMPIDE EXISTING TRAFFIC CIRCULATION TO ADJACENT PROPERTIES.
- CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, IF NEEDED.
- CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED.
- CONTRACTOR SHALL PROVIDE TEMPORARY STREET SIGNS, LIGHTING, AND ADDRESSES DURING CONSTRUCTION PERIOD.
- ALL CONSTRUCTION AND POST CONSTRUCTION PARKING SHALL BE ON-SITE. NO ON-STREET PARKING/LOADING/UNLOADING ALLOWED.
- ALL PUBLIC TRAILS OR WALKS SHALL NOT BE OBSTRUCTED DURING CONSTRUCTION UNLESS APPROVED BY CITY ENGINEER.
- STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT-OF-WAY.
- CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MIDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUT-FIELD MANUAL, LATEST EDITION, FOR ANY CONSTRUCTION IN PUBLIC ROW."
- A FIELD INSPECTION OF ALL CURBS, SIDEWALK AND PAVEMENT SUBGRADE, STRING LINES AND FORM WORK BY GENERAL CONTRACTOR OR OTHER APPROVED REPRESENTATIVE IS REQUIRED PRIOR TO ANY PAVEMENT INSTALLATION.

SITE PLAN NOTES:

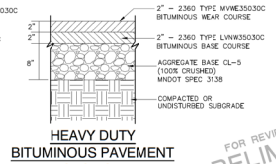
- ALL DIMENSIONS ARE TO FACE OF BUILDING AND/OR FACE OF CURB.
- REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOPS ADJACENT TO PROPOSED BUILDING.
- CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
- ALL CONCRETE CURB AND GUTTER ADJUTING TO CONCRETE WALK BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
- STRIPING SHALL BE 4 INCH WHITE UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAY, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM THE PLANS.
- REFER TO PHOTOGRAPHIC PLAN FOR LIGHTING LOCATIONS, FOOTCANDLE CALCULATIONS AND SPECIFICATIONS.
- ALL RETAINING WALLS TO BE MODULAR BLOCK WALLS. ANY WALLS IN EXCESS OF 4 FEET IN HEIGHT REQUIRE DESIGN BY STRUCTURAL ENGINEER. CITY SHALL REVIEW AND APPROVE DESIGN PRIOR TO CONSTRUCTION. INSTALL RAILING OR FENCE AS REQUIRED. REFER TO GEOTECHNICAL REPORT FOR DETAIL REQUIREMENTS.
- INSTALL CURB AND GUTTER JOINTS AS FOLLOWS:
 1. ALIGN JOINTS ACROSS ABUTTING SIDEWALKS, CURBS, AND PAVEMENTS PAYING PARTICULAR ATTENTION TO SPACING OF EXPANSION JOINTS AND SPECIAL SCORING PATTERNS INDICATED ON PLANS.
 2. DIVIDE PANELS INTO NOMINALLY EQUAL AREAS WITH CONSTRUCTION JOINTS UNLESS INDICATED OTHERWISE.
 3. SAWN JOINTS ARE PERMITTED ONLY AS INDICATED ON THE PLANS OR TO INCREASE THE DEPTH OF TOOLED CONSTRUCTION JOINTS FOR THE CONTRACTOR'S CONVENIENCE.
- A. EXPANSION JOINTS
 1. INSTALL TRANSVERSE JOINTS AT THE FOLLOWING NOMINAL INTERVALS:
 - a. SIDEWALKS AND MAINTENANCE STRIPS: 40 FEET
 - b. CURBS: 60 FEET, 5 FEET EACH SIDE OF CURB DRAIN INLETS, END OF CURVED SECTIONS.
 2. INSTALL LATERAL JOINTS AGAINST ABUTTING SURFACES WHERE CONCRETE IS CONFINED BETWEEN OR PENETRATED WITH RIGID STRUCTURES OR FURNISHINGS SUCH AS BUILDINGS AND STOPS, PLANTERS, POLE SUPPORTS OR BASES, UTILITIES AND SLEEVES, THICKER PAVEMENT SECTIONS, ETC.
- B. CONSTRUCTION JOINTS
 1. INSTALL JOINTS AT THE FOLLOWING NOMINAL INTERVALS:
 - a. SIDEWALKS AND MAINTENANCE STRIPS: 5 FEET
 - b. CURBS AND APRONS: 10 FEET, 6 FEET ON CURVED SECTIONS
 2. TOOL OR SAW JOINTS TO 1/3 THE NOMINAL THICKNESS OF THE PAVEMENT SECTION OR CURB.
10. ALL CONCRETE EQUIPMENT PADS SHALL HAVE A SUBBASE INCLUDING 4 FEET OF FREE DRAINING GRANULAR MATERIAL MEETING MNDOT SPEC 3149.
11. REFER TO SOIL ENGINEER'S REPORT FOR ALL SOIL CORRECTIONS, PAVEMENT AND SUBBASE REQUIREMENTS AND DIRECTION, AND COMPACTONS REQUIREMENTS.
12. FOR CONSTRUCTION OF NEW PAVED AREAS, ORGANIC SOILS SHALL BE STRIPPED TO A MINIMUM OF 3 FT BELOW PROPOSED PAVEMENT SUBGRADE. SUBGRADE SHALL BE COMPACTED TO A MIN OF 100% STANDARD PROCTOR WITHIN 3 FT OF PROPOSED SUBGRADE AND 50% STANDARD PROCTOR # BELOW 3 FT.
13. PAVEMENT SUBGRADE SHALL BE PROOF ROLLED AND APPROVED BY THE INDEPENDENT GEOTECHNICAL ENGINEER PRIOR TO INSTALLING FINAL PAVEMENT SECTION.
14. ANY AFFECTED OR REMOVED PUBLIC R.O.W. PAVEMENT AND CURBING SHALL BE REPLACED WITH THE EQUIVALENT PAVEMENT SECTION.



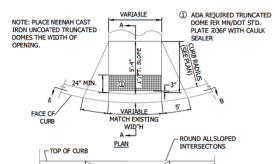
CONCRETE WALK SECTION



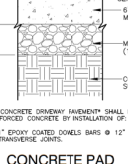
LIGHT DUTY BITUMINOUS PAVEMENT SECTION



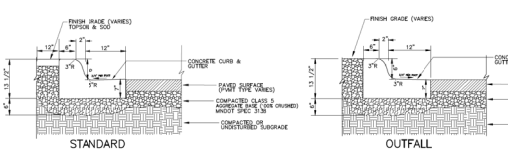
HEAVY DUTY BITUMINOUS PAVEMENT SECTION



PEDESTRIAN RAMP



CONCRETE PAD SECTION



STANDARD

B612 CURB AND GUTTER

OUTFALL

- INSTALL CURB AND GUTTER JOINTS AS FOLLOWS:
1. ALIGN JOINTS ACROSS ABUTTING SIDEWALKS, CURBS, AND PAVEMENTS PAYING PARTICULAR ATTENTION TO SPACING OF EXPANSION JOINTS AND SPECIAL SCORING PATTERNS INDICATED ON PLANS.
 2. DIVIDE PANELS INTO NOMINALLY EQUAL AREAS WITH CONSTRUCTION JOINTS UNLESS INDICATED OTHERWISE.
 3. SAWN JOINTS ARE PERMITTED ONLY AS INDICATED ON THE PLANS OR TO INCREASE THE DEPTH OF TOOLED CONSTRUCTION JOINTS FOR THE CONTRACTOR'S CONVENIENCE.
- A. EXPANSION JOINTS
1. INSTALL TRANSVERSE JOINTS AT THE FOLLOWING NOMINAL INTERVALS:
 - a. SIDEWALKS AND MAINTENANCE STRIPS: 40 FEET
 - b. CURBS: 60 FEET, 5 FEET EACH SIDE OF CURB DRAIN INLETS, END OF CURVED SECTIONS
 2. INSTALL LATERAL JOINTS AGAINST ABUTTING SURFACES WHERE CONCRETE IS CONFINED BETWEEN OR PENETRATED WITH RIGID STRUCTURES OR FURNISHINGS SUCH AS BUILDINGS AND STOPS, PLANTERS, POLE SUPPORTS OR BASES, UTILITIES AND SLEEVES, THICKER PAVEMENT SECTIONS, ETC.
- B. CONSTRUCTION JOINTS
1. INSTALL JOINTS AT THE FOLLOWING NOMINAL INTERVALS:
 - a. SIDEWALKS AND MAINTENANCE STRIPS: 5 FEET
 - b. CURBS AND APRONS: 10 FEET, 6 FEET ON CURVED SECTIONS
 2. TOOL OR SAW JOINTS TO 1/3 THE NOMINAL THICKNESS OF THE PAVEMENT SECTION OR CURB.



733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

WAYZATA SPECIALTY CENTER
1120 EAST WAYZATA BLVD.
WAYZATA, MN 55391
SITE PLAN REVIEW
SITE PLAN

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

DAN SLODOW, PE
01-03-20 54821
Date License No.
01-03-20 54821
Date

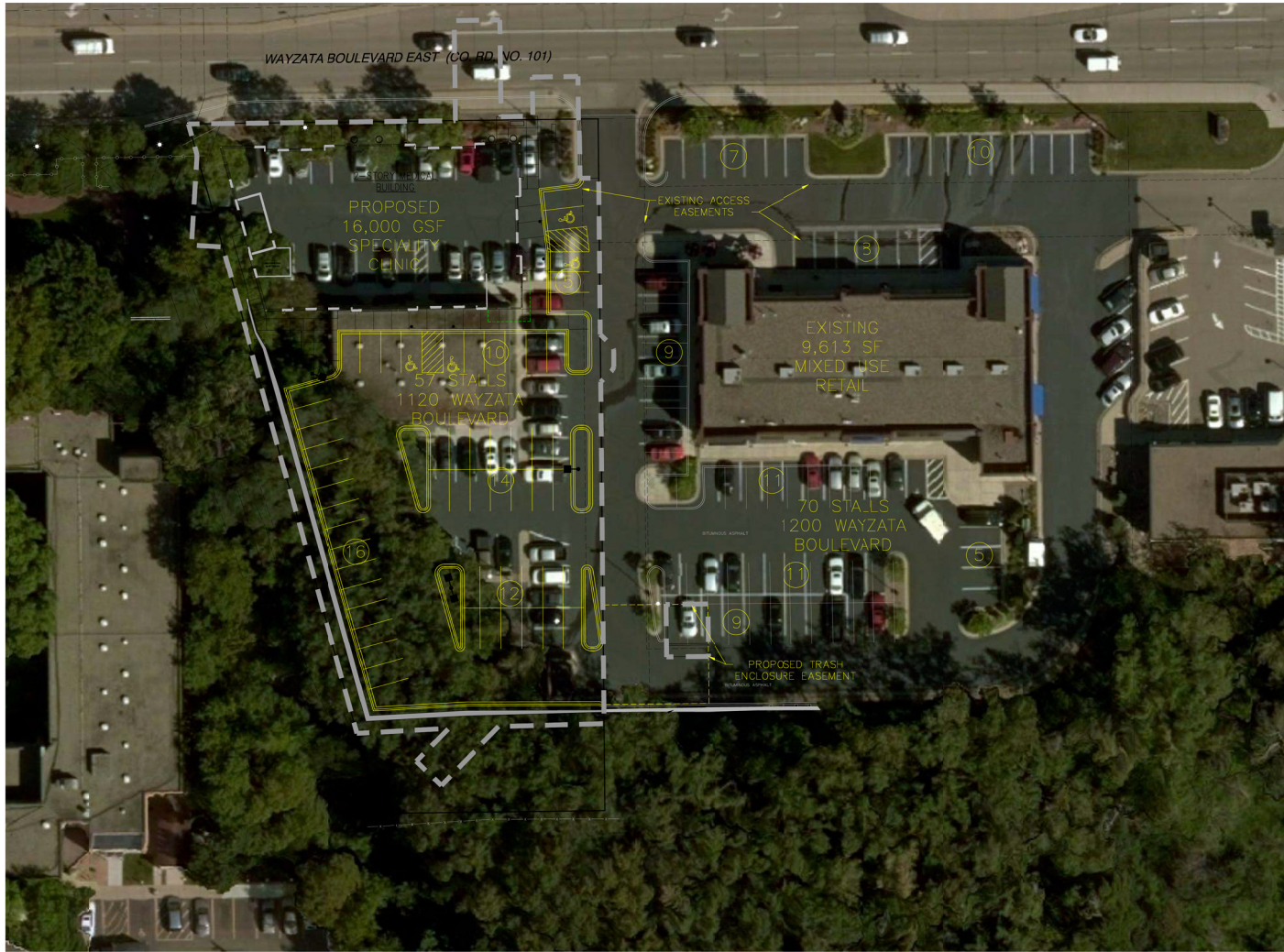
DATE	ISSUE
01-03-20	PRELIMINARY SUBMITTAL
01-03-20	OFF SUBMITTAL
01-03-20	THESE PREPARATION

PROJECT TEAM DATA
DESIGNER: WPR
DRAWN: BIL
PROJECT NO: 215-0035

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

C1.0

Drawing name: X:\2015\1500350\plan sheets\site plan review\1500350siteplan.dwg, Feb 10, 2020 - 12:40pm



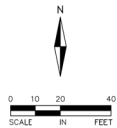
LEGEND:
----- EASEMENT LINE
----- SETBACK LINE
----- PROPERTY LINE
----- FULL DEPTH SAWCUT

JOINT PARKING CALCULATIONS

1120 EAST WAYZATA BOULEVARD
TOTAL PROPOSED GROSS SQUARE FOOTAGE = 16,000 SF
PARKING REQUIRED @ 6 STALLS PER DOCTOR (9) = 54 STALLS
PARKING PROVIDED = 57 STALLS

1200 EAST WAYZATA BOULEVARD
CALCULATION AS PRESENTED IN ARCHITECTURAL CONSORTIUM, LLC SITE PLAN FOR 1120/1200
WAYZATA BOULEVARD RETAIL PROJECT (ISSUE DATE 04/22/08)

TOTAL EXISTING GROSS SQUARE FOOTAGE = 9,613 SF
BANK = 6,110 SF
RETAIL = 1,627 SF
SANDWICH SHOP = 1,880 SF
(1,000 SF DINING AREA + 880 SF KITCHEN AREA)
BANK PARKING REQUIRED @ 1/250 GSF = 27 STALLS
RETAIL PARKING REQUIRED @ 1/250 GSF = 7 STALLS
SANDWICH SHOP PARKING REQUIRED:
@ 1/40 SF (DINING AREA) = 20 STALLS
@ 1/80 SF (KITCHEN AREA) = 9 STALLS
PARKING REQUIRED FOR MIXED USED RETAIL = 63 STALLS (PER APPROVED PLAN)
PARKING REQUIRED FOR PROPOSED 1120 AND EXISTING 1200 BUILDINGS = 117 STALLS
PARKING PROPOSED ON 1120 PROPERTY = 57 STALLS
EXISTING PARKING ON 1200 PROPERTY = 70 STALLS
TOTAL PARKING PROVIDED = 127 STALLS



ALLIANT
ENGINEERING
733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

WAYZATA SPECIALTY CENTER
1120 EAST WAYZATA BLVD.
WAYZATA, MN 55391
SITE PLAN REVIEW
PARKING CALCULATION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of MINNESOTA.

DAN SJOBLON, PE
01-03-20 54821
Date: (Enter Yr.)

QUALITY ASSURANCE/CONTROL
BY: 01-29-20
DATE: (Date)

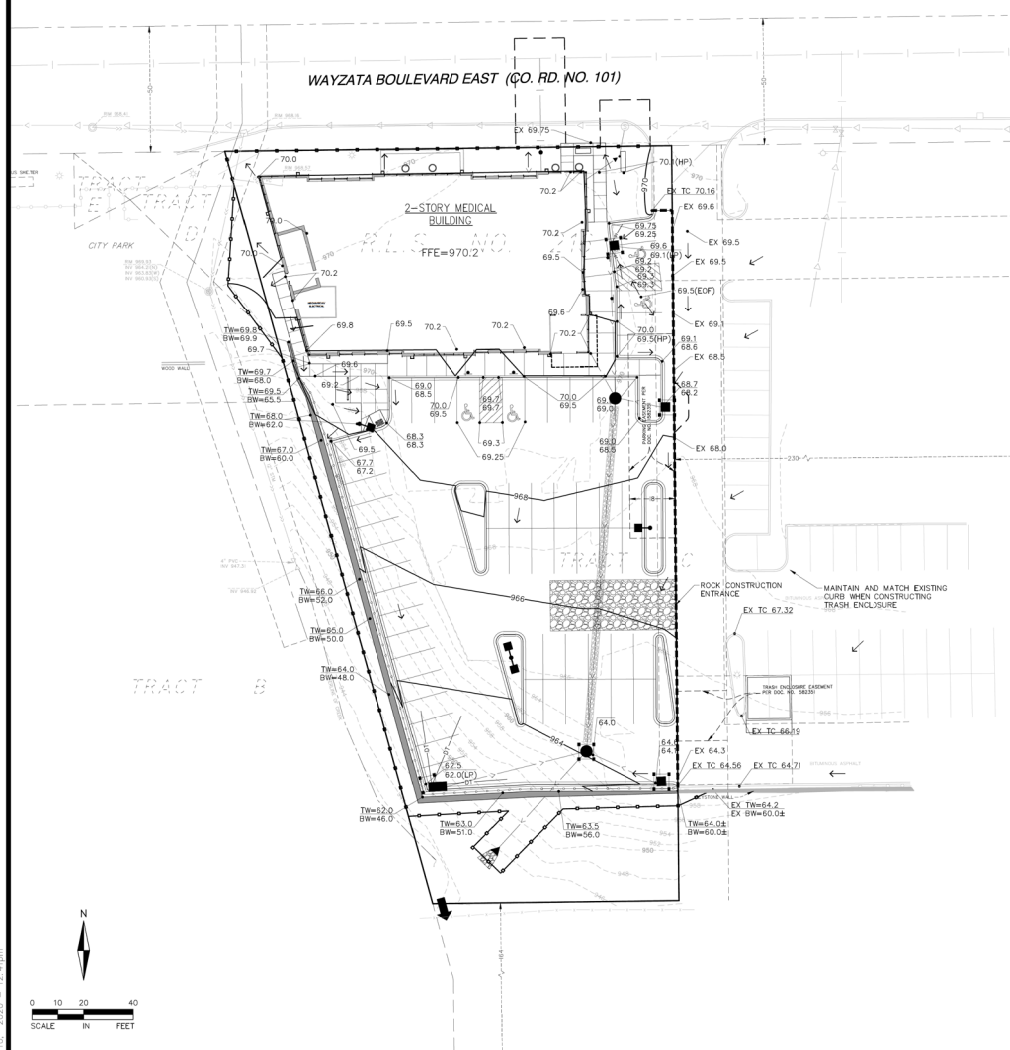
DATE: 01-29-20
01-29-20 PRELIMINARY SUBMITTAL
01-29-20 CITY SUBMITTAL
01-29-20 TREE PRESERVATION

PROJECT TEAM DATA
DESIGNED: WPR
DRAWN: ELL
PROJECT NO: 215-0035

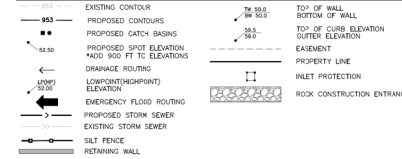
FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

C1.1
SHEET 3 of 8

Drawing name: X:\2015\150330\plan sheets\site plan review\150330\grad.dwg, Feb. 10, 2020 - 12:41pm



GRADING LEGEND:



EARTHWORK:

ESTIMATED UNADJUSTED EARTHWORK QUANTITIES

Cut	Fill	Net
777 CY	1,786 CY	1,009 CY <FILL>

NOTES:

1. CALCULATION REFLECTS TO SURFACE TO SURFACE ESTIMATE WITHOUT FILL ADJUSTMENT FACTOR AND DOES INCLUDE PAVEMENT SECTION AND BUILDING SECTION IN QUANTITIES.
2. CALCULATION IS FOR ESTIMATING NET ELEVATION CHANGE ON THE SITE.
3. NET ELEVATION CHANGE = 1009 CY OR 27,243 OF FILL WHICH EQUATES TO AN AVERAGE 0.66' FILL ON SITE.
4. ROUGHLY 0.71 AC OR 31,015 SF OF PARKING LOT PAVEMENT, SIDEWALK PAVEMENT AND BUILDING SLAB ARE PROPOSED. THE REQUIRED PAVEMENT SECTIONS EQUATE TO 25,846 CF OR 957 CY OF REQUIRED FILL ASSUMING A 10" AVERAGE SUBCUT AND SUBSEQUENT PAVEMENT CONSTRUCTION.
5. ESTIMATES DO NOT MAKE ASSUMPTION FOR REQUIRED DEMOLITION REMOVALS OF 0.55 AC OF EXISTING IMPERVIOUS PARKING LOT PAVEMENT, SIDEWALKS AND BUILDING. THE ONSITE REMOVALS NECESSARY COULD INCREASE REQUIRED IMPORT DEPENDING ON WHETHER EXISTING PAVEMENT RECYCLING IS POSSIBLE.
6. EXPECTED HAULING VEHICLE TRIPS IS HIGHLY VARIABLE BASED ON THE AMOUNT OF EXISTING MATERIAL THAT IS SALVAGEABLE FOR REUSE. THE HIGH ESTIMATE OF REQUIRED COMMON BORROW IMPORT WOULD BE THE NET OF REQUIRED BORROW MINUS PROPOSED PAVEMENT FILL (57 CY) PLUS THE FULL EXISTING PAVEMENT SECTION (124 CY). ESTIMATED VEHICLE TRIPS TO IMPORT COMMON BORROW ASSUMING A 10-14 CY DUMP TRUCK ARE UP TO 53 LOADS AT THE HIGH END.

