

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, August 2, 2021

6:30 PM

Click [HERE](#) to join the Zoom Meeting

Due to expiration of the State of Emergency on July 1 by Gov. Tim Walz, the City is now complying with the State of Minnesota's "Open Meeting Law" in which in-person public meetings shall resume. The public will be allowed to participate in the meetings in person or remotely. This Planning Commission meeting is being conducted both in person and remotely. Members of the public may watch and listen to the meeting by logging into Zoom and entering Zoom Meeting ID 952 3047 5961 and Passcode 677955. The meeting will also be shown on Channel 8, WCTV, and streamed on the City's website at www.wayzata.org/WCTV.

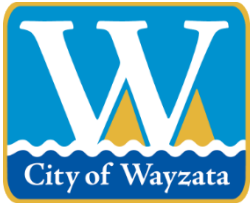


To provide comment during Public Forum and/or Public Hearing portions of the meeting, you can use the Zoom chat feature. When using chat, please indicate your full name, address, and your comment. All comments will go directly to a moderator and will be read during the meeting. All comments are read live and are not anonymous. The City encourages comments or questions about items on the agenda and, when possible, requests that you submit them in advance by emailing PublicComment@wayzata.org, calling City staff at 952-404-5313, or mailing Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comment).

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Consent Agenda**
 - a. Approval of July 7, 2021 Meeting Minutes
5. **Public Hearing Items**
 - a. Consider Development Application for Planned Unit Development Amendment and Design Deviations for Moments of Wayzata at 163 Wayzata Blvd W
 - b. Consider Development Application for Planned Unit Development Concept Plan for 200 Lake Street East
 - c. Consider Development Application for Fee in Lieu of Parking (FILOP) Conditional Use Permit (CUP) for Ventana Apartments at 253 Lake Street East
6. **Other Items**
 - a. Review of Development Activities
 - b. Update on Appointment of Vacant Commission Seats & Upcoming Election of Officers
 - c. Planning Commission Meeting Schedule
7. **Adjournment**

Upcoming Meetings:
City Council - August 10, 2021
Planning Commission - August 16, 2021

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



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 2, 2021	AGENDA ITEM: 4.a
TITLE: Approval of July 7, 2021 Meeting Minutes	
PREPARED BY: Emily Goellner, Community Development Director	
REVIEWED BY:	
60 DAY DEADLINE: N/A	

BACKGROUND:

N/A

ACTION REQUESTED:

Staff recommends approval of the draft minutes for the July 7 Planning Commission meeting.

ATTACHMENTS:

1. Draft July 7 Planning Commission Meeting Minutes

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
JULY 7, 2021**

AGENDA ITEM 1. Call to Order

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

Chair Parkhill read a prepared statement that highlighted that the City is now returning to in-person public meetings as of this July 7 Planning Commission meeting due to expiration on July 1 of the State of Emergency that had been declared by Gov. Tim Walz. The public will be allowed to participate in the meetings in-person or via Zoom.

AGENDA ITEM 2. Roll Call

Vice Chair Parkhill asked Director Goellner to take roll call.

Present at roll call were Commissioners: Douglas, Merriam, Parkhill, Stockton, and Sorenson. Community Development Director Emily Goellner, Assistant Planner Nick Kieser, and City Attorney David Schelzel were also present.

AGENDA ITEM 3. Approval of Agenda

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

Director Goellner asked if a roll call vote was still required now that the Planning Commission was meeting in person.

City Attorney Schelzel confirmed that a roll call vote was no longer necessary now that the Planning Commission was meeting in person.

Commissioner Douglas made a motion, seconded by Commissioner Sorenson, to approve the July 7, 2021 agenda, as presented. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

- a.) Approval of the June 7, 2021 Planning Commission Meeting Minutes
- b.) Approval of June 21, 2021 Planning Commission Meeting Minutes
- c.) Consider Adoption of Planning Commission Report and Recommendation of Approval for a Sign Area Variance at 16100 Wayzata Boulevard the Lexus of Wayzata Dealership
- d.) Consider Adoption of Planning Commission Report and Recommendation of Approval for an Amendment to Zoning and Subdivision Ordinance Notification Requirements

e.) Acceptance of Withdrawal Letter from the Moments of Wayzata at 163 Wayzata Boulevard West

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

Commissioner Douglas noted that on page 27 of the packet, the minutes show that she voted on the agenda but she was not in attendance at that meeting. She requested an amendment accordingly, and stated that she believes that her name was inadvertently used instead of Commissioner Bashioum's name.

Commissioner Merriam noted the meeting minutes from June 21, 2021, on page 12, line 19, should be clarified to say that 100% of the heritage trees will be going down. She further noted that on page 15, line 36, she would the minutes clarified to read that she said, "the whole idea of a memory care facility and keeping the building for this type of use".

Commissioner Stockton stated that in the June 21, 2021 meeting, minutes on page 4, line 5, she would like to strike everything in the sentence attributed to her after the word "lovely".

Vice Chair Parkhill asked for a motion to approve the Consent Agenda as presented, with the amendments to the minutes noted by the Commissioners.

Commissioner Douglas made a motion, seconded by Commissioner Stockton, to approve the Consent Agenda as presented, with the amendments to the minutes as requested by the Commissioners.

The motion carried unanimously.

AGENDA ITEM 5. Other Items:

a) Review of Development Activities

Assistant Planner, Nick Kieser stated that at the July 19, 2021 meeting there should be two development applications on the agenda. A revised plan from Moments of Wayzata and a Conditional Use Permit for Ventana Apartments.

Assistant Planner Kieser reminded the Commission that on July 12, 2021 at 5:00 p.m. there will be a community meeting to review potential changes to the Tree Preservation Ordinance. On July 28, 2021 at 5:00 p.m. there will be a community meeting at the Foreman House to discuss restoration and future plans for that building. Assistant Planner Kieser explained that he will be transitioning from his current position into the new City Parks Planner position. He noted that the opening for the Assistant Planner position was posted last week.

Director Goellner stated that it is possible that the Commission may not have a quorum for the July 19, 2021 meeting, due to the need to hold meetings in person more quickly than what was

1 expected with the expiration of the emergency order that allowed remote meetings. She stated that
2 she will inform the Commission as quickly as possible when she finds out if there will be a quorum.
3

4 **AGENDA ITEM 6. Adjournment.**
5

6 There being no further business on the agenda, Vice Chair Parkhill asked for a motion to adjourn.
7

8 Commissioner Merriam made a motion, seconded by Commissioner Douglas, to adjourn the
9 Planning Commission meeting.
10

11 The motion carried unanimously.
12

13 The Planning Commission meeting was adjourned at 6:48 p.m.
14

15 Respectfully submitted,
16 Kayla Atkins Rokosz
17 *TimeSaver Off Site Secretarial, Inc.*
18



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 2, 2021	AGENDA ITEM: 5.a
TITLE: Consider Development Application for Planned Unit Development Amendment and Design Deviations for Moments of Wayzata at 163 Wayzata Blvd W	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: August 29, 2021	

BACKGROUND:

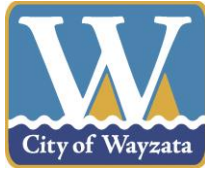
Burt Elmer, on behalf of TMSC of Wayzata LLC, has submitted a development application requesting approval of a Planned Unit Development (PUD) Amendment and Design Deviations for a building renovation and addition of a Senior Living & Memory Care facility for the property located at 163 Wayzata Blvd W. An initial application was presented at the June 21, 2021 Planning Commission meeting which the applicant subsequently withdrew to revise the proposed plans based on feedback received from the public and Commission. The current application includes a PUD Amendment for a building and parking lot renovation, along with a building addition and supportive site elements. The applicant was originally requesting deviations from the Design Standards for parking in front of the building, significant massing break of the front façade at the public street, and for building materials within the Bluff District. The updated proposal in the current application requests deviations from the Design Standards only for the significant massing break of the front façade at the public street and for parking in front of the building; the previously requested third deviation for building materials has been addressed in the current plan and the standard is met.