SWPP? BMP QUANTITIES:

SILT FENCE =	624 LF
EROSION BLANKET =	AS NEEDED
INLET PROTECTION =	4 EA

GRADING NOTES:

1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%.
2. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND MAJORITY.
3. NOTIFY GOWNS STATE ONE CALL AT (800)252-1186, 48 HOURS PRIOR TO START OF CONSTRUCTION TO VERIFY LOCATION OF ALL PRIVATE UTILITIES.
4. ALL IMPROVEMENTS TO CONFORM WITH CITY, AND COUNTY OR STATE CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
5. CONTRACTOR TO KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE AT ALL TIMES.
6. REFER TO SOIL ENGINEER'S GEOTECHNICAL REPORT AND PROJECT MANUAL FOR SOIL CORRECTION REQUIREMENTS, SOIL TESTING REQUIREMENTS AND PAVEMENT AND SUBBASE RECOMMENDATIONS.
7. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
9. IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZING METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 4" TOPSOIL.
10. THE GENERAL CONTRACTOR MUST DISCUSS DEMATERING PLANS WITH ALL SUBCONTRACTORS TO VERIFY REQUIREMENTS. IF DEMATERING IS REQUIRED DURING CONSTRUCTION CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
11. HAUL ROUTES AND DISPOSAL AREAS SHOULD BE DISCUSSED WITH CITY OF WAYZATA PRIOR TO IMPORTING OR EXPORTING MATERIAL OFFSITE.
12. FOR CONSTRUCTION OF NEW PAVED AREAS, ORGANIC SOILS SHALL BE STRIPPED TO A MINIMUM OF 3 FT BELOW PROPOSED PAVEMENT SURGRADE. SURGRADE SHALL BE COMPACTED TO A MIN OF 100% STANDARD PROCTOR WITHIN 3 FT OF PROPOSED SURGRADE AND 95% STANDARD PROCTOR F BELOW 3 FT.
13. SEE SITE PLAN FOR PAVEMENT SECTIONS. PAVEMENT SUBGRADE SHALL BE PROOF ROLLED AND APPROVED BY THE INDEPENDENT GEOTECHNICAL ENGINEER PRIOR TO INSTALLING FINAL PAVEMENT SECTION.

RETAINING WALL NOTES:

RETAINING WALL MASS GRASS PREPARATION

1. ALL RETAINING WALLS SHALL BE ROUGH GRADED AT A 2:1 SLOPE WITH BASE OF PREP. SLOPE AT PROPOSED WALL FACE.
2. PROPOSED RETAINING WALL AREAS BETWEEN BUILDING PAOS ARE TO BE ROUGH GRADED AT A 2:1 SLOPE WITH BASE OF SLOPE CONCERNING WITH COMMON LOT LINE.
3. THE RETAINING WALL SLOPE AREAS ARE TO BE MAINTAINED UNTIL RETAINING WALL CONSTRUCTION OCCURS. ANY EROSION SHALL BE REMEDIATED AND RESTORED.
4. BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AND THOSE WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER WITH DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
5. INSTALL SAFETY RAILING AS REQUIRED ATOP WALLS.

EROSION AND SEDIMENT CONTROL NOTES:

SEE SHEET C2.1 FOR EROSION AND SEDIMENT CONTROL DETAILS AND NOTES.

EROSION CONTROL RESPONSIBLE PARTIES:

DEVELOPER:
THE DAVIS GROUP
223 SOUTH 9TH STREET, SUITE 3255
MINNEAPOLIS, MN 55412

CONTRACTOR:
TBD

SWPPP INSPECTION:
N/A

Davis

DAVIS ENGINEERING & ARCHITECTURE
1120 EAST WAYZATA BLVD.
WAYZATA, MN 55391
612.758.3080
www.davis-inc.com

ALLIANT
ENGINEERING

733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

WAYZATA SPECIALTY CENTER

1120 EAST WAYZATA BLVD.
WAYZATA, MN 55391

SITE PLAN REVIEW

GRADING, EROSION AND SEDIMENT CONTROL PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of MINNESOTA.

DAN SJOBLON, PE
01-03-20 54821
Date: Create File

QUALITY ASSURANCE/CONTROL
01-20-20
BY: DATE

DATE ISSUE
01-20-20 PRELIMINARY SUBMITTAL
01-20-20 CITY SUBMITTAL
02-10-20 FINAL PRESERVATION

PROJECT TEAM DATA

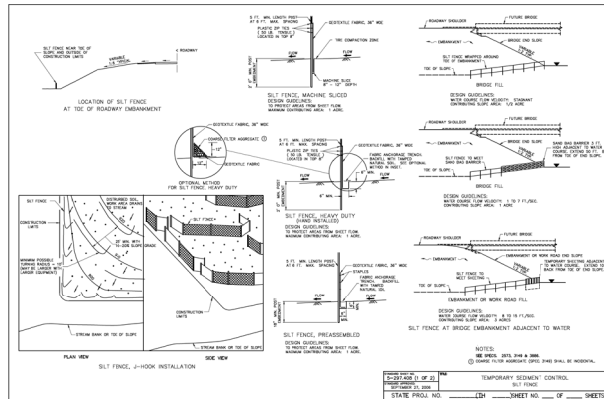
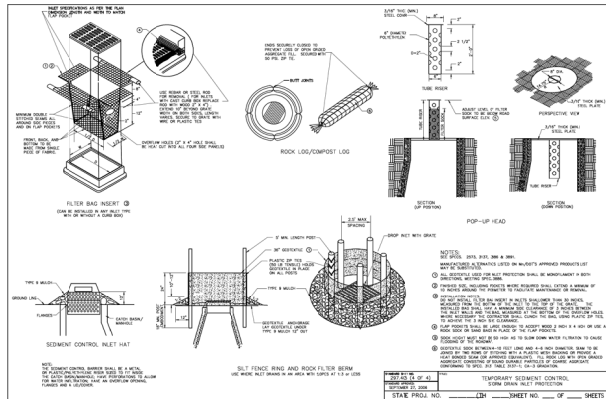
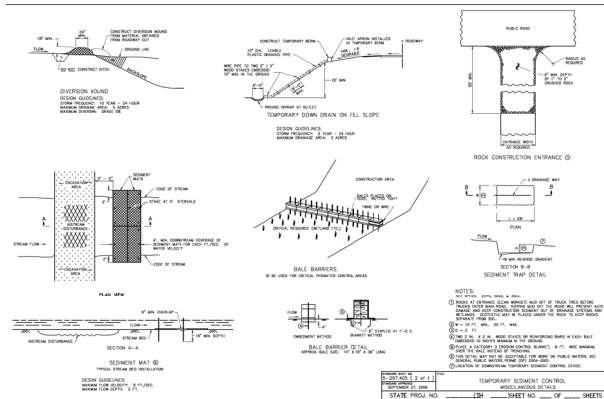
DESIGNED: MPR
DRAWN: DL
PROJECT NO: 215-0035

C2.0

SHEET 4 of 8

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

Drawn: X:\2015\150320\plan sheets\150320\erod2.dwg, File 10, 2020 - 12:41pm



EROSION CONTROL GENERAL NOTES:

- NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM CORRESPONDING MUNICIPALITY.
- BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.
- ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.
- ALL WORK AND MATERIALS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS, ANY DEVIATION FROM THE APPROVED PLANS SHALL REQUIRE WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
- A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY PLACED IN THE FIELD PRIOR TO CONSTRUCTION, NO DISTURBANCE BEYOND THE DISTURBED LIMITS.
- WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
- ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND COMING OUT OF AGRICULTURAL PRODUCTION, PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE EROSION.
- ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED, DO NOT OPERATE EQUIPMENT WITHIN THE DRILLPILE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.
- ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.
- SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT METADAMS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.
- THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS OCCUR, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.
- THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/3 OF THE FENCE HEIGHT.
- LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP COVERAGE CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.
- OPERATE TRUCK EQUIPMENT (DOZERS) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE, DO NOT BACK-BLADE, LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 15 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 15 DAYS. PERMANENT SEED AND MULCH IS REQUIRED WITHIN 15 DAYS OF COMPLETION OF FINAL GRADING.
- GENERAL TEMPORARY SEED SHALL BE MINOT MIX 100 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MINOT MIX 270 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MINOT TYPE 1 (CLEAN CUT STRAW) @ 2 TONS PER ACRE AND DISCHARGED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS IF RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- REPORT ALL FOUND FIELD TIES TO THE ENGINEER FOR EVALUATION.
- TEMPORARY DIVERSION BERMS SHALL BE CONSTRUCTED TO DIRECT STORM WATER RUNOFF DURING CONSTRUCTION TO SEDIMENT CONTROL DEVICES SUCH AS TEMPORARY SEDIMENT BASINS.

EROSION AND SEDIMENT CONTROL MAINTENANCE PROGRAM:

- INSPECT SILT FENCES IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. IMMEDIATELY REPAIR FALLO OR FAILING SILT FENCE.
- REPLACEMENT - FABRIC SHALL BE REPLACED PROMPTLY WHEN IT DECOMPOSES OR BECOMES INEFFECTIVE BEYOND THE BARRIER IS NO LONGER NECESSARY.
- SEDIMENT REMOVAL - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER. ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OF FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH EXISTING GRADE, PREPARED, AND SEEDED WITH THE APPROPRIATE SEED MIX, OR SOILED AS DIRECTED BY THE ENGINEER.
- REMOVAL OF SILT FENCE - SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPING AREA HAS BEEN PERMANENTLY STABILIZED. IF THE UPWARD SLOPING AREA IS TO BE EXPOSED LONGER THAN SIX (6) MONTHS, THAT AREA SHALL BE COVERED WITH TEMPORARY VEGETATION WHEN FIRST EXPOSED.
- THE CONTRACTOR MUST ROUTINELY INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
- ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:
 - A. DATE AND TIME OF INSPECTIONS;
 - B. NAME OF PERSON(S) CONDUCTING INSPECTIONS;
 - C. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE MAINTENANCE ACTIVITIES;
 - D. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES);
 - E. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCH (0.5 INCHES) IN 24 HOURS;
 - F. DOCUMENTS OF CHANGES MADE TO THE SWPPP AS REQUIRED IN PART B.I.A.4.
- WHERE PARTS OF THE CONSTRUCTION SITE HAVE UNDERGONE FINAL STABILIZATION, BUT WORK REMAINS ON OTHER PARTS OF THE SITE, INSPECTIONS OF THE STABILIZED AREAS MAY BE REDUCED TO ONCE PER MONTH, WHERE WORK HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, THE REQUIRED INSPECTIONS AND MAINTENANCE MUST TAKE PLACE AS SOON AS RUNOFF OCCURS AT THE SITE OR PRIOR TO RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.

POLLUTION PREVENTION MANAGEMENT MEASURES:

- THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:
- SOLID WASTE, COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTE MUST BE STORED IN A MANNER THAT WILL PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
 - HAZARDOUS MATERIAL, OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
 - EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGRASSING IS ALLOWED ON SITE.

SEDIMENT CONTROL PRACTICES:

- SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.
- SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPWARD SLOPING LAND DISTURBING ACTIVITIES BEGON. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.
- THE TYPING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
- ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMP'S DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.
- TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.
- SITE CONSTRUCTION ENTRANCES MUST BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

WINTER STABILIZATION:

- GRADING CONTRACTOR REQUIREMENTS IN THE CASE WHERE THE ONSET OF WINTER DOES NOT ALLOW FOR COMPLETION OF MASS GRADING AND FINAL SOIL STABILIZATION IN THE FALL:
- MASS GRADING ACTIVITIES SHALL BE PLANNED AND PHASED IN A MANNER TO AVOID ANY UNNECESSARY SOIL DISTURBANCE PRIOR TO WINTER SHUT DOWN.
 - ALL FINAL GRADED AREAS SHALL BE STABILIZED PERMANENTLY BY GRADING CONTRACTOR WITH SEEDING, MULCHING, BLANKET, ETC. IN ACCORDANCE WITH PLANS PRIOR TO CONTRACTOR LEAVING THE SITE AT WINTER SHUT DOWN.
 - THE GRADING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TEMPORARY OR INCOMPLETE GRADING AREAS INCLUDING ALL STOCKPILES ARE STABILIZED WITH TEMPORARY SEEDING (MINOT MIX 1500000/AC, MULCH (MINOT TYPE 1) BEFORE LEAVING THE SITE AT WINTER SHUT DOWN.
 - ALL SIGNIFICANT RAINFALL (TEMPORARY OR PERMANENT) SHALL BE STABILIZED WITH MINOT CATEGORY 3 EROSION CONTROL BLANKET BY GRADING CONTRACTOR PRIOR TO LEAVING THE SITE AT WINTER SHUT DOWN.

FINAL STABILIZATION:

- THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTED) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION. FINAL STABILIZATION CAN BE ACHIEVED IN ONE OF THE FOLLOWING WAYS:
- ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERMANENT VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSION CONDITIONS AND:
 - A. ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION.
 - B. ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION; AND
 - C. THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

EROSION CONTROL SCHEDULE:

- PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.
- ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.
- SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.
- THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEED SOON AFTER DISTURBANCE AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDS (MINOT MIX 150 @ 1000/AC AND MULCHED OR SOILED WITHIN SEVEN (7) DAYS OF BEING DISTURBED).
- CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ANY ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

CONCRETE WASHOUT :

- CONCRETE DELIVERED BY TRUCK SHALL HAVE WASHOUTS COMPLETED ON A TRUCK TO TRUCK BASIN AND DONE WITH A MOBILE WASHOUT SYSTEM PROVIDED AND COMPLETED BY THE CONCRETE CONTRACTOR.
- IN CASES WHERE CONCRETE IS SUPPLIED ONSITE BY A SPEC. MIX TOWER, THE CONTRACTOR SHALL HAVE A PLAN IN PLACE TO CONTAIN AND CONTAIN ALL SPILLS UNDER AND AROUND THE TOWERS.

DEWATERING :

- IF ANY TEMPORARY DEWATERING IS REQUIRED DURING THE CONSTRUCTION SHALL DISPOSE OF STORMWATER OR GROUND WATER BY USE OF PUMPS AND HOSES TO ADJACENT ONSITE STORM SEWER EITHER TO THE EAST OR SOUTH OF THE PROPOSED EXPANSION WORK.
- TEMPORARY PUMP DISCHARGE HOSES SHALL BE PLACED IN LOCATIONS THAT RESULT IN THE LEAST POSSIBLE IMPACT TO ONSITE TRAFFIC. PUMPING SOUTH TO THE EXISTING STORM SEWER MAY PROVIDE THE BEST LOW IMPACT SOLUTION TO TRAFFIC. A SECOND OPTION IS PUMPING EAST TO THE EXISTING STORM SEWER. THE EAST OPTION IS THE SHORTEST ROUTE TO SEWER BUT MAY REQUIRE TRAFFIC TO PERIODICALLY DRIVE OVER HOSES.
- IF ANY TEMPORARY DEWATERING IS REQUIRED DURING THE CONSTRUCTION SHALL DISPOSE OF STORMWATER OR GROUND WATER BY USE OF PUMPS AND HOSES TO ADJACENT ONSITE STORM SEWER EITHER TO THE EAST OR SOUTH OF THE PROPOSED EXPANSION WORK.
- ANY ACCUMULATED SEDIMENT ALONG EXISTING CURB AND GUTTER THAT HAS COLLECTED AS A RESULT OF DISCHARGING DEWATERING HOSES SHALL BE IMMEDIATELY REMOVED AND PROPERLY DISPOSED OF AFTER EACH DISCHARGING EVENT.

Davis

ENVIRONMENTAL SERVICES
Sustainable
Solutions
LLC, INC.

ALLIANT
ENGINEERING

733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

WAYZATA SPECIALTY CENTER

1120 EAST WAYZATA BLVD.
WAYZATA, MN 55391

SITE PLAN REVIEW

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

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

DAN LUDLOW, PE
11-03-20 54821
Date Stamp

QUALITY ASSURANCE/CONTROL
BY: DALL

DATE ISSUE
11-03-20 PRELIMINARY SUBMITTAL
11-19-20 CITY SUBMITTAL
12-10-20 TREE PRESENTATION

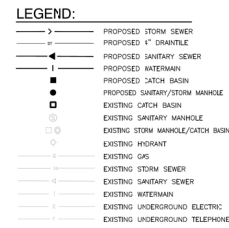
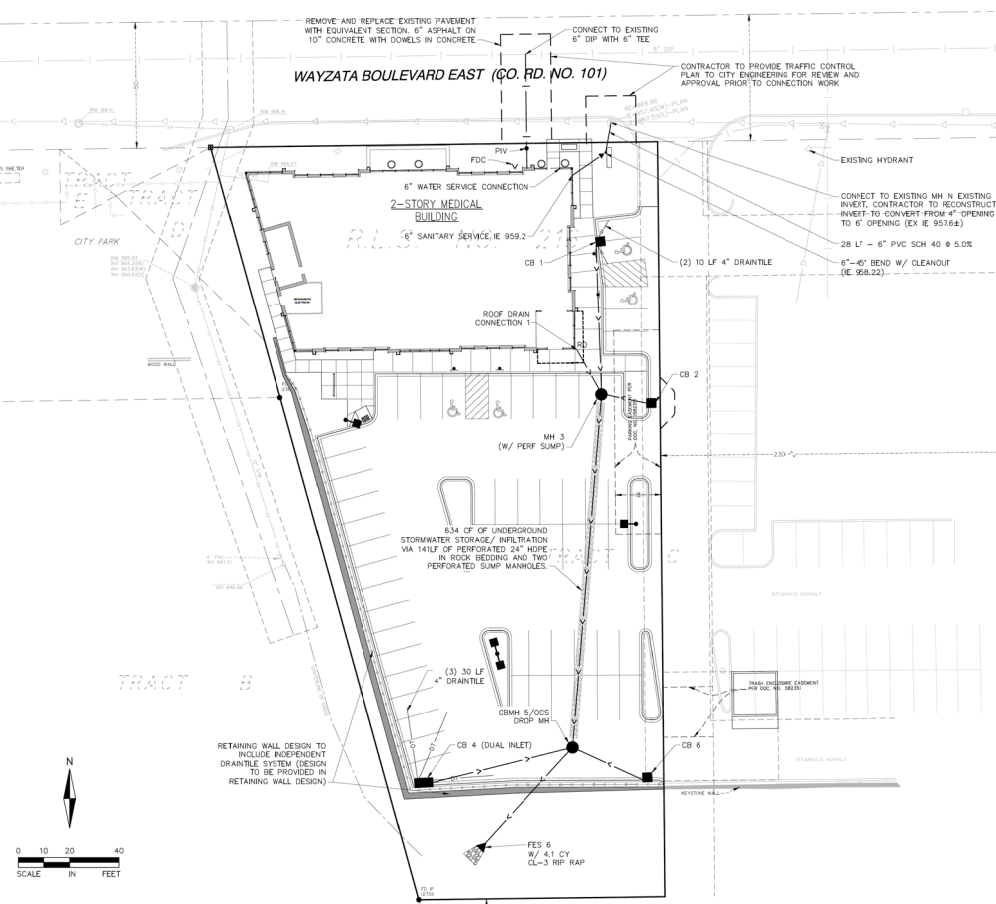
PROJECT TEAM DATA
DESIGNED: MPR
DRAWN: ELL
PROJECT NO: 215-0035

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

C2.1

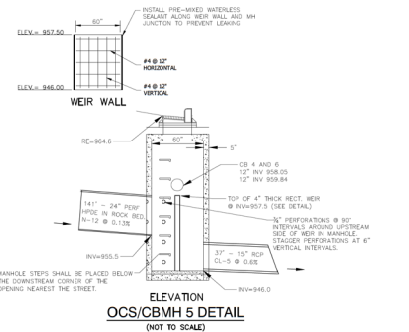
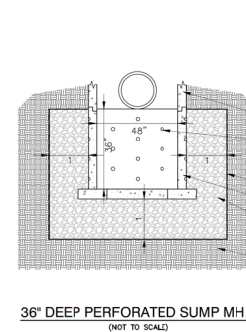
SHEET 5 of 8

Drawn: X:\150330\urban_sherwin\150330\sub\150330.dwg, Feb 10, 2020, 12:41pm

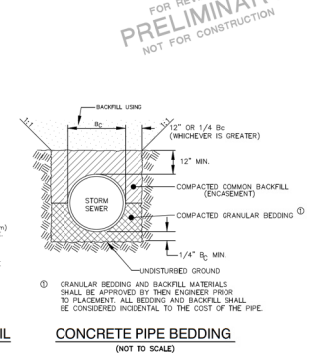
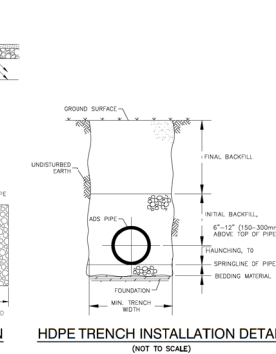
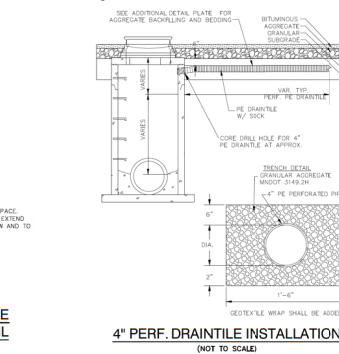
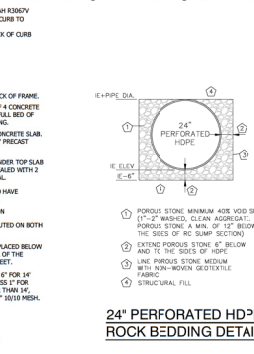
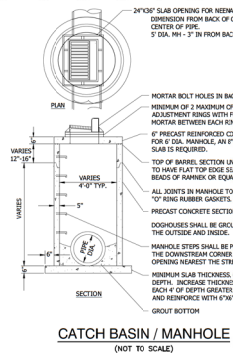
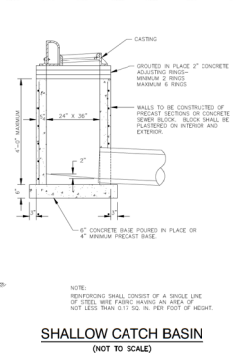
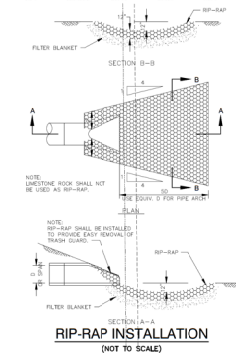


GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
 - ALL CONSTRUCTION AND POST CONSTRUCTION PARKING SHALL BE ON-SITE, NO ON-STREET PARKING/LOADING/UNLOADING ALLOWED.
 - ALL PUBLIC SIDEWALKS/TRAILS SHALL NOT BE OBSTRUCTED.
 - STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT OF WAY.
 - REFER TO EROSION CONTROL PLAN. ALL EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO UTILITY CONSTRUCTION.
 - ALL PROJECT RELATED UTILITIES WILL BE PRIVATELY OWNED.
 - NOTIFY GOMPER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY CONSTRUCTION TO VERIFY LOCATION OF ALL PRIVATE UTILITIES.
 - PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
- UTILITY NOTES:**
- EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED BY CONTRACTOR IN FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO PLANS SHALL BE IMMEDIATELY DISCUSSED WITH OWNER AND ENGINEER PRIOR TO COMMENCING ON PROPOSED WORK.
 - MAINTAIN A MIN 18\"/>
 - PROVIDE POLYETHYLENE (4\"/>
 - CONTRACTOR TO PROVIDE COORDINATION FOR TELEPHONE, GAS, AND ELECTRIC SERVICE CONNECTION WITH THE RESPECTIVE SERVICE COMPANY.
 - WATERMAIN SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
 - ALL SANITARY MANHOLES SHALL BE MADE WITH WATER TIGHT MATERIALS TO PREVENT INFILTRATION.
 - WATERMAIN SHALL BE C-900 PVC AND CONTRACTOR SHALL USE 8 GA. TRACING WIRE LAD DIRECTLY UNDER ALL PIPE AND FITTINGS. TRACING WIRE SHALL BE CONNECT TO ALL VALVES AND HYDRANTS.
 - IF DOWATERING IS REQUIRED DURING CONSTRUCTION CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
 - ALL UTILITY INSTALLATIONS SHALL COMPLY WITH THE CITY OF WAYZATA STANDARD DETAILS AND ENGINEERING GUIDELINES.
 - ALL UTILITY INSTALLATION BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH SOIL TESTING AGENCY REQUIREMENTS AND/OR SPECIFICATIONS. SOILS REPORT RECOMMENDATIONS INCLUDE PLACING BACKFILL AND FILL IN LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS. THE COMPACTION DENSITY OF THE FILL SHALL BE THE FOLLOWING PERCENTAGES OF STANDARD PROCTOR:
 - BELOW FOUNDATIONS = 100%
 - BELOW FLOOR SLABS = 98%
 - WITHIN 3 FEET OF PAVEMENT = 100%
 - BELOW 3 FEET OF PAVEMENT = 98%
 - BELOW LANDSCAPE SURFACES = 95%FILL SHALL BE WITHIN 2 PERCENTAGE POINTS OF ITS OPTIMUM MOISTURE CONTENT, HOWEVER, CLAYEY FILL SHALL BE PLACED WITHIN 3 PERCENTAGE POINTS ABOVE AND 1 PERCENT BELOW ITS OPTIMUM MOISTURE CONTENT.
 - CONTRACTOR TO INSTALL SAFETY BAFFLE ON CBMH #4.



DESIGN STORM FREQUENCY - 10 YEARS																																			
MH/CB		AREA (SF)		AREA (AC)		MP	RUNOFF		A/C		TIME OF CONC (MIN)		INTENSITY		Q (CFS)		P DIA.	S. SLOPE	P. SLOPE	MANHOLE		Q (CFS)		P CAP.	P. VELOCITY	PIPE	CAP. COVER	FROM	TO	COVER	STR	CAST	Sump Depth	EUILD	PIPE
FROM	TO	TOTAL	IMPERVIOUS	INCR	CLUM	%	C	INCR	CLUM	PPE	CLUM	i	INCR	CLUM	i	INCR	D (IN)	S (FT/FT)		a	Q (CFS)	MAX (FT/FT)	LENGTH (FT)	Q (CFS)	INVERT	INVERT	SLV	(FT)	TYPE	TYPE	(FT)	(FT)	Type		
CB11	MH13	8517	8517	0.196	0.196	100%	0.00	0.176	0.176	8.00	8.00	6.11	1.075	1.075	8	0.0000	18.00	0.000	3.51	0.200	351	0.2478	103.00	901.24	950.20	7.20	0.00	7.20	SEB-35						
CB11	MH13	2031	1543	0.067	0.047	0.047	0.76	0.73	0.034	0.034	8.00	8.00	6.11	0.238	0.238	12	0.0020	18.00	0.001	5.95	0.00	0.00	0.00	0.00	964.19	901.24	3.30	2d	Rx36x5-V	3.00	6.70	NH-15			
CB12	MH13	7985	7173	0.183	0.137	0.96	0.83	0.152	0.128	8.00	8.00	6.11	0.208	0.208	12	0.0020	18.00	0.001	5.95	0.00	0.00	0.00	0.00	958.17	945.81	998.30	3.30	2d	Rx36x5-V	3.00	6.70	NH-12			
MH13	CB1015	0	0.00	0.00	0.00	0.00	0.20	0.000	0.000	0.176	0.13	8.13	6.02	0.000	1.009	24	0.0030	18.00	0.001	9.64	0.307	14.0	0.8599	955.55	955.55	12.30	4d	R-2501	3.00	13.50	NH-14				
CB1015	11501	1304	1004	0.338	0.338	100%	0.00	0.321	0.321	8.00	8.00	6.11	1.962	1.962	12	0.0040	18.00	0.001	2.79	0.00	0.00	0.00	0.00	950.64	928.20	950.64	3.30	2d	Rx36x5-V	3.00	6.70	NH-14			
CB1015	1735	0	0.00	0.00	0.00	0.00	0.20	0.000	0.000	0.176	0.13	8.00	5.88	0.000	4.908	15	0.0000	18.00	0.002	5.42	0.42	5.40	0.8128	948.68	964.00	39.00	4d	R-2501	0.00	18.00	CL-4				
CB16	CB1015	25561	25536	0.596	0.596	97%	0.88	0.523	0.523	8.00	8.00	6.11	3.197	3.197	12	0.0080	18.00	0.001	3.77	0.00	0.00	0.00	0.00	959.84	964.00	4.00	2d	Rx36x5-V	3.00	18.00	NH-14				



Davis

ENGINEERING & ARCHITECTURE

1120 EAST WAYZATA BLVD.
WAYZATA, MN 55391

612.758.3080

www.alliant-inc.com

ALLIANT

ENGINEERING

733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

WAYZATA SPECIALTY CENTER

1120 EAST WAYZATA BLVD.
WAYZATA, MN 55391

SITE PLAN REVIEW

UTILITY PLAN

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

SAN LUDOVIC, PE
01-03-20
Date
01-03-20
Issue No.
01-03-20
Issue No.

QUALITY ASSURANCE/CONTROL

DATE
01-03-20
DATE
01-03-20
DATE
01-03-20

ISSUE
PRELIMINARY SUBMITTAL
CITY SUBMITTAL
FINAL PREPARATION

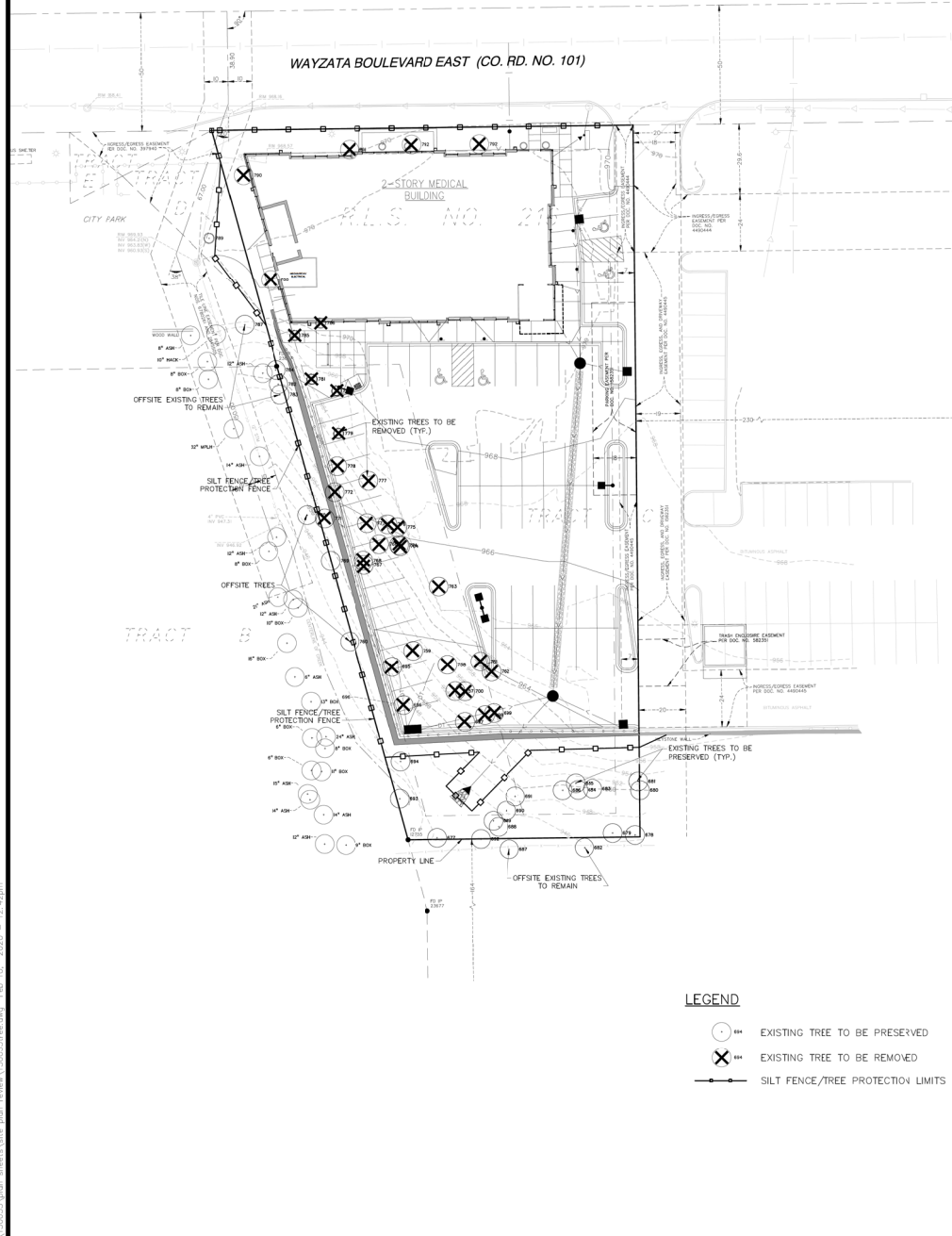
PROJECT TEAM DATA

DESIGNER: MPR
DRAWN: DML
PROJECT NO: 215-0055

C3.0

SHEET 6 of 8

Drawing name: X:\2015\150330\plan sheets\site plan review\150330tree.dwg Date: 10/10/2020 12:42pm



ONSITE TREE INVENTORY

TAG ID	DIAMETER INCHES	TOTAL DIAMETER INCHES	TREE SPECIES	NOTES	REMOVE	REMOVE INCHES
677	9	9	ELM			
678	27	27	COTTON WOOD	SIGNIFICANT		
679	19	19	COTTON WOOD	SIGNIFICANT		
680	7	7	BOEHLER			
681	8	8	BOEHLER			
683	10	10	BOEHLER			
684	8	8	BOEHLER			
685	14	14	BOEHLER	SIGNIFICANT		
686	13	13	BOEHLER	SIGNIFICANT		
688	19	19	COTTON WOOD	SIGNIFICANT		
689	13	13	COTTON WOOD	SIGNIFICANT		
690	10	10	ELM	SIGNIFICANT		
691	26	26	COTTON WOOD	SIGNIFICANT		
692	13	13	ELM	SIGNIFICANT		
693	13	13	ELM	SIGNIFICANT		
694	14	14	ELM	SIGNIFICANT		
695	30	30	COTTON WOOD	SIGNIFICANT		
696	8	8	ELM	HERITAGE	X	30
697	30	30	COTTON WOOD	HERITAGE	X	30
698	11	11	BOEHLER	SIGNIFICANT	X	11
699	18	18	BOEHLER	SIGNIFICANT	X	18
700	16	16	BOEHLER	SIGNIFICANT	X	16
701	8	8	BOEHLER	SIGNIFICANT	X	8
702	11	11	BOEHLER	SIGNIFICANT	X	11
703	28-34	52	COTTON WOOD	HERITAGE	X	52
704	11	11	BOEHLER	SIGNIFICANT	X	11
705	13	13	MAPLE	SIGNIFICANT	X	13
706	19	19	COTTON WOOD	SIGNIFICANT	X	19
707	25-38	41	COTTON WOOD	HERITAGE	X	41
708	16	16	COTTON WOOD	SIGNIFICANT	X	16
709	10	10	ELM	DEAD	X	0
710	15	15	BOEHLER	SIGNIFICANT	X	15
711	18	18	ELM	SIGNIFICANT	X	18
712	20	20	ELM	SIGNIFICANT	X	20
713	14	14	COTTON WOOD	SIGNIFICANT	X	14
714	9	9	BOEHLER	SIGNIFICANT	X	9
715	15	15	COTTON WOOD	SIGNIFICANT	X	15
716	8	8	COTTON WOOD	SIGNIFICANT	X	8
717	15	15	ELM	SIGNIFICANT	X	15
718	8	8	BOEHLER	SIGNIFICANT	X	8
719	7	7	PINE	DEAD	X	0
720	6	6	PINE	DEAD	X	0
721	9	9	PINE	DEAD	X	0
722	10	10	CRABAPPLE	SIGNIFICANT	X	10
723	17	17	ASH	SIGNIFICANT	X	17
724	16	16	ASH	SIGNIFICANT	X	16
725	12	12	ASH	SIGNIFICANT	X	12
726	11	11	ASH	SIGNIFICANT	X	11

TREE MITIGATION CALCULATIONS	
Total Significant DBH (inches) =	296.0
Total Significant Inches to be Removed =	222.0
Percentage of Significant Inches to be Removed =	95%
Allowable Removal of Significant DBH =	38.4
Req'd Mitigation for Significant Inches Removed =	182.4
Total Heritage Inches to be Removed =	183.0
Req'd Mitigation for Heritage Inches Removed =	306.0
Total Mitigation Required =	488.4
(Minus Total Inches Proposed =	54.5
Inches to be Paid Cash In Lieu =	433.9
Estimated Cash in Lieu (\$100 per inch) =	\$43,390.00
No office trees will be removed	

NOTE:
FOR THE CITY OF WAYZATA'S 2020 FEE SCHEDULE THE TREE REPLACEMENT COST IS EQUAL TO \$100 PER CALIPER INCH OR THE CITY'S ACTUAL COST TO ATTAIN A TREE REPLACEMENT PLAN HAS BEEN APPROVED BY THE CITY FORESTER.

TREE PRESERVATION NOTES:

1. BEFORE ANY CONSTRUCTION OR GRADING OF DEVELOPMENT PROJECT IS TO OCCUR, A TREE PROTECTION FENCE (AT LEAST 4 FEET IN HEIGHT AND STAKED WITH POSTS NO LESS THAN EVERY 5 FEET) SHALL BE INSTALLED AROUND THE DRIP LINE OF WOODED AREAS. THE DRIP LINES OF EXISTING TREES TO BE PRESERVED OR AT THE PERIMETER OF THE CIRCULAR ROOT ZONE (WHENEVER IS GREATER) SIGNS SHALL BE PLACED ALONG THIS FENCE LINE IDENTIFYING THE AREA AS A TREE PROTECTION AREA AND PROHIBITING GRADING BEHIND THE FENCE LINE. THIS FENCE MUST REMAIN IN PLACE UNTIL ALL GRADING AND CONSTRUCTION ACTIVITY IS TERMINATED.
2. NO EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL MAY BE STORED WITHIN THE DRIP LINES OF ANY SIGNIFICANT TREES TO BE PRESERVED.
3. NO ENCROACHMENT LAND DISTURBANCE, GRAZE DAMAGE, TRENCING, FILLING, COMPACTION OF CHANGE IN SOIL CHEMISTRY SHALL OCCUR WITHIN FENCED AREAS PROTECTING SIGNIFICANT TREES.
4. CONTRACTOR TO PREVENT THE CHANGE IN SOIL CHEMISTRY DUE TO CONCRETE WASHOUT AND LEAKAGE OR SPILLAGE OF TOXIC MATERIALS, SUCH AS FUELS OR PAINTS.
5. DRAINAGE PATTERNS ON THE SITE SHALL NOT CHANGE CONSIDERABLY CAUSING DRAINAGE ENVIRONMENTAL CHANGES IN THE SOIL MOISTURE CONTENT WHERE TREES ARE INTENDED TO BE PRESERVED.
6. DEAD, DISEASED OR DYING SIGNIFICANT TREES WERE NOT INCLUDED AS PART OF THE EXISTING TREE INVENTORY.
7. NO SIGNIFICANT TREES SHALL BE REMOVED UNTIL THIS TREE PRESERVATION PLAN IS APPROVED BY THE CITY OF WAYZATA.
8. A SIGNIFICANT TREE, PER CITY CODE, IS A HEALTHY TREE WHICH IS 6 INCHES IN DIAMETER (DBH) FOR DECIDUOUS TREES OR GREATER THAN 8 FEET IN HEIGHT FOR CONIFEROUS TREES.
9. A CITY TREE REMOVAL PERMIT IS REQUIRED FOR ANY REMOVAL TOTALING OVER 32 INCHES IN DIAMETER.
10. SEE LANDSCAPE PLAN FOR LOCATION OF PROPOSED REPLACEMENT TREES.

OFFSITE TREE INVENTORY

TAG ID	DIAMETER INCHES	TOTAL DIAMETER INCHES	TREE SPECIES	NOTES	REMOVE	REMOVE INCHES
682	20	20	COTTON WOOD	OFFSITE		
687	12	12	BOEHLER	OFFSITE		
702	17	17	BOEHLER	OFFSITE		
770	14	14	ELM	OFFSITE		
782	19	19	ELM	OFFSITE		
783	13	13	ELM	OFFSITE		
784	7	7	SPRUCE	OFFSITE		
787	15-16	30	BOEHLER	OFFSITE		
789	12	12	SPRUCE	OFFSITE		
8	8	8	ASH	OFFSITE		
10	10	10	HAWKCHERRY	OFFSITE		
8	8	8	BOEHLER	OFFSITE		
8	8	8	BOEHLER	OFFSITE		
32	32	32	MAPLE	OFFSITE		
14	14	14	ASH	OFFSITE		
12	12	12	BOEHLER	OFFSITE		
8	8	8	BOEHLER	OFFSITE		
21	21	21	ASH	OFFSITE		
12	12	12	BOEHLER	OFFSITE		
10	10	10	BOEHLER	OFFSITE		
16	16	16	BOEHLER	OFFSITE		
6	6	6	ASH	OFFSITE		
13	13	13	BOEHLER	OFFSITE		
6	6	6	BOEHLER	OFFSITE		
24	24	24	ASH	OFFSITE		
8	8	8	BOEHLER	OFFSITE		
6	6	6	BOEHLER	OFFSITE		
11	11	11	BOEHLER	OFFSITE		
15	15	15	ASH	OFFSITE		
14	14	14	ASH	OFFSITE		
14	14	14	ASH	OFFSITE		
12	12	12	ASH	OFFSITE		
9	9	9	BOEHLER	OFFSITE		

NOTE:
NO OFF SITE TREES TO BE REMOVED



733 Marquette Avenue
Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

WAYZATA SPECIALTY CENTER
1120 EAST WAYZATA BLVD.
WAYZATA, MN 55391
SITE PLAN REVIEW
TREE INVENTORY, PRESERVATION & REMOVAL PLAN

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.

MARK GROBECK, P.L.A., L.S.A.

Date: _____ License No: _____

QUALITY ASSURANCE/CONTROL

BY: _____ DATE: _____

DATE: _____ ISSUE: _____

01-01-20 PRELIMINARY SUBMITTAL

01-20-20 CITY SUBMITTAL

02-10-20 TREE PRESERVATION

PROJECT TEAM DATA

DESIGNER: ENK

DRAWN: ENK

PROJECT NO: 215-0035

L-2.0

8 of 8

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Air. Watts	Lum. Lumens
	1	AA	SINGLE	0.900	MCGRAW GLEON-AF-01-LED-E1-T4FT-1200 MOUNT ON 15FT POLE WITH 1FT BASE	67	7036
	3	BB	SINGLE	0.900	MCGRAW GLEON-AF-03-LED-E1-5WQ-1200 MOUNT ON 15FT POLE WITH 1FT BASE	151	21480
	2	DD	SINGLE	0.900	MCGRAW GWC-AF-01-LED-E1-T4FT WALL MOUNT AT APPROX 20FT	59	6542
	1	XX	SINGLE	0.900	EXIST POLE TO REMAIN	0	13123
	16	FF	SINGLE	0.900	HALO HC615D010-HM612843-61MDH RECESSED IN CANOPY AT 12FT	14	1321
	2	GG	SINGLE	0.900	MODERN FORMS WS-W1621-SS WALL MOUNT AT APPROX 9FT	27.5	754

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE GROUND	Illuminance	Fc	1.09	18.4	0.0	N.A.	N.A.
EAST PARKING AT BDLG	Illuminance	Fc	2.48	3.0	1.9	1.31	1.58
EAST PARKING LOT	Illuminance	Fc	1.52	2.0	1.1	1.38	1.82
SOUTH PARKING	Illuminance	Fc	2.69	5.5	1.0	2.69	5.50



TYPE AA & BB



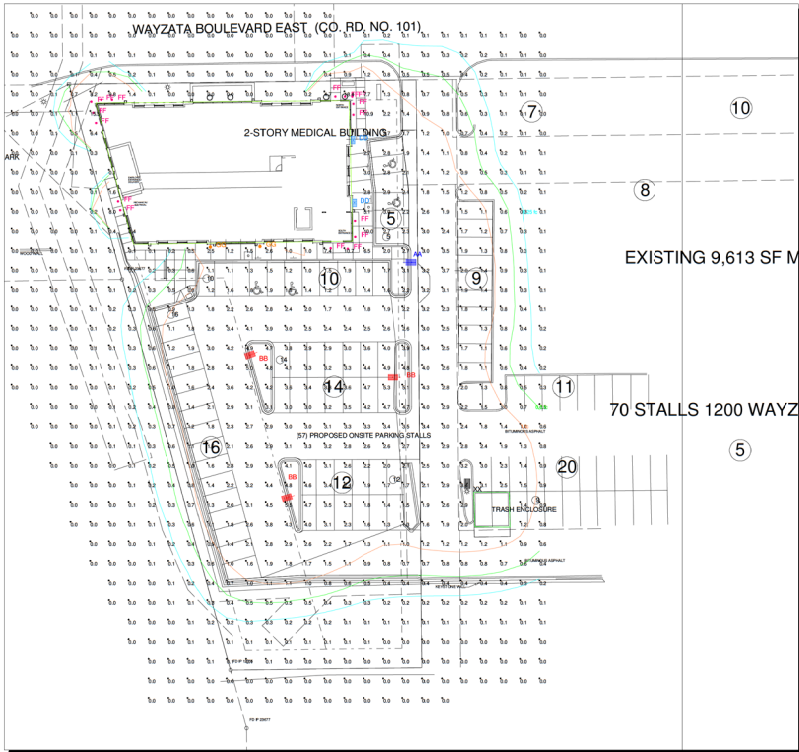
TYPE DD



TYPE FF



TYPE GG



GENERAL NOTES:

A. PULSE PRODUCTS DOES NOT ASSUME RESPONSIBILITY FOR THE INTERPRETATION OF THIS CALCULATION OR COMPLIANCE TO THE LOCAL, STATE, OR FEDERAL LIGHTING CODES OR ORDINANCES.

B. LIGHTING LAYOUT IS NOT INTENDED FOR CONSTRUCTION DOCUMENTS BUT ONLY TO ILLUSTRATE THE PERFORMANCE OF THE PRODUCT.

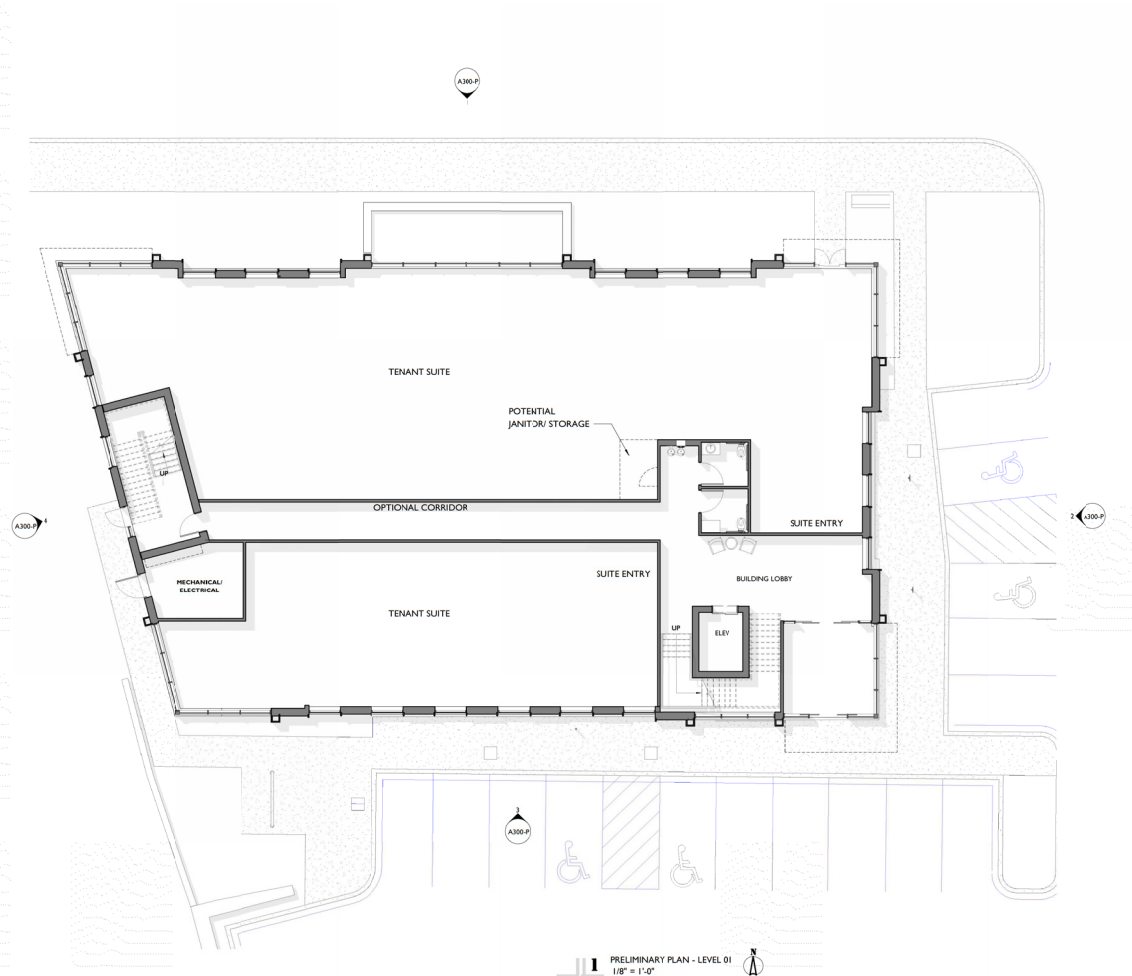
C. ALL READINGS/CALCULATIONS SHOWN ARE SHOWN ON OBJECTS/SURFACES.



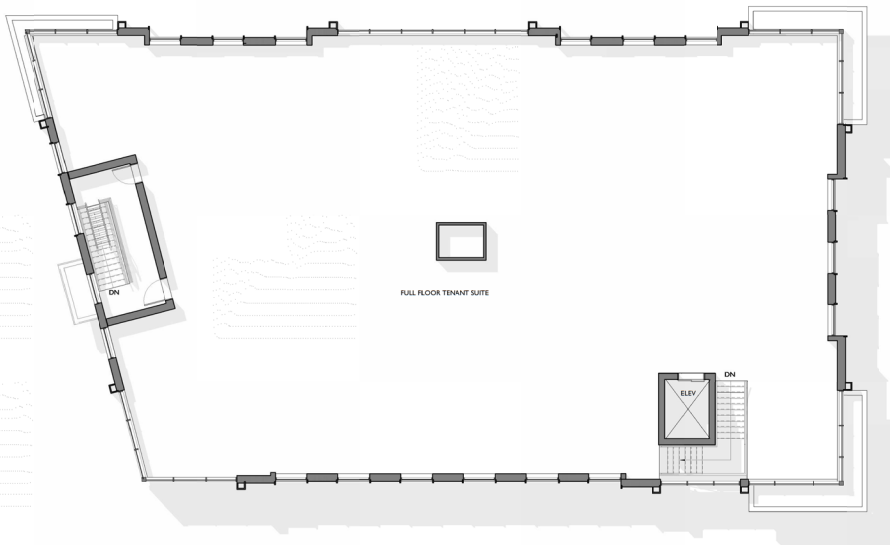
#	Date	Comments

Drawn By:	Checked By:	Date:	Scale:
SANDY	JILL	2/5/2020	AS NOTED

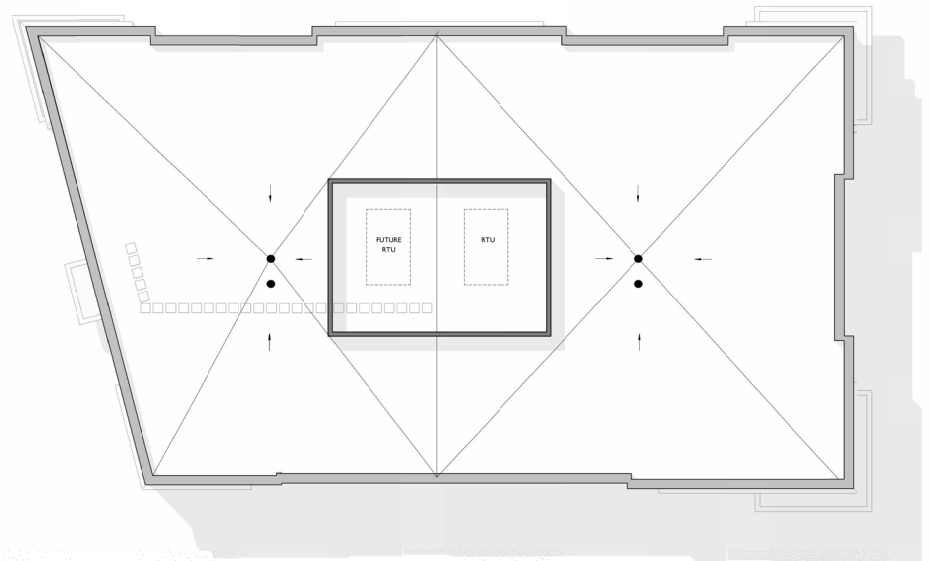
MEDICAL BUILDING	WAYZATA, MN
------------------	-------------



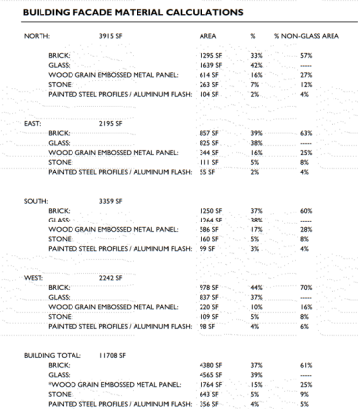
1 PRELIMINARY PLAN - LEVEL 01
1/8" = 1'-0"



1 PRELIMINARY PLAN - LEVEL 02
1/8" = 1'-0"



2 PRELIMINARY PLAN - ROOF
1/8" = 1'-0"



* NOTES ON THE PROPOSED WOOD GRAIN EMBOSSED METAL PANEL:

THE USE OF A WOOD GRAIN EMBOSSED METAL PANEL STEMS FROM A DESIRE TO USE A MATERIAL, WHICHE PERFORMANCE AND FINISH WILL WITHSTAND THE WEATHER CONDITIONS FOR A MINIMUM OF 15 - 20 YEARS WITHOUT EXTENSIVE MAINTENANCE WHILE RETAINING FULL COLOR AND FINISH. THE PANELS ARE TO BE ALUMINUM ALUMINUM COMPOSITE METAL PANEL WITH A WOOD GRAIN FINISH: ALUMINUM ALUMINUM BUTTIC WALNUT SKU: A013-5907. THE ALUMINUM COMPOSITE METAL PANEL GIVE THE APPEARANCE AND FEEL OF NATURAL WOOD WITHOUT FIBER OR MAINTENANCE THAT WOOD SOLIDS INEVITABLY REQUIRE. FURTHER THEY PROVIDE AN ADEQUATE AIR GAP AND DRAINAGE PLANE FOR SUPERIOR INSULATION ALL WHILE RETAINING THE NATURAL WOOD LOOK DESIRED.

NOTES ON CHAPTER 909 - DESIGN STANDARDS

PER 109.07-
BUILDING WIDTH HAS BEEN DESIGNED WITH THE FOLLOWING TO EXCEED THE MINIMUM NUMBER OF
REQUIRED ELEMENTS:

1. RHYTHM OF WINDOW BAY CONFIGURATIONS
2. SPECIAL TREATMENT AT ENTRANCES VIA LANDSCAPING, OVERHANGS, PUBLIC BENCHES, AND SHIFT IN MATERIALS
3. AWNINGS PROJECTING AT AREAS OF ENTRY
4. A THOUGHTFUL RHYTHM OF VARIED AND COMPLIMENTARY MATERIAL ELEMENTS

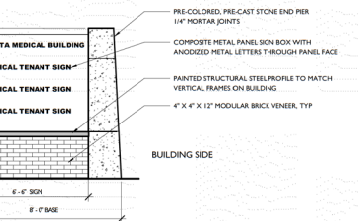
PER 109.09-
ROOFING TO BE BALLASTED RUBBER MEMBRANE ROOF IN BLACK WITH DARK STONE BALLAST.

PER 109.10-
ROOF TOP UNIT IS FULLY SCREENED FROM ALL ELEVATIONS.
OCCUPIES 11% OF THE ROOF TOP, LESS THAN THE MAX 25% OF ROOF TOP

PER 109.11-
52% OF GROUND LEVEL FACADE FACING WAYZATA BLVD IS TRANSPARENT GLASS GREATER THAN THE
MINIMUM OF 50%

PER 109.14-
95% OF NON-GLASS FACADE MATERIALS ARE BRICK, STONE, AND A WOOD-LOOK CONCRETE BOARD GREATER THAN THE REQUIRED MINIMUM OF 90%.

WALL SIGNS ON THE NORTH ELEVATION: 100 SF



5 ELEVATION - MONUMENT SIGN
3/8" = 1'-0"



5 ELEVATION - MONUMENT SIGN
3/8" = 1'-0"

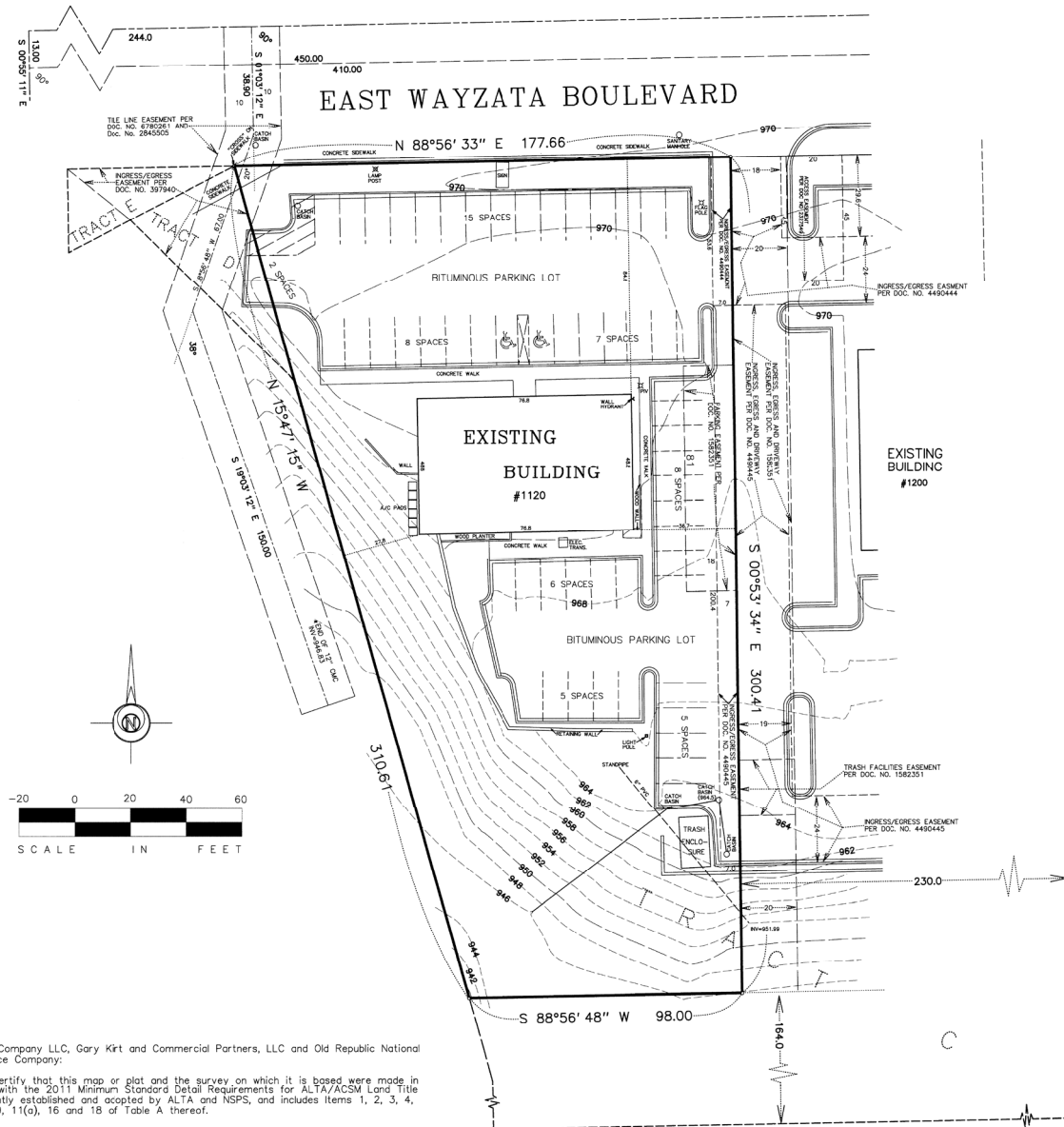


5 ELEVATION - MONUMENT SIGN
3/8" = 1'-0"



5 ELEVATION - MONUMENT SIGN
3/8" = 1'-0"

ALTA/ACSM LAND TITLE SURVEY FOR
**ALSHOUSE COMPANY LLC, GARY V. KIRT & COMMERCIAL
 PARTNERS, LLC & OLD REPUBLIC NATIONAL TITLE
 INSURANCE COMPANY**
 IN TRACT C, R.L.S. NO. 216
 HENNEPIN COUNTY, MINNESOTA



To Althouse Company LLC, Gary Kirt and Commercial Partners, LLC and Old Republic 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 8, 9, 11(a), 16 and 18 of Table A thereof.

The field work was completed on January 12, 2015.

GRONBERG & ASSOCIATES, INC.

Mark S. Gronberg Date: *1-12-15*
 Mark S. Gronberg Reg. No. 12755
 Licensed Land Surveyor

LEGAL DESCRIPTION OF PREMISES:

Tract C, Registered Land Survey No. 216, County of Hennepin, except the East 230.00 feet thereof, and except the South 164 feet thereof.

o : denotes iron marker

(908.3) : denotes existing spot elevation, mean sea level datum

—917— : denotes existing contour line, mean sea level datum

Bearings shown are based upon an assumed datum.

NOTES:

- 1) The gross land area is 0.951 acres
- 2) The property address is 1120 East Wayzata Boulevard.
- 3) According to Flood Insurance Rate Map 27053C0307E, dated 9-2-04, this property is in Flood Zone X, areas determined to be outside the 0.2% annual chance flood.
- 4) Contours shown are from a ground survey from 2-21-06 to NGVD 1929 datum.
- 5) As to Table A item 16, there is no current observed evidence of earth moving work, building construction outside or building additions.
- 6) As to Table A item 18 there is no observed evidence of site use as a solid waste dump, sump or sanitary land fill. However, a trained professional should be consulted in these matters or a Phase 1 environmental study performed if a more detailed observation is required.

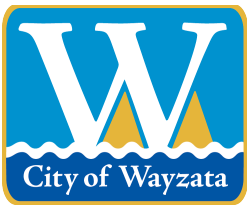
REVISIONS		PROJECT	DATE	SCALE	BY
DATE	REMARKS				
		I hereby certify that this plan, specification, or report was prepared by me, or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. <i>Mark S. Gronberg</i> Mark S. Gronberg, Minnesota License Number 12755	1-12-15	1"=20'	MS
			1-12-15	1"=20'	MS
			1-12-15	1"=20'	MS
			1-12-15	1"=20'	MS
			1-12-15	1"=20'	MS
GRONBERG & ASSOCIATES, INC. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS 445 NORTH WILLOW DRIVE LONG LAKE, MN 55356 952-473-4141					











City of Wayzata Planning Commission Agenda Report

MEETING DATE: April 20, 2020	AGENDA ITEM: 5.b
TITLE: Consider Development Application for a Curb Cut Spacing Variance at 1611 Holdridge Terrace	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: July 14, 2020 (120-Day Deadline)	

BACKGROUND:

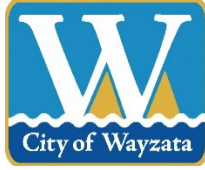
The applicant, Lecy Bros Homes, is requesting a curb cut spacing variance for a new curb cut for the driveway at 1611 Holdridge Terrace. This property is proposing a new single-family residence which requires a new driveway to access the home. The new driveway is placed in a location that will encroach on the curb cut setback, but will protect a 42 inch Cottonwood heritage tree and the existing wetland near the proposed driveway.

ACTION REQUESTED:

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:

1. Staff Report, Narrative, Survey, and Public Comments



**Planning Report
Wayzata Planning Commission
April 20, 2020**

Project Name: Pachura Residence
Owner: Ronald & Heidi Pachura
Addresses of Request: 1611 Holdridge Terrace
Prepared by: Nick Kieser, Assistant Planner
“60 Day” Deadline: May 15, 2020
“120 Day” Deadline: July 14, 2020

Development Application

Introduction

The applicant, Lecy Bros Homes, is requesting a curb cut spacing variance for a new curb cut for the driveway at 1611 Holdridge Terrace. This property is proposing a new single-family residence which requires a new driveway to access the home. The new driveway is placed in a location that will encroach on the curb cut setback, but will protect a 42 inch Cottonwood heritage tree and the existing wetland near the proposed driveway.

Property Information

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

Address	PID	Owner
1611 Holdridge Terrace	04-117-22-32-0038	Ronald & Heidi Pachura

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

Current Zoning	2030 Comp Plan Land Use Designation	Draft 2040 Comp Plan Land Use Designation
R-2 Medium Density Single Family Residential District	Low Density Single Family Residential	Low Density Residential

Project Location

The property is located on the eastern side of Holdridge Terrace.

Maps 1 and 2: Project Location with Aerial Photographs



Source: Hennepin County

Application Requests

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

- A. Curb Cut Spacing Variance: City Code § 920.05.E.8 states that curb cut openings shall be located at a minimum of 10 feet from the side yard lot line in all districts, except for the C-4, C-4A and C-4B Districts. The new curb cut opening is 8.5 feet less than the required 10 foot setback to a distance of 1.5 feet from the north side property line.

Adjacent Land Uses

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

Direction	Adjacent Use	Zoning	2030 Comp Plan Land Use Designation	Draft 2040 Comp Plan Land Use Designation
North	Single Family Residential	R-2 Medium Density Single Family Residential District	Low Density Single Family Residential	Low Density Residential
East (Minnetonka)	Nursing Home	PID Planned I-394 District	Institutional	Institutional

South	Single Family Residential	R-2 Medium Density Single Family Residential District	Low Density Single Family Residential	Low Density Residential
West	Single Family Residential	R-2 Medium Density Single Family Residential District	Low Density Single Family Residential	Low Density Residential

Public Hearing Notice

The public hearing notice was published in the *Sun Sailor* on April 9, 2020. The public hearing notice was also mailed to all property owners located within 500 feet of the subject property on April 8, 2020.

Analysis of Application

Minor Subdivision:

In 2018, a minor subdivision was approved for three lots. The past lots were not conforming to the zoning requirements, but the minor subdivision moved the lot lines to create three lots that are conforming to the zoning requirements. 1611 Holdridge Terrace is the middle lot of this minor subdivision.

There were two houses on the lots to the north and south of 1611 Holdridge Terrace which have been recently demolished in the past couple of years. Therefore, the other two lots are vacant, but the plan is to put single-family residences on these lots as well. No plans have been submitted for the other two vacant lots.

Curb Cut Spacing Variance:

The proposed 4,024 sq. ft. house meets all the zoning requirements, but the applicant proposes a curb cut spacing variance for the proposed driveway. The driveway curb cut opening encroaches into the 10 foot side yard curb cut setback by 8.5 feet for a 1.5 foot setback from the side yard lot line.

The applicant has stated that the wetland area and the heritage tree location are the two main reasons why the proposed driveway encroaches into the setback. The wetland is located in the front yard of the property and only allows the driveway to be located along the north side lot line so that the driveway does not encroach into the wetland or wetland buffer. In addition, there is a 42 inch Cottonwood tree that is located just outside the 10 foot side yard curb cut driveway setback. Therefore, the applicant can either take down this tree, which would require 84 inches of replacement, to adhere to the curb cut setback or request a variance for this curb cut opening and protect the heritage tree. The applicant has decided to request the variance and locate the curb cut opening 1.5 feet from the side yard lot line to allow for as much space for the heritage tree to continue to grow.

Essentially, the applicant is locating the driveway in the only location for this parcel to not encroach into the wetland buffer and to protect the Cottonwood heritage tree.

Questions for Consideration:

1. Is the project with the proposed variance in harmony with the general purposes and intent of the Zoning Ordinance?
2. Are there practical difficulties in complying with the Curb Cut Spacing Ordinance?
3. Does the proposal result in a reasonable use of the property?
4. Is the plight of the landowner due to circumstances unique to this property that were not caused by the landowner?
5. Will the variance alter the essential character of the locality?

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

1. Proposed Survey dated March 19, 2020 by Demars – Gabriel Land Surveyors Inc.
2. Narrative dated March 9, 2020 by Lecy Bros Homes
3. Proposed Building Plans dated February 6, 2020 by Lecy Bros Homes

Applicable Code Provisions for Review

Zoning Ordinance Variance Standards (§ 905.01 C): Section 905.01.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:

- 1. Variances shall only be permitted when they are:**
 - a) In harmony with the general purposes and intent of this Ordinance;**
 - and**
 - b) Consistent with the Comprehensive Plan.**
- 2. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.**
3. “Practical difficulties,” as used in connection with the granting of a variance, means that:
 - a) The property owner’s proposal for the property is reasonable but not permitted by this Ordinance;**

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

4. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
5. Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes, section 216C.06, subdivision 14, when in harmony with this Ordinance.
6. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
7. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
8. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

2030 Comprehensive Plan:

1st Tier Priority Residential Land Use Policies

- 1.1 Enhance individual character elements of residential neighborhoods through public improvements and private investment.**
- 1.2 Protect property values through the consistent relationship of land uses, streets, sidewalks, natural features, and the maintenance of properties.
- 1.3 Protect residential neighborhoods from encroachment or intrusion by incompatible uses or incompatible higher densities.
- 1.4 Pursue programs to improve housing condition and maintenance, including implementing a rental housing inspection program.
- 1.5 Aggressively eliminate violations of property maintenance, outside storage or accessory building regulations which infringe upon residential neighborhood quality, pose public health and safety problems, or threaten neighboring property values. City of Wayzata Comprehensive Plan 2030 – Land Use Chapter Chapter 3 Page 3 - 5

- 1.6 Provide for continuing review, updating and enforcement of zoning, subdivision, and design standards to ensure high standards of planning and design.
- 1.7 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.**

2nd Tier Priority Residential Land Use Policies

- 1.8 Ensure that all new housing, including rental housing and housing for persons of low and moderate income, adheres to high standards of planning, design, and construction.
- 1.9 Remain near the Metropolitan Council affordable rental and life-cycle benchmarks, given limited opportunities and market conditions, as long as the efforts are consistent with the City's Comprehensive Plan.
- 1.10 Encourage and promote a balanced housing supply.
- 1.11 Promote programs which provide financial assistance for low and moderate income households and others for home repairs, improvements, and energy conservation.

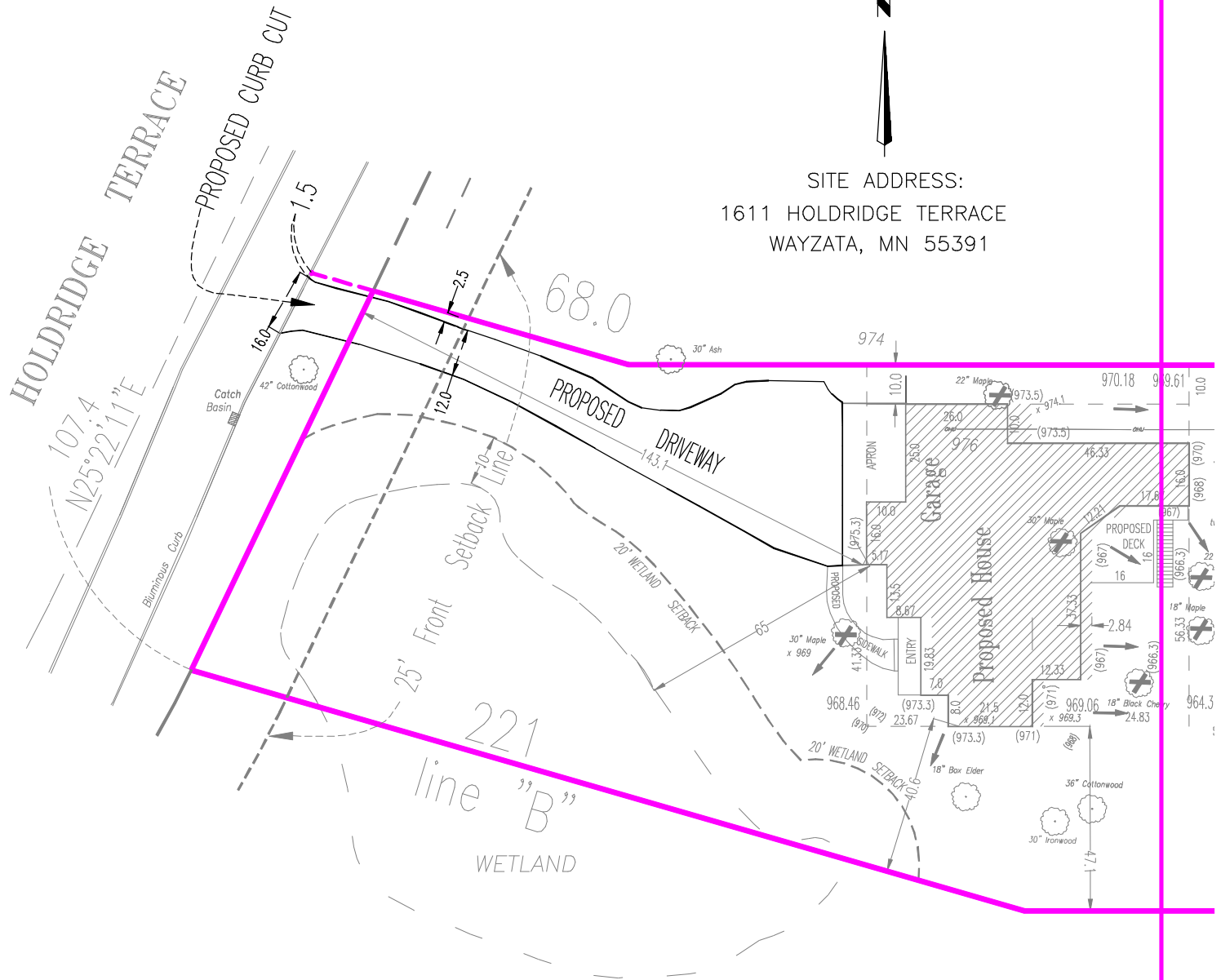
3rd Tier Priority Residential Land Use Policies

- 1.12 Encourage rehabilitation or replacement of housing units identified as substandard, whenever possible.
- 1.13 Investigate the concept of smaller sized low density single family lot sizes.

Description of Request:

Lecy Bros Homes is requesting a driveway curb cut variance for the new home being built at 1611 Holdridge Terrace. Currently the planned curb cut is the required 10 feet from the property line. That driveway path runs too close to Tree #700, a heritage tree, on our attached survey and would require this large tree to be cut down. Lecy Bros Homes would like to move the curb cut of the driveway closer to the lot line than the 10 foot minimum and away from Tree #700 in order to save the tree.

PROPOSED
Ronald & Heide Pachura
 RESIDENCE



Variance Exhibit
 (CURB CUT SETBACK)

DEMARS-GABRIEL
LAND SURVEYORS, INC.
 2317 W. 93rd St.
 Bloomington, MN 55431
 763-559-0908
 612-751-6785
 dec@qwestoffice.net

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

David E. Crook

David E. Crook

Date: March 12, 2020

REVISED: 3/18/2020
 REVISED: 3/19/2020

Minn. Reg. No. 22414

File No.
 14713 VAR

Book-Page

Scale
 1"=40'

FW: 1611 Holdridge Terrace

Public Comment

Mon 4/13/2020 8:11 AM

To: Nick Kieser <nkieser@wayzata.org>;

From: Heidi Phillips <Heidi.Phillips@ahschools.us>
Sent: Saturday, April 11, 2020 9:37 AM
To: Public Comment <publiccomment@wayzata.org>
Subject: 1611 Holdridge Terrace

I'm emailing to show support of granting the variance for the driveway to Levy Bros. Homes.

This seems like an easy answer to me and something that should have been taken care of when the city allowed the land to be divided into 3 lots in the first place.

Thank you
Heidi Phillips
1609 Crosby Rd.

--

Heidi Phillips
ELA/AELA 7
Anoka Middle School for the Arts
763-506-5000

From: [Nick Kieser](#)
To: [Nick Kieser](#)
Subject: FW: 1611 Holdridge Terrace Variance
Date: Tuesday, April 14, 2020 10:38:39 AM

From: Alex Calingaert <alexcalingaert@earthlink.net>
Sent: Monday, April 13, 2020 6:02 PM
To: Public Comment <publiccomment@wayzata.org>
Subject: 1611 Holdridge Terrace Variance

Hello,

I reside at 15804 Holdridge Road East and overlook the property in question. I support the proposal made by Lecy Bros Homes. Protecting a heritage tree and especially the wetland seems like a good reason to approve the variance request.

Thanks.
Alex

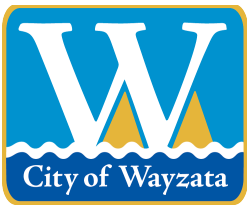
Alex Calingaert
Producer

From: [Nick Kieser](#)
To: [Nick Kieser](#)
Subject: FW: In RE: 1611 Holdrige Terrace - Pachura Residence
Date: Tuesday, April 14, 2020 10:39:20 AM

From: Suzanne Candell <scandell@earthlink.net>
Sent: Monday, April 13, 2020 11:15 AM
To: Public Comment <publiccomment@wayzata.org>
Subject: In RE: 1611 Holdrige Terrace - Pachura Residence

I write in strong support of the variance requested. I applaud the applicant's effort to preserve the heritage tree and wetland that would be destroyed if the curb cut were not moved as requested. The wetland and heritage tree are important parts of the woodland in our neighborhood, which is an oasis for birds and wildlife. This variance is a reasonable request that protects the environment, which benefits the neighborhood as a whole.
Thank you.

Suzanne Candell
15804 Holdrige Rd E
Wayzata, MN 55391



City of Wayzata Planning Commission Agenda Report

MEETING DATE: April 20, 2020	AGENDA ITEM: 5.c
TITLE: Consider Development Application for Design Review of Lexus of Wayzata at 16100 Wayzata Boulevard	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: May 12, 2020	

BACKGROUND:

The owner and applicant, EFN Wayzata Properties, LLC, has submitted a development application for a Design Review for a remodel of the exterior façade of the Lexus of Wayzata dealership building at 16100 Wayzata Blvd. There are no other proposed changes to the site besides the update to the exterior façade and new lighting fixtures. This project requests 10 design deviations from the Bluff District design standards.

ACTION REQUESTED:

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:

1. Staff Report, Design Review, Renderings, and Plans



**Staff Report
April 20, 2020**

Project Name: Lexus of Wayzata
Addresses of Request: 16100 Wayzata Boulevard
Prepared by: Nick Kieser, Assistant Planner
“60 Day” Deadline: May 12, 2020
“120 Day” Deadline: July 11, 2020

Development Application

Introduction

The owner and applicant, EFN Wayzata Properties, LLC, has submitted a development application for a Design Review for a remodel of the exterior façade of the Lexus of Wayzata dealership building at 16100 Wayzata Blvd. There are no other proposed changes to the site besides the update to the exterior façade and new lighting fixtures. This project requests 10 design deviations from the Bluff District design standards.

Application Request:

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

- Design Review – modification involving 50 percent or more of an existing building’s exterior façade requires a Design Review. (§ 909.04.B)

Property Information

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

Address	PID	Owner
16100 Wayzata Blvd	05-117-22-14-0027	EFN Wayzata Properties, LLC

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

Zoning	2030 Comp Plan Designation	2040 Comp Plan Designation	Overlay Districts
C-3 Service District	Commercial	Mixed Use Commercial/Residential	Bluff Design District

Project Location

Maps 1 and 2 Project Location:



Source: Hennepin County

Adjacent Land Uses

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

Direction	Adjacent Use	Zoning	2030 Comp Plan Designation	2040 Comp Plan Designation
North	Single-Family Residential	R-1 Low Density Residential (City of Minnetonka)	Low Density Residential	Low Density Residential
East	Commercial	Planned I-394 District (City of Minnetonka)	Commercial	Commercial
South	Highway 12	N/A	N/A	N/A
West	Commercial	Planned I-394 District (City of Minnetonka)	Commercial	Commercial

Public Hearing Notice

The public hearing notice was published in the *Sun Sailor* on April 9, 2020. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on April 8, 2020.

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:

The Lexus of Wayzata car dealership proposes to reconstruct the exterior façade of their building.

Design Review:

The project is subject to the design standards for the Bluff Design District. A complete Design Review of the proposal is included as an attachment. The following list summarizes the items that do not comply with the City's Design Standards. The applicant is requesting approval for 10 deviations from the Design Standards:

1. § 909.10.A – Screening of Rooftop Equipment: No mechanical equipment for a building may be located on the roof deck. All such mechanical equipment must be located within the interior of the structure. The existing building has rooftop mechanical that is currently not screened. There is no proposed changes to the roof or the rooftop mechanical items.
2. § 909.14.A – Primary Opaque Surfaces: Code requires that ninety percent (90%) of the non-glass surfaces of each elevation of the exterior building façade shall be composed of brick, stone, cast stone, factory finished and certified wood, and/or stucco. The proposed primary material is aluminum composite materials (ACM). The ACM material is proposed to be 100% of the non-glass surfaces. The applicant stated that this deviation is mainly because many other dealerships utilize this material and this is the required Lexus-USA franchise architecture.
3. § 909.14.G – Accent Materials: Aluminum structural shapes are allowed as an accent material up to a maximum of 10%. The ACM used is as 100% of the non-glass surface which requires a design deviation. The reasons stated for § 909.14.A are the same reasons for this deviation.
4. § 909.14.H – Parapets, Flashing, Coping: The allowed materials for the parapets, flashing, and/or coping are copper, brick, stone, cast stone, and premium grade wood. The proposed parapets for this project are an extension of the primary opaque surface, ACM. The materials used for this project follow the Lexus-USA franchise architecture requirements.
5. § 909.15 – Franchise Architecture: The Code states that typical or standardized franchise architecture is prohibited in Wayzata. This project does incorporate the

Lexus-USA franchise architecture requirements which is the main reason for many of the design deviations requested.

6. § 909.16.B – Walkways: This design standard requires a sidewalk at least five feet in width along all public street frontages. The Lexus dealership has street frontage on Wayzata Blvd, but this frontage road does not have any public sidewalks along the entire route. This project does not propose to provide a sidewalk along the frontage road and the 2040 Comprehensive Plan does not plan to add a sidewalk along this road.
7. § 909.17 – Landscaping: The existing building has landscaping along the front façade that will remain with the proposed project. This existing landscaping can be seen in the proposed renderings and aerial views. The deviation requested for this standard is that vines should cover walls that have more than 100 square feet of interrupted surface area. Vines are not proposed on the north, east, and west walls of this building where there is over 100 square feet of uninterrupted surface area. This design standard also states that the streetscaping should include boulevard trees, sidewalks, and flowers. There are no proposed changes to the design of the existing streetscaping with this project along the frontage road, which mainly consists of open grassy areas right now. There is an existing sidewalk around the entrance of the building with benches and landscaping that will remain.
8. §909.17.C – Boulevard Trees: As stated in the §909.17 deviation, this project does not include adding boulevard trees. Although, the existing parking lot islands do have significant landscaping that provides a buffer from the streets and parking areas around the dealership lot. The boulevard is clear from significant landscaping to keep a visual of the cars from the frontage road.
9. § 909.18 – Parking Lot Landscaping: This design deviation is also similar to §909.17 and §909.17.C because it refers to landscaping the area between the existing parking lot and the frontage road. Currently, there is minimal landscaping in the boulevard area and there are no proposed changes to this buffer strip. There are no plans to put in shade trees, wall, or hedge in this area. Again, there is landscaping on the parking lot islands, but not in this boulevard area.
10. § 90919 – Surface Parking: This design standard states that parking shall be located in the rear of the building or on the side with additional requirements. The existing parking lot is located in the front of the building. The applicant would need to move the entire building and parking lot to meet this requirement which is not proposed.

The proposed project will keep a similar scale of the existing building. The major change is the use of materials to a combination of glass and ACM. The renderings show that the ACM will be mainly grey with the middle section a darker black color. The non-public facing facades will be repainted with a similar grey color. This main area of the building

will stay at one story, but the main entrance will have a taller entrance feature with the Lexus logo. This entrance feature will stay under 30 feet which is the maximum allowed for the C-3 Zoning District. Besides the exterior façade changes, the only other change to the site is an update to the lighting fixtures in the parking lot. The new light poles will replace the existing light poles and will stay under the 16-foot-tall maximum and adhere to the maximum foot candle requirements. The applicant provided a lighting plan for review. There are dealerships along I-394 that have undergone similar façade changes.

Many of these design deviations are because the proposed project is just for an exterior façade renovation and there are no other changes to the rest of the site. Since this is a commercial use and the entire façade is proposed to be renovated, all the Bluff District design standards apply to this project. The main deviations to consider with this project is the use of ACM as the primary exterior material since this material will be used for essentially the whole exterior façade outside the glass areas. This project is following the franchise architecture requirements for Lexus-USA which is the reason there is not much flexibility from the applicant in how the façade is constructed.

The Planning Commission should consider the questions below for all the proposed design deviations and if these deviations advance one or more of the design deviation factors stated below.

Primary Questions to Consider:

1. Would the proposed design with the requested deviations advance specific policies and provisions of the City's Comprehensive Plan?
2. Would the proposed deviations have a positive effect on the area in which the project is proposed?
3. Does allowing the deviations alleviate an undue burden, taking into account current leasing, housing, and commercial conditions?
4. Does the proposed franchise architecture requiring the use of ACM for this building create visual pollution?

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

Renderings completed by Napleton Automotive Group on March 10, 2020
Lighting Plan completed by CBMC Lighting Solutions on February 20, 2020
Signage Plan completed by Pattison Sign Group on February 20, 2020
Survey completed by Westwood on January 8, 2019
Exterior Elevations completed by Napleton Automotive Group on March 12, 2020

Applicable Code Provisions for Review

Design Standards City Code § 901.09:

- A. 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:
1. To guide the expansion and renovation of existing structures and the construction of new buildings and parking, within the commercial districts of the City;
 2. To assist the City in reviewing development proposals;
 3. To improve the City’s public spaces including its streets, sidewalks, walkways, streetscape, and landscape treatments.
- B. The Standards address issues that are critical to preserving and enhancing Wayzata’s character, as described in the City’s Comprehensive Plan.

Deviations from the Design Standards – All Districts § 909.29:

- A. With the exception of § 909.10 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.

2030 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:

1. Allow for a broad range commercial and residential uses that provide daily goods and services, as well as a variety of housing opportunities.
2. Increase the walkability of eastern Wayzata Blvd. where possible, through improvements in the public and private realm.
3. Plan development of parking so that it is not a focal point, but rather placed behind buildings with appropriate buffers and landscaping.
4. **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.**
5. Consolidate access to streets wherever possible.
6. **Develop and enforce ordinances to eliminate the visual pollution created by signs and "franchise" architecture.**
7. Adequately screen or buffer all service and commercial uses from any adjacent residential neighborhoods.
8. Create safe and convenient pedestrian movement within all service and commercial districts.
9. Strictly regulate and enforce outdoor commercial storage and environmental quality maintenance.
10. Enact and enforce a commercial maintenance code to help ensure that commercial development continues to maintain community character.
11. 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 Review

Lexus of Wayzata Design, 16100 Wayzata Boulevard

April 20, 2020

The Design Review is based on the following plans submitted by the Napleton Automotive Group dated March 12, 2020.

	Comments	Compliance
Building Recesses		
<u>909.06.A.1. – All Districts</u> Building facades shall be articulated through the use of pilasters and/or recesses that create visible shadow lines and dimensions especially on the street level	The proposed building facade provides articulation that creates visible shadow lines and dimensions.	Yes
<u>909.06.A.2</u> Street level landscaped courtyards, outdoor seating areas and gathering areas shall be incorporated into building and site plan design.	The property does have an existing outdoor seating and landscaped area near the main entrance.	Yes

Design Review

Lexus of Wayzata Design, 16100 Wayzata Boulevard

April 20, 2020

	Comments	Compliance
Roof Design		
<u>909.09.A. – All Districts</u> “Green” roofs, roof garden terraces, arbors and other similar structures are encouraged on roofs of building.	This project does not propose to have a green roof.	Yes
<u>909.09.B.1. – All Districts – Roof Materials</u> The roof material for all sloped roofs in all districts shall be slate, untreated copper, pre-finished metal, cedar shake or asphalt shingle in dark colors. <u>909.09.B.2. – All Districts – Roof Materials</u> The roof material for all flat roofs in all districts shall be treated synthetic membrane or other similar material in dark colors.	The existing roof has a dark membrane layer and is covered in brown gravel rock. There is no proposed changes to the roof.	Yes
Screening of Rooftop Equipment		
<u>909.10.A. – Lake Street and Bluff Districts</u> No mechanical equipment for a building may be located on the roof deck. All such mechanical equipment must be located within the interior of the structure.	There is existing mechanical equipment on the roof. The applicant is not planning to screen the existing equipment as part of this project.	Deviation Requested

Design Review

Lexus of Wayzata Design, 16100 Wayzata Boulevard

April 20, 2020

	Comments	Compliance
Facade Transparency		
<u>909.11.A. Glass Calculations – All Districts</u> Applications for design approval must include facade diagrams that contain calculations of glass and solid surfaces. Calculations of facade areas for multiple story building shall be measured from grade to the floor above. Calculations of facade areas for one story buildings shall be measured from grade to the roof deck.	The applicant has provided façade material calculations in the exterior elevation plans.	Yes
<u>909.11.C. – Bluff District</u> No less than 35 percent of ground level public facades for buildings containing commercial or office uses shall be transparent glass.	The public facing façade contains 37% transparent glass.	Yes
Ground Level Expression		
<u>909.12 – All Districts</u> In multi-story buildings, the ground floor shall be distinguished from the floors above by the use of at least three of the following elements: A. An intermediate cornice line B. A difference in building materials or detailing C. An offset in the façade D. An awning, trellis, or loggia E. Arcade F. Special window lintels G. Brick/stone corbels	The façade is a one-story building which does not need to incorporate these elements.	Yes

Design Review

Lexus of Wayzata Design, 16100 Wayzata Boulevard

April 20, 2020

Entries			
<u>909.13. – All Districts</u> The front facade of all buildings shall be landscaped with window boxes or planters with seasonally appropriate plantings. The main entries shall face the primary street at sidewalk grade.	The existing façade does have seasonal landscaping along with a water fountain that will remain with this project.		Yes
	Comments		Compliance
Building Materials and Quality			
<u>909.14.A. – Primary Opaque Surfaces – All Districts</u> Other than the accent materials listed in 909.14.G., ninety percent (90%) of the non-glass surfaces of each elevation of the exterior building façade shall be composed of one or more of the following materials: 1. Brick 2. Stone 3. Cast stone 4. Factory finished and certified wood, including, but not limited to: a. Wood shingles (cedar shingles six (6) inch maximum exposure) b. Lap-siding (six (6) inch maximum width) 5. Stucco	100% of the non-glass surface is made of aluminum composite materials or opaque glass. The applicant states that this is the required Lexus-USA franchise architecture.		Deviation Requested
<u>909.14.B. – Façade Coverage – All Districts</u> The primary opaque surface materials of all free standing buildings must be the same on all facades of the building.	The primary material for this building is aluminum composite material.		Yes
<u>909.14.C. – Type of Brick – All Districts</u> On all facades of a free-standing building where brick is used, full course modular, Roman, Norman or other standard size brick must be used.	No brick material is proposed for this project.		N/A

Design Review

Lexus of Wayzata Design, 16100 Wayzata Boulevard

April 20, 2020

<u>909.14.D. – Façade Detail – All Districts</u> 1. Brick and/or stone façades shall be well detailed and dimensionally designed in order to avoid fractional cuts and odd pieces. All outside brick corners must be full bricks (custom if necessary), with no mitering, forming continuous vertical joints. 2. The narrow face of an exposed stone butt joint, at corners, must be a minimum dimension of two (2) inches. Mitered and quirked stone corners are also acceptable.	No brick or stone is proposed for this project.	N/A
<u>909.14.E. – Brick Joints – All Districts</u> 1. The mortar for brick must be dark grey or in the color range of the brick. All joints must be concave or 'v' joint. No mortar may be used beyond the face of the brick. 2. All brick walls must be built to avoid efflorescence	No brick is proposed for this project.	N/A
<u>909.14.F. – Stone Joints – All Districts</u> Stone joints shall be no larger than one-fourth (1/4) inch.	No stone is proposed for this project.	N/A

Design Review

Lexus of Wayzata Design, 16100 Wayzata Boulevard

April 20, 2020

<u>909.14.G. – Accent Materials – All Districts</u> Only the following materials may be used for lintels, sills, cornices, bases, and decorative accent trims, and must be no more than 10 percent (10%) of the non-glass surfaces of each elevation of the exterior building façade: 1. Stone 2. Cast stone 3. Copper (untreated) 4. Rock faced stone 5. Aluminum or painted steel structural shapes 6. Fiber cement board 7. Premium grade wood trim with mitered outside corners. Examples of premium grade wood are cedar, redwood, and fir. 8. EIFS	Aluminum composite materials are used at 100% of the non-glass surface of the public facing façade. The applicant states that this is the required Lexus-USA franchise architecture.	Deviation Requested
<u>909.14.H. - Parapets, Flashing, Coping – All Districts</u> 1. Only the following materials may be used for parapets, flashing and coping: a. copper (untreated) b. brick c. stone d. cast stone e. premium grade wood. 2. Pre-finished, painted .032 aluminum may only be used as a standard parapet coping with a maximum exposed edge of five (5) inches.	The proposed parapets are made of aluminum composite material. The applicant states that this is the required Lexus-USA franchise architecture.	Deviation Requested

Design Review

Lexus of Wayzata Design, 16100 Wayzata Boulevard

April 20, 2020

<u>909.14.I. – Awnings – All Districts</u> 1. Only the following types of awnings may be used: a. Fabric awnings of a heavy canvas in dark solid colors or other colors that are approved as part of the design review process b. Highly detailed, ornate metal in dark colors c. Glass awnings 2. Backlit awnings are prohibited. 3. Awnings with text or graphic material may be permitted but require approval via the sign permit process of the Zoning Ordinance.	No awnings are to be used in this project.	N/A
<u>909.14.J. – Balconies – All Districts</u> Balconies shall be accessible and useable by persons. Fake or unusable balconies are prohibited. All balconies shall remain within the property line. Metal railings with members painted dark, or glass panels are permitted.	No balconies are proposed in this project.	N/A
<u>909.14.K – Glass – All Districts</u> Glass shall not be mirrored, reflective or darkened. Slight green, bronze and grey tints are acceptable. Spandrel glass shall not be counted as transparent glass for the purposes of calculations under the transparency requirements of Section 909.11 of the Standards, but may be used for detailing purposes. Environmentally appropriate glass, such as Low-emissivity glass, shall be used in all projects	The project utilizes transparent glass and black spandrel glass. The opaque black spandrel glass is not included in the transparent glass calculations in Section 909.11.	Yes

Design Review

Lexus of Wayzata Design, 16100 Wayzata Boulevard

April 20, 2020

<u>909.14.L. – Door Systems – All Districts</u> Unless there are building security concerns, main entry doors shall be primarily glass. If, for security reasons, a main entry door is not possible or practical, a main entry door must be well detailed. Appropriately designed wood doors may be utilized for retail and office buildings.	The existing doors are to remain which are made of primarily glass.	Yes
	Comments	Compliance
Franchise Architecture		
<u>909.15. – All Districts</u> A. Typical or standardized franchise architecture (including building design that is the trade dress of, or identified with a particular chain, franchise or business and is repetitive in nature) is prohibited. B. Large, bold or bright signage, trade dress or logos must be altered and scaled down to meet the purpose of these standards as articulated herein, and must not be repeated on the facades of the principal structure more than once. All new, altered and/or proposed signage for buildings must be submitted for review under Section 909.22 by the Planning Commission at the time of Design Standards Review application	This is franchised architecture for Lexus. There are five different areas along the façade that have signage. The proposed signage is different in each of these areas and can be seen on the exterior elevations submitted. The proposed signage will require a sign permit that will be reviewed separately of the building permit.	Deviation Requested

Design Review

Lexus of Wayzata Design, 16100 Wayzata Boulevard

April 20, 2020

	Comments	Compliance
Walkways		
<u>909.16.B. – Bluff District</u> 1. Continuous sidewalks at least five feet in width shall be provided along all public street frontages. The sidewalk street grid shall be maintained and extended wherever possible. 2. Where the sidewalk street grid is interrupted by steep slopes or other topographic variations, walkways or stairways shall be built to maintain pedestrian continuity.	There is no sidewalk existing along the frontage of this property and there is no sidewalk proposed with this project.	Deviation Requested

Design Review

Lexus of Wayzata Design, 16100 Wayzata Boulevard

April 20, 2020

	Comments	Compliance
Landscaping		
<u>909.17 – All Districts</u>		
1. Seasonal landscaping shall be used in all Design Districts, including use of window boxes, hanging flowers baskets, vines and/or other similar seasonal landscaping. If feasible, garden areas and ornamental trees shall be used at the street level. 2. Window boxes, hanging baskets and planters with seasonally appropriate plantings shall be used around entries to buildings. 3. Vines shall be used to cover walls with more than one hundred (100) square feet of uninterrupted surface area. 4. Streetscaping shall include all of the following: a) Boulevard species trees, with at least three (3) caliper inches. b) Exposed aggregate sidewalks with brick accents c) Street lights d) Benches (if building length is 50 feet or greater), which utilize existing city bench designs. e) Flowers	The proposed project has existing landscaping along the façade that will remain. The main entry has landscaping and fountain that will remain. Vines are not utilized for the 100 square feet of uninterrupted surface areas on the north, east, and west walls. There is not any street trees that are existing and none are proposed with this project. The existing benches near the entrance will stay in approximately the same area.	Deviation Requested for Items 3 and 4
<u>909.17.C. – Bluff District</u>		
Trees with a minimum of three caliper inches shall be planted no more than 26 feet apart within a landscaped boulevard.	No trees are proposed in the boulevard.	Deviation Requested

Design Review

Lexus of Wayzata Design, 16100 Wayzata Boulevard

April 20, 2020

	Comments	Compliance
Parking Lot Landscaping		
<u>909.18 – All Districts</u> A landscaped buffer strip at least five (5) feet wide shall be provided between all parking areas and the sidewalk or street. The buffer strip shall consist of shade trees appropriately spaced for the particular Design District, and a decorative metal fence, masonry wall or hedge. A solid wall or dense hedge shall be no less than three (3) feet and no more than four (4) feet in height.	There is an existing buffer between the parking area and the frontage street that is minimally landscaped will remain. This area is mainly an open grassy area. No fence, masonry wall or hedge is proposed on this buffer. There is significant landscaping on the parking lot islands that provide buffer areas between the street and parking areas.	Deviation Requested
Surface Parking		
<u>909.19 – All Districts</u> A. Off-street parking shall be located to the rear of buildings. When parking must be located in a side yard adjacent to the street, a landscaped buffer shall be provided in accordance with the Design Standards. The street frontage occupied by parking shall not exceed sixty (60) feet per property. B. Side-by-side parking lots creating a parking area frontage longer than sixty (60) feet are prohibited, except where a heavily landscaped buffer of at least twenty (20) feet wide completely separates both lots. C. Side yard parking shall not extend beyond the front yard setback of the primary building on the property. D. Front yard parking is prohibited. E. There shall be no corner parking.	The front yard parking areas are to remain.	Deviation Requested

Design Review

Lexus of Wayzata Design, 16100 Wayzata Boulevard

April 20, 2020

	Comments	Compliance
<u>909.20 – All Districts – Bicycle Parking</u> Commercial developments requiring more than twenty (20) parking spaces shall provide at least four (4) bicycle parking spaces in a convenient, visible, preferably sheltered location.	Four bicycle parking spaces are proposed in this project.	Yes
Parking Structures		
<u>909.21.A. – All Districts</u> Parking structures shall meet the following standards, along with all other applicable building code standards: 1. The ground floor façade abutting any public street or walkway shall be architecturally compatible with surrounding commercial or office buildings. 2. The parking structure shall be designed in such a way that sloped floors do not dominate the appearance of the façade. 3. Windows or openings shall be similar to those of surrounding buildings. 4. Vines and other significant landscaping shall be used to minimize the visual impact of the parking structure.	There is no parking structure proposed with this project.	N/A

Design Review

Lexus of Wayzata Design, 16100 Wayzata Boulevard

April 20, 2020

	Comments	Compliance
Signs		
<u>909.22 – All Districts</u>		Yes
A. Compatibility		
1. Signs shall be architecturally compatible with the style, composition, materials, colors and details of the building, and with other signs on nearby buildings. Signs shall be an integral part of the building and site design.	The proposed signs are in conformance with Chapter 927 for sign requirements. The proposed signs are similar with signs of nearby dealership signs.	
2. A sign plan shall be developed for buildings which house more than one (1) business. Signs need not match, but shall be compatible with one another. Franchise or national chains must comply with these Sign Standards to create signs compatible with their context.		
3. When illuminated signs are proposed, only the text and/or logo portion of the sign may be illuminated. Illuminated signs must be compatible with the location. Illumination of the sign to highlight architectural details is permitted. Fixtures shall be small, shielded, and directed towards the sign rather than toward the street, so as to minimize glare for pedestrians and adjacent properties.		
4. Sign plans must be submitted for review as part of an Applicant for Design Approval. Proposed signs must also conform to the requirements of Chapter 927 of the Wayzata Zoning Ordinance.		

Design Review

Lexus of Wayzata Design, 16100 Wayzata Boulevard

April 20, 2020

<u>909.23.C. – Permitted Signs – Bluff District</u> Only the following types of signs are permitted in the Bluff Street District: 1.Wall or awning signs. 2.Free-standing signs. 3.Monument or ground signs. Low-profile ground signs or monument signs are required for highway-oriented commercial uses such as restaurants and gas stations. Sign materials, colors and architectural detailing shall be similar to those of the principal building. External illumination of signs is permitted.	All the proposed signs are wall signs.	Yes
---	---	------------

Design Review

Lexus of Wayzata Design, 16100 Wayzata Boulevard

April 20, 2020

	Comments	Compliance
Parking Lot and Building Lighting		
<u>909.24 – All Districts</u>		
A. Parking lot lighting shall be designed in such a way as to be in scale with its surroundings, and reduce glare.	The proposed light poles will be 16-feet tall black aluminum poles that will be located in the existing light pole locations. All the existing wall mounted lights will be replaced with downward facing lights in the same locations.	Yes
B. Cutoff fixtures shall be located below the mature height of trees located in parking lot islands so as to minimize ambient glow and light pollution.		
C. Pedestrian-scale lighting, not exceeding thirteen (13) feet in height, shall be located on walkways and adjacent to store entrances. All sidewalk lighting must be projected downwards. City light standard shall be followed for all public streets.		
D. Light posts shall be of a dark color.		
E. Lighting fixtures shall be compatible with the architecture of the building.		
F. Lights attached to buildings shall be screened by the building's architectural features to eliminate glare to adjacent properties. All façade lighting must be projected downwards.		
G. All lighting fixtures shall comply with City Code Section 916.06 as it relates to glare.		



South Elevation



East Elevation



16100 Wayzata Blvd. Wayzata, MN 55391

Napleton Automotive Group - Mar 10, 2020



North Elevation

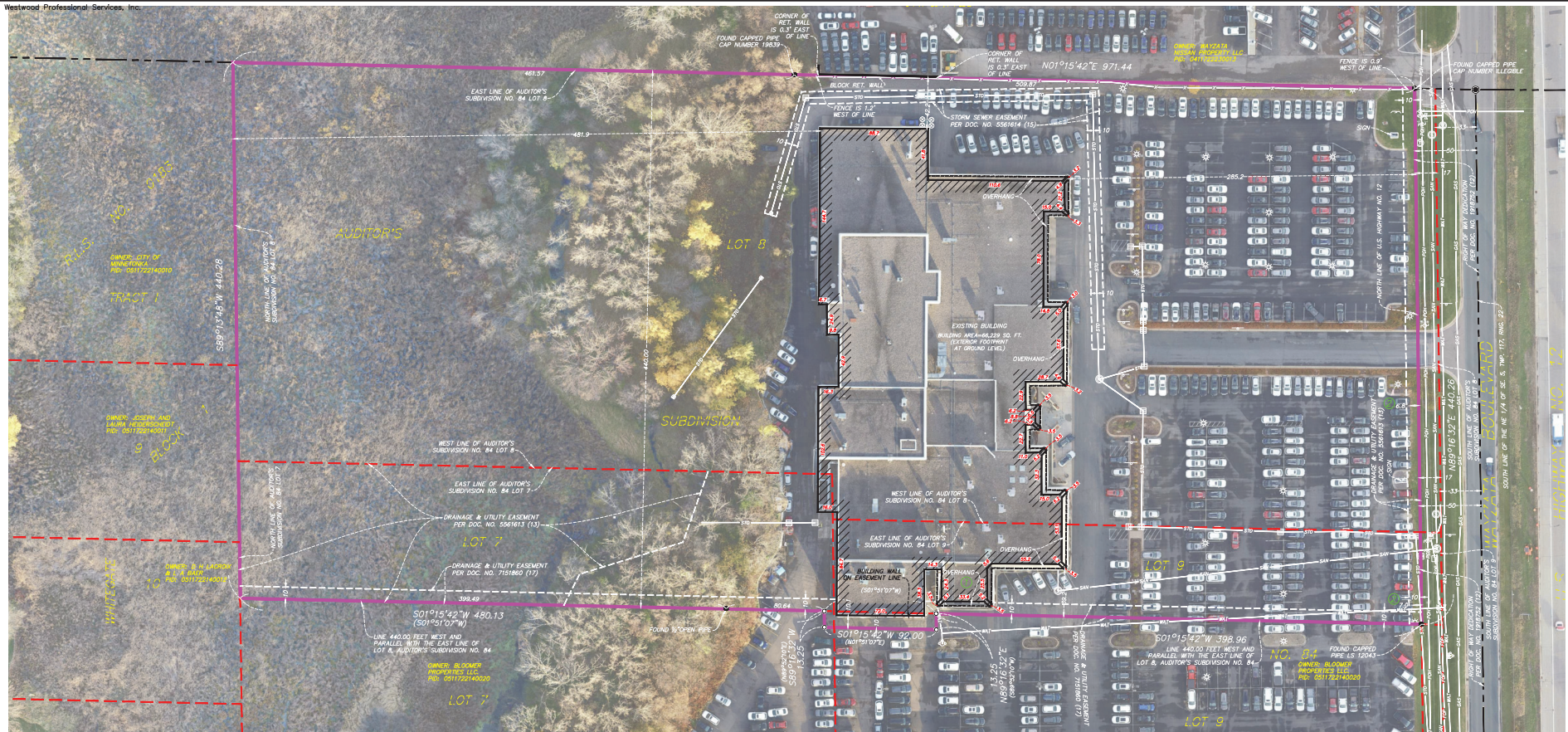


West Elevation



16100 Wayzata Blvd. Wayzata, MN 55391

Napleton Automotive Group - Mar 10, 2020

**LEGEND**

① SANITARY MANHOLE	⑩ ELECTRIC TOWER	⑪ STREET LIGHT
② SEWER CLEANOUT	⑪ GATE VALVE	⑫ GAS VALVE
③ STORM MANHOLE	⑬ HYDRANT	⑬ GAS LINE
④ CATCH BASIN	⑭ WATER METER	⑭ POWER UNDERGROUND
⑤ RETENUE CATCH BASIN	⑮ CURB STOP BOX	⑮ SANITARY SEWER
⑥ FLARED END SECTION	⑯ WATER MANHOLE	⑯ STORM SEWER
⑦ GUY WIRE	⑰ WELL	⑰ TELEPHONE UNDERGROUND
⑧ ELECTRIC BOX	⑱ CABLE TV BOX	⑱ FENCE LINE
⑨ CULVERT	⑲ TRAFFIC CONTROL BOX	⑲ POWER OVERHEAD
⑩ TELEPHONE BOX	⑳ GAS METER	⑳ FIBER OPTIC
⑪ FIRE-ALARM CONNECTION	㉑ STEEL-PIPE POST	㉑ ACCESS CONTROL
⑫ FLOOD LIGHT	㉒ TELEPHONE MANHOLE	㉒ PARALLEL LINE
⑬ HAND HOLE	㉓ ELECTRIC METER	㉓ ADJACENT LOT LINE
⑭ TRAFFIC LIGHT	㉔ ELECTRIC MANHOLE	㉔ PROJECT BOUNDARY LINE

- Denotes set mag nail
● Denotes found monument as noted on Survey

(X)°(X')X"

BEARINGS SHOWN ARE BASED UPON THE HENNEPIN COUNTY COORDINATE SYSTEM.

0' 20' 40' 60'

LEGAL DESCRIPTION (PER PROFORMA)

Lot 8 and that part of Lots 7 and 9 of Auditor's Subdivision No. 84, Hennepin County, Minnesota, according to the recorded plat thereof, and Auditor's Subdivision No. 84, Hennepin County, Minnesota, lying East of a line 440.00 feet West of and measured of right angles to and parallel with the East line of said Lot 8, excepting therefrom that part taken for U.S. Highway No. 12.

That part of Lots 7 and 9 of Auditor's Subdivision No. 84, Hennepin County, Minnesota, described as follows: Commencing at the intersection of the north line of said Lot 7 and a line 440.00 feet West of and parallel with the East line of Lot 8, thence South 01 degrees 51 minutes 07 seconds West, along said line, a distance of 92.00 feet; thence South 89 degrees 52 minutes 10 seconds West, parallel to the south line of said Lot 8, a distance of 13.25 feet; thence North 01 degrees 51 minutes 07 seconds East, a distance of 92.00 feet; thence North 89 degrees 52 minutes 10 seconds East, parallel to said south line of Lot 8, a distance of 13.25 feet to the point of beginning.

Easement(s) contained in Document Nos. 5561614 and 5561615.

SCHEDULE B, SECTION 1 EXCEPTIONS

The following notes correspond to the numbering system of Schedule B of the above mentioned title commitment.

1. Terms and conditions of Highway Easement in favor of the State of Minnesota, together with a snow fence easement, recorded in Book 361 of the Miscellaneous Records, page 569 as Document No. 1918752 as to Lot 8, and recorded in Book 294, Miscellaneous, page 619 as Document No. 1621872 as to Lot 8. (SHOWN ON SURVEY)
2. Terms and conditions of Easement in favor of the City of Minneapolis dated July 12, 1989, recorded August 8, 1989 as Document No. 5561615. (SHOWN ON SURVEY)
3. Terms and conditions of Declaration of Driveway and Parking Easement dated July 5, 1989, recorded August 8, 1989 as Document No. 5561615. (BLANKET IN NATURE, NOT PLOTTABLE)
4. Terms and conditions of Declaration of Storm Sewer Easement dated July 5, 1989, recorded August 8, 1989 as Document No. 5561614. (SHOWN ON SURVEY)
5. Terms and conditions of Declaration of Storm Sewer Easement dated July 5, 1989, recorded August 8, 1989 as Document No. 5561614. (SHOWN ON SURVEY)
6. Detachment and Annexation Agreement recorded July 29, 1999 as Document No. 6308544. (NOT PLOTTABLE)
7. Terms and conditions of easement contained in Quitclaim Deed in favor of the City of Wayzata dated January 7, 1999, recorded July 26, 1999 as Document No. 7151860. (SHOWN ON SURVEY)
8. Underground Storage Tank Affidavit, recorded April 5, 2000 as Document No. 7281805. (NOT PLOTTABLE)
9. THERE ARE 3 UNDERGROUND STORAGE TANKS, THE MAP ATTACHED ONLY SHOWS 2 LOCATIONS, NEITHER OF WHICH ARE ON THE SUBJECT PROPERTY.

GENERAL NOTES

- 1) This survey was prepared using Chicago Title Insurance Company Title Proforma No. 300668 having an amended date of December 12, 2018.
- 2) The address of the surveyed property is 16100 Wayzata Boulevard East, Wayzata MN 55391. Note, Hennepin County's GIS website also lists the subject property as 16000 Wayzata Boulevard East. (Table A Item 2)
- 3) Subject property appears to be classified as Other Areas Zone "X" (areas determined to be outside the 0.2% chance annual chance floodplain when acted from Flood Insurance Rate Map Community - Panel Number 27053C0326F dated November 04, 2016. (Table A Item 3)
- 4) Subject property contains 428,573 Sq.Ft. or 9.839 acres. (Table A Item 4)
- 5) Setback and Zoning Information prepared by Westwood Professional Services, Inc. on 11/7/18 is as follows (Table A Item 6 (a)(b)).
Current Zoning: C-3 Service District
Building Setbacks:
Front: 10-foot;
Side: 10-foot, unless abutting a residential lot, then 50-foot;
Rear: 10-foot, unless abutting a residential lot, then 50-foot;
Building Height: Not to exceed two stories, or 30-foot.
6) Subject property contains 377 total painted parking stalls, 4 of which are handicapped stalls. (Table A Item 9)
- 7) The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (State One Call Ticket No. 182971355). (Table A Item 11)
- 8) As of the date the field work was completed for this survey, there was no observable evidence of current earth moving work, exterior building construction or building additions. (Table A Item 10)
- 9) Based on the information contained within title commitment listed above and a physical inspection of the subject property, the surveyor is not aware of any off site easements or servitudes other than shown hereon. (Table A Item 19)
- 10) Improvements appearing on this survey are a combination of information obtained by aerial photography, provided by Westwood Professional Services, from on October 29, 2018 (with a 0.2" pixel resolution) and improvements located by Westwood Professional Services land surveying crews using conventional surveying methods.
- 11) Surveyed property, 16100 Wayzata Boulevard E., is contiguous with the property to the west, 16200 Wayzata Boulevard E.

POSSIBLE ENCROACHMENTS

- 1) BUILDING OVERHANG IN EASEMENT
- 2) PARKING LOT ALONG SOUTH PROPERTY LINE, INTO EASEMENT

CERTIFICATION

To: Chicago Title Insurance Company, Edward F. Napleton; EFN Wayzata Properties, LLC, an Illinois limited liability company, and its successors and assigns; and Toyota Motor Credit Corporation.

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 include items 1-4, 6(a)(b), 7(c)(b)(1), 8, 9, 11, 13, 14, 15, 16 and 19 of Table A thereof.

The field work was completed on 11/01/18.
Date of Plot or Map: 11/09/18

Nathan H. Carlson
Minnesota License No. 42873
Nathan.Carlson@westwoodpros.com

Date: 11/09/18

0002879.D1SURV.dwg

Call 48 Hours before digging:
811 or call 811.com
Common Ground Alliance

Westwood

Phone: (202) 233-8400 5701 12th Street North, Suite 205
Fax: (202) 233-2001 St. Cloud, MN 56303
Toll-free: (800) 270-6400 www.westwoodpros.com
Westwood Professional Services, Inc.

Revision	By	Date
1-15-18 Updated per comments, TMS		
2-15-18 Update definition, CA		
3-15-18 Update definition, CA		
4-15-18 Update definition, CA		
5-15-18 Update per comments, BVT		
6-15-18 Update per comments, BVT		

Client	WAYZTA
Checklist	NBC
Notes	NBC
Record Drawing by/Date	NBC

Prepared for

Edward F. Napleton
Minneapolis, MN

16100 Wayzata Boulevard
Wayzata, MN

ALTA/NSPS LAND TITLE SURVEY

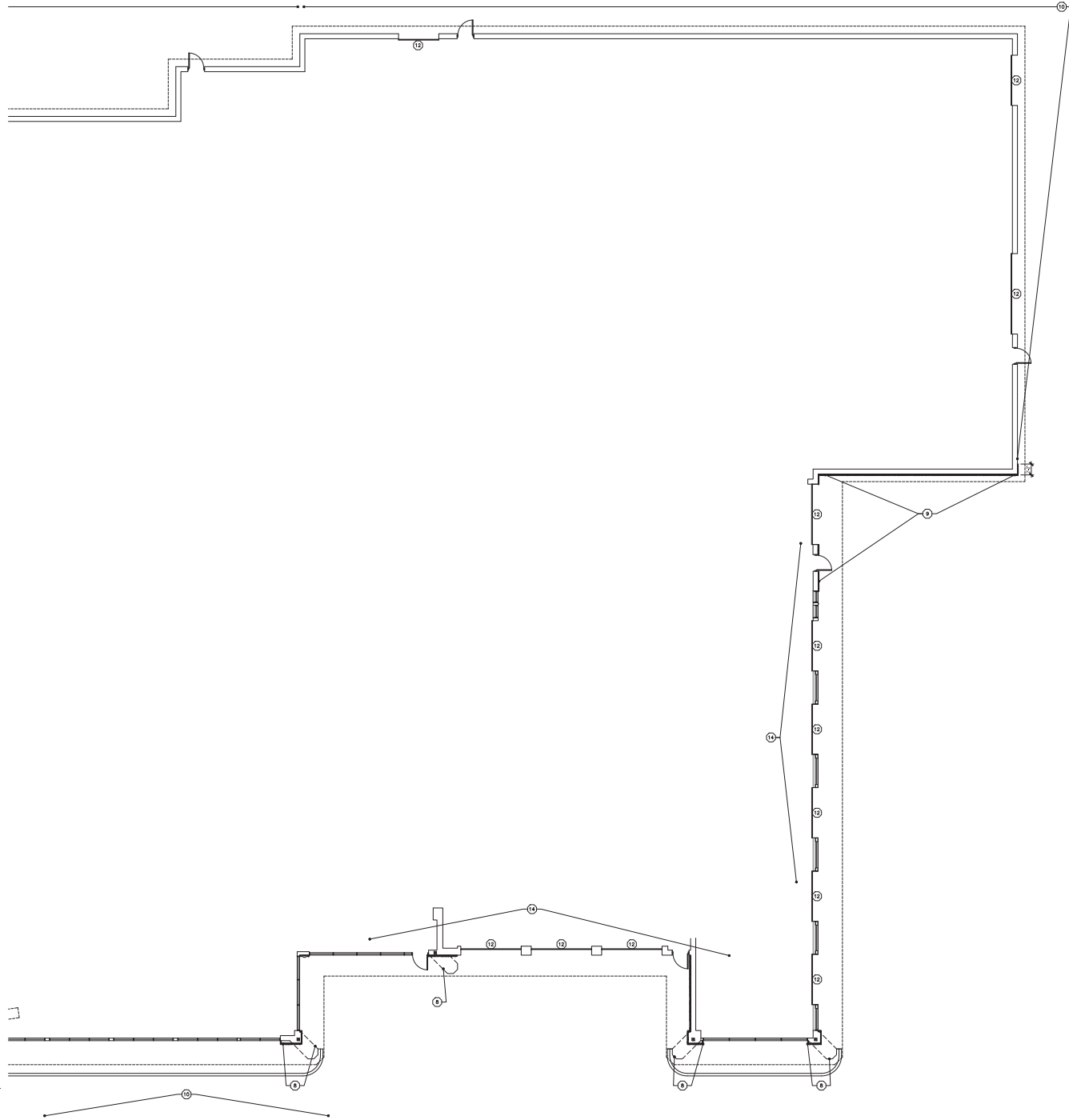
GENERAL NOTES:

1. NEW EXTERIOR SIGNAGE IS TO BE FURNISHED AND INSTALLED BY THE OWNERS PROPRIETARY SIGN VENDOR (LEXUS DESIGNATED) (TBD). ALL SIGNAGE WORK IS TO BE DONE UNDER SEPARATE PERMIT APPLIED FOR BY THE SIGNAGE VENDOR. (909.22)
2. ELECTRICAL CONTRACTOR IS TO COORDINATE ELECTRICAL RECS FOR EXTERIOR SIGNAGE PER SIGNAGE VENDOR (TBD).
3. VERIFY LOCATION OF ALL EXISTING EXTERIOR CCTV, SPEAKERS, OUTLETS, HOSE RIMS AND LIGHTING. ALL IN CONFLICT WITH NEW CONSTRUCTION IS TO BE DISCONNECTED, CAPPED AND/OR RELOCATED AS REQUIRED.
4. DASHED LINES INDICATE ITEMS, MATERIALS & AREAS TO BE DEMOLISHED/REMOVED AS NECESSARY.

KEYNOTES:

1. NEW "LEXUS BLADE" FEATURE CONSTRUCTION: ACM PANELS OVER STRUCTURAL FRAMING, COMPLETE WITH CONCRETE FOUNDATION/PIERS AS REQ'D PER SITE CONDITIONS
2. NEW CONCRETE ENTRY PLAZA, CURBS, LANDSCAPE, LIGHTING, DEMO EXIST. MATERIALS COMPLETE. PATCH & REPAIR AS REQUIRED.
3. EXISTING CONCRETE RAMP, HANDRAILS & IN-SLAB RADIANT HEAT SYSTEM TO REMAIN INTACT.
4. FURNISH & INSTALL NEW TILE FINISH OVER EXISTING LOW WALLS AT ENTRY PLAZA & RAMP. FILL ALL VERTICAL CMU RIBS HANDHOLD SETTING MATERIAL TO CREATE SMOOTH VERTICAL SURFACE. INSTALL CROSSVILLE LAMINAM LARGE FORMAT TILES, CUT BOTTOM TO MATCH SLOPE. KEEP TILE 2" MIN ABOVE GRADE.
5. EXISTING LOW WALL PRECAST CAPS TO REMAIN. PROVIDE PREP & APPLY CONCRETE STAIN FOR NEW CAP COLOR PER LEXUS FINISH CRITERIA.
6. EXISTING VESTIBULE TO REMAIN. RELOCATE EXIST. DRAIN PIPE INTO NEW CORNER BOX-OUT (VIF).
7. INVESTIGATE EXIST. PRECAST COLUMN CORNER COVERS; DEMOREMOVE AS REQUIRED. CONSTRUCT NEW BOX-OUTS PER TDS BELOW.
8. DEMO ALL EXIST. EIFS COLUMN BOX-OUTS PER PLAN. NEW METAL STUD FRAMING, EXTERIOR GRADE 3" PLYWOOD, AIR BARRIER & NEW ACM WALL PANELS PER ELEVATIONS.
9. NEW ACM PANELS APPLIED TO FACE OF EXIST. WALLS; METAL FRAMING, PLYWOOD, AIR BARRIER, ETC.) AS REQ'D PER CONDITIONS.
10. NEW EXTERIOR PAINT APPLIED TO EXIST. WALL, FULL HEIGHT - REFER TO ELEVATIONS.
11. LINE OF EXISTING SOFFIT ABOVE: DEMO COMPLETE. REFER TO EXTERIOR ELEVATIONS.
12. EXIST. VEHICLE OVERHEAD DOOR TO REMAIN.
13. EXISTING GAS METERS TO REMAIN. PRECAST WING WALL TO REMAIN BEHIND, NEW PAINTED FINISH PER LEXUS COLORS. EXACT FINAL DESIGN TBD AT THIS LOCATION.
14. EXISTING INTERIOR AREAS TO REMAIN. PATCH ALL WALLS & CEILINGS IMPACTED BY EXTERIOR FACADE WORK SCOPE WHERE REQUIRED.
15. SITE LIGHTING (SEPARATE DWG) UPGRADES TO NEW LED LIGHT HEADS/POLES. REMOVE & REPLACE WITH NEW FIXTURES AT ALL EXIST. LOCATIONS. (909.20) *REFER TO SEPARATE PHOTOMETRIC PLAN PREPARED BY CS&C LIGHTING SOLUTIONS.
16. NEW BIKE PARKING SPACES (4) PER CITY REQ'S. FURNISH & INSTALL NEW CONCRETE PAD @ EXIST. PARKING ISLAND (909.20)

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



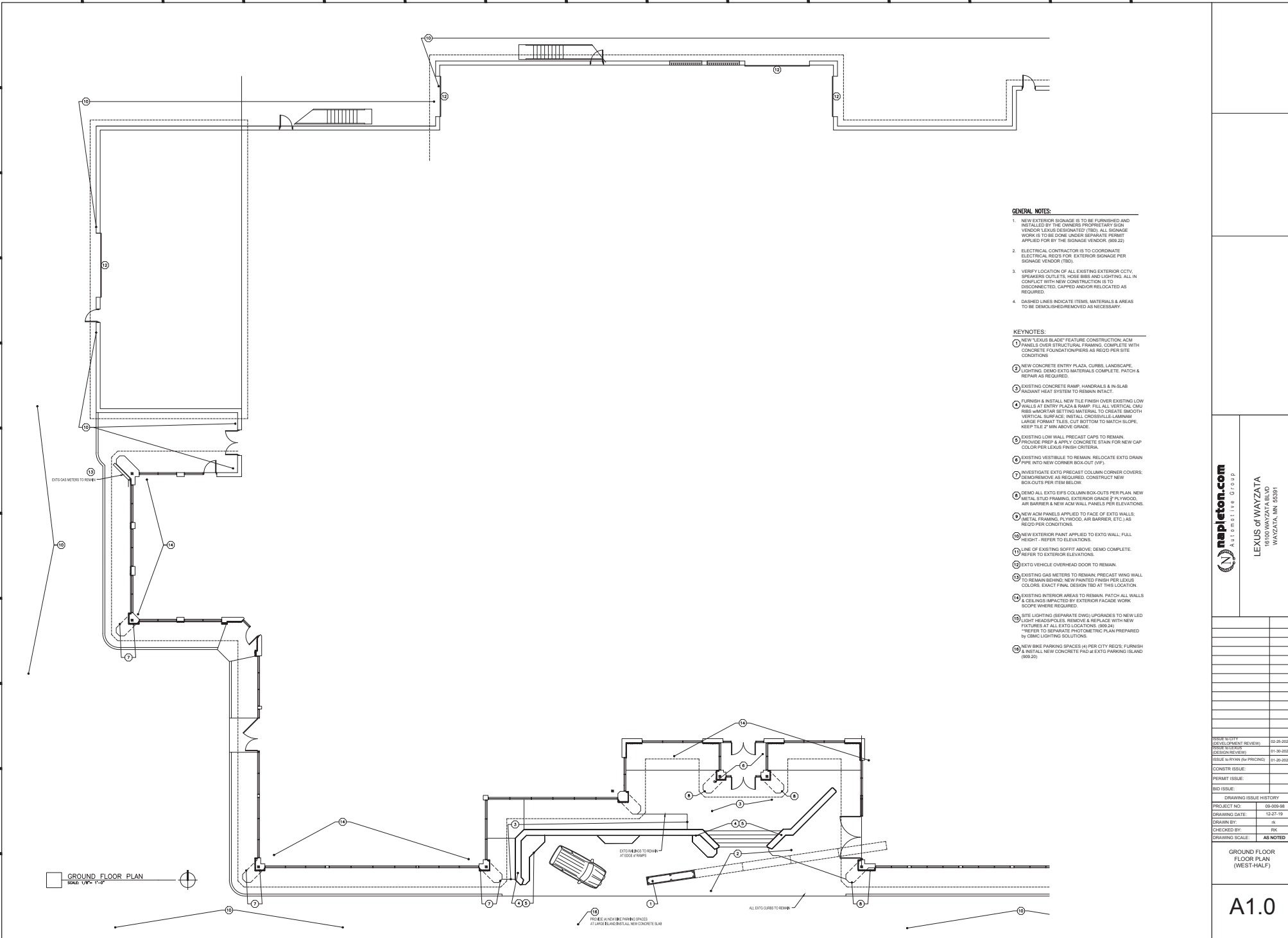
napleton.com
Automotive Group

LEXUS of WAYZATA
16100 WAYZATA BLVD
WAYZATA, MN 55391

ISSUE TO CITY (DEVELOPMENT REVIEW)	02-25-2020
ISSUE TO ELEVATOR (DESIGN REVIEW)	01-30-2020
ISSUE TO RYAN (for PRICING)	01-20-2020
CONSTR. ISSUE:	
PERMIT ISSUE:	
BID ISSUE:	
DRAWING ISSUE HISTORY	
PROJECT NO.	08-1009-08
DRAWING DATE:	12-27-19
DRAWN BY:	JK
CHECKED BY:	RK
DRAWING SCALE:	AS NOTED

GROUND FLOOR
FLOOR PLAN
(EAST HALF)

A1.1



GENERAL NOTES:

1. NEW EXTERIOR SIGNAGE IS TO BE FURNISHED AND INSTALLED BY THE OWNERS PROPRIETARY SIGN VENDOR LEXUS DESIGNATED (TSD). ALL SIGNAGE WORK IS TO BE DONE UNDER SEPARATE PERMIT APPLIED FOR BY THE SIGNAGE VENDOR. (809.22)
2. ELECTRICAL CONTRACTOR IS TO COORDINATE ELECTRICAL REQ'S FOR EXTERIOR SIGNAGE PER SIGNAGE VENDOR (TSD).
3. VERIFY LOCATION OF ALL EXISTING EXTERIOR CCTV, SPEAKERS, OUTLETS, HOSE BIBS AND LIGHTING. ALL IN CONFLICT WITH NEW CONSTRUCTION IS TO DISCONNECTED, CAPPED AND/OR RELOCATED AS REQUIRED.
4. DASHED LINES INDICATE ITEMS, MATERIALS & AREAS TO BE DEMOLISHED/REMOVED AS NECESSARY.

KEYNOTES:

1. NEW "LEXUS BLADE" FEATURE CONSTRUCTION: ACM PANELS OVER STRUCTURAL FRAMING. COMPLETE WITH CONCRETE FOUNDATION/PIERS AS REQ'D PER SITE CONDITIONS.
2. NEW CONCRETE ENTRY PLAZA, CURBS, LANDSCAPE LIGHTING, SOME EXISTING MATERIALS COMPLETE. PATCH & REPAIR AS REQUIRED.
3. EXISTING CONCRETE RAMP, HANDRAILS & IN-SLAB RADIANT HEAT SYSTEM TO REMAIN. INTACT.
4. FURNISH & INSTALL NEW TILE FINISH OVER EXISTING LOW WALLS AT ENTRY PLAZA & RAMP. FILL ALL VERTICAL JOINTS WITH MORTAR SETTING MATERIAL TO CREATE SMOOTH VERTICAL SURFACE. INSTALL CHRYSLER LAMINAR, LARGE FORMAT TILES, CUT BOTTOM TO MATCH SLOPE, KEEP TILE 2" MIN ABOVE GRADE.
5. EXISTING LOW WALL, PRECAST CAPS TO REMAIN. PROVIDE PREP & APPLY CONCRETE STAIN FOR NEW CAP COLOR PER LEXUS FINISH CRITERIA.
6. EXISTING VESTIBULE TO REMAIN. RELOCATE EXISTING DRAIN PIPE INTO NEW CORNER BOX-OUT (VIF).
7. INVESTIGATE EXISTING PRECAST COLUMN CORNER COVERS; DEMO/REMOVE AS REQUIRED; CONSTRUCT NEW BOX-OUTS PER ITEM BELOW.
8. DEMO ALL EXISTING EPS COLUMN BOX-OUTS PER PLAN. NEW METAL STUD FRAMING, EXTERIOR GRADE 1/2" PLYWOOD, AIR BARRIER & NEW ACM WALL PANELS PER ELEVATIONS.
9. NEW ACM PANELS APPLIED TO FACE OF EXISTING WALLS; METAL FRAMING, PLYWOOD, AIR BARRIER, ETC.) AS REQ'D PER CONDITIONS.
10. NEW EXTERIOR PAINT APPLIED TO EXISTING WALL. FULL HEIGHT - REFER TO ELEVATIONS.
11. LINE OF EXISTING SOFFIT ABOVE; DEMO COMPLETE. REFER TO EXTERIOR ELEVATIONS.
12. EXISTING VEHICLE OVERHEAD DOOR TO REMAIN.
13. EXISTING GAS METERS TO REMAIN. PRECAST WING WALL TO REMAIN BEHIND. NEW PAINTED FINISH PER LEXUS COLORS. EXACT FINAL DESIGN TSD AT THIS LOCATION.
14. EXISTING INTERIOR AREAS TO REMAIN. PATCH ALL WALLS. COULINGS IMPACTED BY EXTERIOR FACADE WORK SCOPE WHERE REQUIRED.
15. SITE LIGHTING (SEPARATE DWG) UPDATES TO NEW LED LIGHT HEADSPOLES. REMOVE & REPLACE WITH NEW FIXTURES AT ALL EXISTING LOCATIONS. (809.24) *REFER TO SEPARATE PHOTO-METRIC PLAN PREPARED BY CBMC LIGHTING SOLUTIONS.
16. NEW BIKE PARKING SPACES (4) PER CITY REQ'S; FURNISH & INSTALL NEW CONCRETE PAD @ EXISTING ISLAND (809.25)

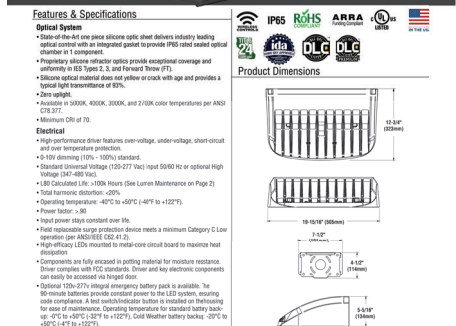
napleton.com
Architectural Group

LEXUS of WAYZATA
16100 WAYZATA BLVD
WAYZATA, MN 55391

ISSUE/REVISION	DATE
DESIGN/REVISION	12-28-2020
DESIGN/REVISION	01-30-2020
ISSUE TO RYAN (PER PRICING)	01-30-2020
CONSTR. ISSUE:	
PERMIT ISSUE:	
BID ISSUE:	
DRAWING ISSUE HISTORY	
PROJECT NO.	08-1009-08
DRAWING DATE:	12-27-19
DRAWN BY:	JK
CHECKED BY:	RK
DRAWING SCALE:	AS NOTED

GROUND FLOOR
FLOOR PLAN
(WEST-HALF)

A1.0



Luminaire Schedule							
Symbol	Qty	Label	Description	Watts	Total Watts	Lum.	Lumens
	4	A	TWIN	TWIN LEFT-RIGHT OPTIC DL135331 - DL135332 NEW 1/8" POLE	360	3120	31841
	1	C	SINGLE	SINGLE DL136727 - NEW 1/8" POLE	360	360	28632
	2	CS	SINGLE	SINGLE DL133067 - NEW 1/8" POLE	360	790	43144
	9	D	DIAL	TWIN DL133067 - NEW 1/8" POLE	360	7920	43144
	7	J	J	QUAD DL133067 - NEW 1/8" POLE	360	10920	43144
	9	W1	SINGLE	DL139403 - WALL MOUNT	76	684	8554

LIGHTING NOTES:

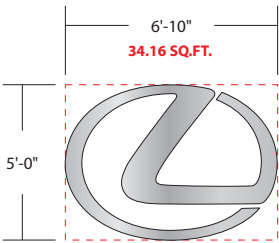
1. Light poles are new 16' tall to replace existing, existing H.I.D. fixtures to be removed and replaced with L.E.D.
2. Wall light locations are approximate.
3. Footcandle values are calculated at 2'-6" A.F.G.
4. Footcandle values are maintained with a .90 lumen loss factor.

National Lighting Vendor:
For pricing and technical assistance contact: Rob Thomson of
CBMC INC, tel# 317-828-4119 / rthomson@cbmcinc.com
William Proctor - Lighting Consultant - wproctor@cbmcinc.com

Wayzata Lexus SITE LIGHTING LED RETRO-FIT Photometry Calculations			
Scale:	NTS	Project No:	020000205 (REV-REV)
Date:	2/20/20	Drawing No:	
Drawn By:	WP	E01	1
Checked By:	RT		



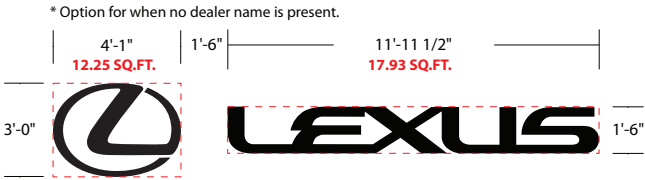
Lexus Exterior Building Signage



SG1
SYM-60 (Symbol)

**Illuminated Lexus Logo for Tower
Signage Specifications:**

- Mustang Bright Brushed acrylic flat face
- 3M LD-50 diffuser vinyl applied second surface
- Black trim-cap retainers
- Aluminum returns painted black
- White LED illumination
- Electrical hook-up supplied by others
- Installed on tower



SG2
HBS-36 (Horizontal Brand Signature)



SG3
DN-18 (Dealer Name)



SG4
PO-18 (Pre-Owned)



SG5
SER-18 (Service)

**Illuminated Lexus Logo & Letters
Signage Specifications:**

- Aluminum cabinets & F-Trim black
- #2447 white acrylic faces with a #2074 gray acrylic overlay
- Illuminated white LED
- Electrical hook-up supplied by others

Project ID

AD2-32758

Date: 02-20-2020

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

Sales: A. DiMarco

Designer: R. Ferrara

Rev. #:

Date:

Revision Note:

☒ Conceptual

Information Required:

☐ Master

☒ Electrical

☒ 120V

☐ 347V

☐ Other

Customer Approval

Signature

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

Lexus of Wayzata
16100 Wayzata Blvd.
Wayzata, MN.

Sign Item

SG1 - SG5



Pattison Sign Group
Powering Your Brand

555 Ellesmere Road Toronto, Ontario, Canada M1R 4E8
(Toll Free) 1.866.635.1110 (Fax) 1.855.759.4965
www.pattissonsign.com

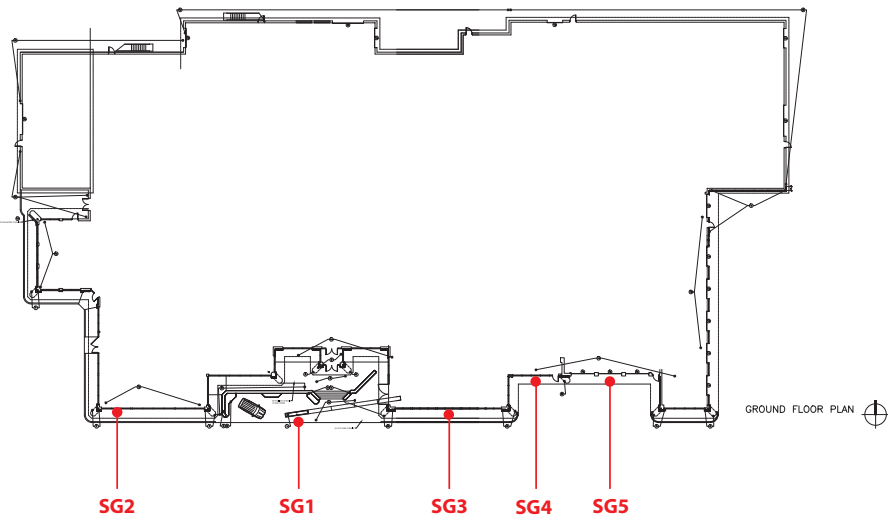
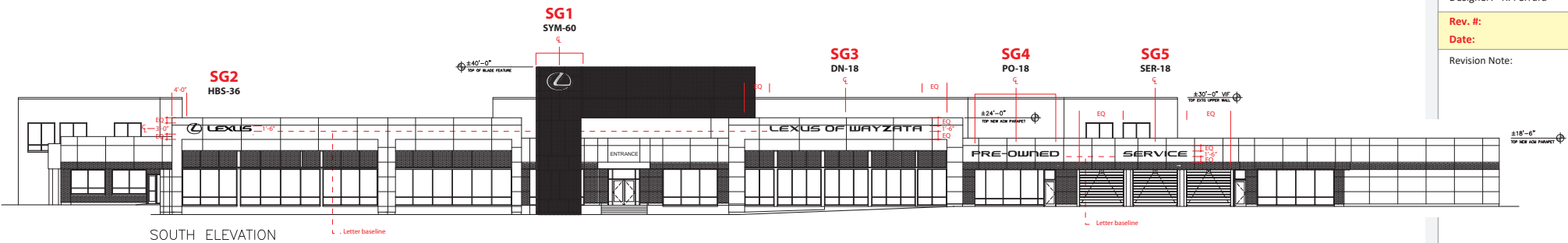


This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (HG).
Dispose of the lamps according to Local, Provincial, State or Federal Laws.

Lexus South Elevation



Project ID	
AD2-32758	
Date:	02-20-2020
Scale:	N.T.S.
Sales:	A. DiMarco
Designer:	R. Ferrara
Rev. #:	
Date:	
Revision Note:	

☒	Conceptual
Information Required:	
☐	Master
☒	Electrical
☒	120V
☐	347V
☐	Other

Customer Approval	
Signature	
MM/DD/YYYY	

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.



555 Ellesmere Road Toronto, Ontario, Canada M1R 4E8
(Toll Free) 1.866.635.1110 (Fax) 1.855.759.4965
www.pattisonsign.com



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

Lexus of Wayzata
16100 Wayzata Blvd.
Wayzata, MN.

Sign Item
South Elevation

March 09, 2020

Nick Kieser
City of Wayzata
600 Rice Street East
Wayzata MN 55391

Re: **Lexus of Wayzata**
16100 Wayzata Blvd. East

To: Nick Kieser

This letter along with the attached revised color building elevations are our response to the letter issued on March 6, 2020 regarding the incomplete Design Review Development Application items. Please note the following as we discussed on the phone:

- The black spandrel glass is 100% opaque; no vision thru this material.
- Parapet material are ACM throughout.
- There are no proposed changes to the existing free standing signs along the street frontage.
- The revised site lighting photometric plan indicates that 16-foot light poles will be utilized at the site.
- The color rendering has been updated (3/10/2020) to reflect existing plant materials around and behind the building.

In addition, the following Deviations from Design Standards apply to this project:

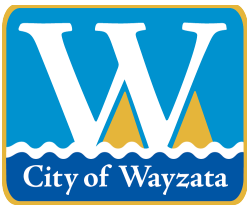
1. 909.06.A.1: The proposed project does not utilize pilasters. The ACM wall panels are separated with a ½" joint reveal per the exterior elevations.
2. 909.10.A: Correct, all the existing rooftop equipment is to remain intact.
3. 909.14.A: The primary opaque surfaces are all ACM (aluminum composite materials) per the Lexus USA design standards.
4. 909.14.G: The aluminum composite material is over the 10% allowable accent material area quantity.
5. 909.15: Correct, this project is based on Lexus-USA franchise architecture design requirements.
6. 909.16.B: Correct, no sidewalks exist in the immediate area and none are proposed. The existing landscape and plant materials will remain intact.
7. 909.17: Correct, no additional streetscaping is proposed with this project. No vines are proposed to cover the east, north and west wall elevations; the existing pavement extends up to the base of the existing walls.
8. 909.18: Correct, there is not a proposed fence, masonry wall or hedge in the existing buffer area between the parking area and street frontage; it is all existing and is to remain.
9. 909.19: The parking is located in the front of the building. This is existing and is to remain intact.

Should there be any question related to the above responses and the revised plans, please contact me directly at 630.455.2944 or email to ron.k@napleton.com.

Sincerely,



Ronald Kirsininkas Licensed Architect MN Registration #: 57938 (expires 06/30/2020)



City of Wayzata Planning Commission Agenda Report

MEETING DATE: April 20, 2020	AGENDA ITEM: 6.a
TITLE: Review of Development Activities	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

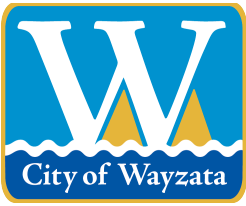
Staff will give a verbal update at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: April 20, 2020	AGENDA ITEM: 6.b
TITLE: Planning Commissioner Report for the April 7, 2020 City Council Meeting	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

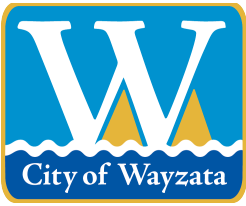
Commissioner Bashoum will provide a verbal update at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: April 20, 2020	AGENDA ITEM: 6.c
TITLE: Planning Commissioner Liaison for the April 21, 2020 City Council Meeting	
PREPARED BY: Nick Kieser, Assistant Planner	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

Commissioner Bashoum is scheduled for the April 21, 2020 City Council meeting. This meeting will also be held remotely.

ACTION REQUESTED:

N/A

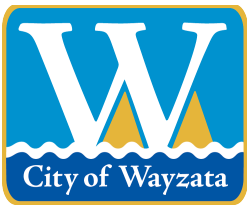
ATTACHMENTS:

1. Planning Commission Assignments at Council Meetings 2020

2020
Planning Commission assignments at Council meetings

<u>Meeting Date</u>		<u>Commission Representative</u>
Tuesday	January 7, 2020	Christine Plantan
Tuesday	January 21, 2020	Jeff Parkhill
Tuesday	February 4, 2020	Peggy Douglas
Tuesday	February 18, 2020	Gregory Flannigan
Tuesday	March 10, 2020	Cathy Iverson
Tuesday	March 24, 2020	Jeff Parkhill
Tuesday	April 7, 2020	Lindsay Bashioum
Tuesday	April 21, 2020	Lindsay Bashioum
Tuesday	May 5, 2020	Laura Merriam
Tuesday	May 19, 2020	Peggy Douglas
Tuesday	June 2, 2020	Gregory Flannigan
Tuesday	June 16, 2020	Cathy Iverson
Tuesday	July 7, 2020	Jeff Parkhill
Tuesday	July 21, 2020	Christine Plantan
WEDNESDAY	August 5, 2020	Lindsay Bashioum
Tuesday	August 18, 2020	Laura Merriam
Tuesday	September 1, 2020	Peggy Douglas
Tuesday	September 15, 2020	Gregory Flannigan
Tuesday	October 6, 2020	Cathy Iverson
Tuesday	October 20, 2020	Laura Merriam
Tuesday	November 10, 2020	Christine Plantan
Tuesday	November 24, 2020	Lindsay Bashioum
Tuesday	December 1, 2020	Laura Merriam
Tuesday	December 15, 2020	Peggy Douglas

Last Updated: January 1, 2020



City of Wayzata Planning Commission Agenda Report

MEETING DATE: April 20, 2020	AGENDA ITEM: 6.d
TITLE: Public Meeting Changes in Response to COVID-19 Pandemic	
PREPARED BY: Emily Goellner, Community Development Director	
REVIEWED BY:	
60 DAY DEADLINE: N/A	

BACKGROUND:

The next Planning Commission meeting is scheduled to be on Monday, May 4, 2020 and it will also be held remotely by electronic means using the audio and visual conferencing platform, Zoom, like the April 6 and April 20 meetings. There is one public hearing scheduled for the May 4 meeting, which will require additional coordination of the new remote meeting technology similar to the April 20 meeting. Staff appreciates the patience and willingness to adapt from the Commission and members of the public during this time.

The City Council Meetings scheduled for April 7, April 21, and May 5 will also be held remotely. The Housing and Redevelopment Authority Meeting was rescheduled from March 24 to April 21. It will be held remotely as well. All of these meetings will be shown on Channel 8, WCTV, and streaming on the City website at www.wayzata.org/WCTV.

Members of the public are encouraged to provide their feedback in an email to staff prior to the meeting. The best email address to use is PublicComment@wayzata.org. The public may also call staff to provide input. If sending comments by mail is preferred, mail should be postmarked at least three days prior to the meeting and addressed to Wayzata City Hall, 600 Rice St E, Wayzata, MN 55391, Attn: Public Comment.

If a member of the public would like to call in to the meeting during the public hearing period of a meeting, they can follow the instructions posted on the City website at www.wayzata.org/632/Virtual-City-Hall. The agenda packets will continue to be posted on the City website at www.wayzata.org/AgendaCenter.

For information on other public meetings that have been cancelled for the month of April, please visit www.wayzata.org/631/Coronavirus-COVID-19.

The format for public meetings and the potential cancellation of public meetings for the entire month of May has not yet been determined. However, at this point, it is expected that the Planning Commission and City Council meetings will NOT be cancelled in May and will continue as scheduled.

ACTION REQUESTED:

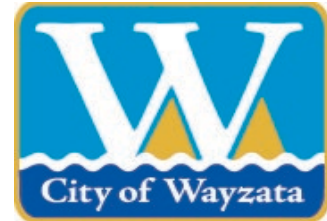
N/A

ATTACHMENTS:

1. 2020 Public Meeting Calendar FINAL

City of Wayzata

2020 Meeting Calendar



January 2020						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February 2020						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

March 2020						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April 2020						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May 2020						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June 2020						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July 2020						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August 2020						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September 2020						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October 2020						
S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November 2020						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December 2020						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

- Energy & Environment Committee - 5:00 PM
- Planning Commission - 6:30 PM
- City Council - 7:00 PM
- Wayzata School Board
- Lake Minnetonka Conservation District (LMCD)
- Heritage Preservation Board (HPB) - 5:00 PM
- Housing & Redevelopment Authority (HRA) - 7:30 AM
- Parks & Trails Board - 6:00 PM
- Charter Commission - 9:00 AM
- Elections (see below)
- Night to Unite

Meeting dates and times are subject to change. Dates can be confirmed by calling City Hall.

Holiday Observed
City Offices Closed

Presidential Nomination Primary Elec - 3/3/20

Primary Election - 8/11/2020

General Election - 11/3/2020