ACTION REQUESTED:

After considering the items outlined in this report, holding the public hearing on the application, and discussing the requests of the Application, the Planning Commission should direct staff to prepare a draft 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 - Moments of Wayzata
2. Site Plans and Narrative - Moments of Wayzata
3. Public Comments Received by July 29 - Moments of Wayzata



**Staff Report
Wayzata Planning Commission
August 2, 2021**

Project Name: “Moments of Wayzata”
Planned Unit Development (PUD) Amendment and
Design Deviations

Applicant: Burt Elmer, TMSC of Wayzata LLC

Address of Request: 163 Wayzata Blvd W

Prepared by: Emily Goellner, Community Development Director
Eric Zweber, Consulting Planner

“60 Day” Deadline: August 29, 2021

Development Application

Introduction

Burt Elmer, on behalf of TMSC of Wayzata LLC, has submitted a development application requesting approval of a Planned Unit Development (PUD) Amendment and Design Deviations for a building renovation and addition of a Senior Living & Memory Care facility for the property located at 163 Wayzata Blvd W. An initial application was presented at the June 21, 2021 Planning Commission meeting which the applicant subsequently withdrew to revise the proposed plans based on feedback received from the public and Commission. The current application includes a general development plan PUD Amendment for a building and parking lot renovation, along with a building addition and supportive site elements. The applicant was originally requesting deviations from the Design Standards for parking in front of the building, significant massing break of the front façade at the public street, and for building materials within the Bluff District. The updated proposal in the current application requests deviations from the Design Standards only for the significant massing break of the front façade at the public street and for parking in front of the building; the previously requested third deviation for building materials has been addressed in the current plan and the standard is met.

The site was previously operated as Meridian Manor, a senior care alternative facility which had a PUD and development agreement approved in 1993. Meridian Manor accommodated up to 90 residents within 75 units. Moments of Wayzata has revised their original proposal of housing for up to 95 residents within 85 units, to now requesting to house up to 88 residents, within 84 units. There would also be the addition

of adult daycare services for up to 20 guests per day, and offices to house administrative and activities staff to support multiple “Moments” facilities, consistent with the original proposal.

Property Information

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

Address	PID	Owner
163 Wayzata Blvd W	01-117-23-11-0002	TMSC of Wayzata LLC

The current zoning and land use designation for the property is as follows:

Address:	163 Wayzata Blvd W
Current Zoning:	PUD/Planned Unit Development (1993)
Previous Zoning:	R-2/Medium Density Single Family Residential
2040 Comp Plan Designation:	High Density Residential – 12 to 40 units/acre
Overlay Districts:	None
Design District:	Bluff District

Project Location

The property is located just north of Wayzata Blvd W, in between Ferndale Rd N and Highway 12. The property is also north of Babcock Ln W which is a frontage road along Wayzata Blvd W.

Map 1: Project Location



Application Requests

The applicant is requesting approval of the following items in the application:

- A. PUD Amendment (§ 933.05-06): The applicant has submitted an application for a PUD Amendment. The use as a senior care alternative facility will continue and a building addition is proposed on the site. Parking and other site treatments have been modified for the project and the use intensified due to the introduction of a 20-person adult daycare and new office space.
- B. Design Standard Deviations (§909): The Applicant is requesting the following deviations from the Design Standards of the Zoning Ordinance:
 - 1. A deviation for parking area location to allow parking in front of the building. (§909.19.A)
 - 2. A deviation for no massing break of the front façade at the public street. (§909.07.A.1)

Public Hearing Notice

Notice of the public hearing on the Application was published in the *Sun Sailor* on July 22, 2021. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on July 22, 2021.

Neighborhood Meeting

For the original proposal, two neighborhood meetings were held for this project. The first meeting was on June 10, 2021 and the second meeting was on June 16, 2021. Eight community members attended the June 10, 2021 meeting and six community members attended the June 16, 2021 meeting.

A neighborhood meeting was held to discuss the revisions of the current submittal on July 8, 2021. Five community members were in attendance and the following primary concerns were discussed:

- 1. The screening concerns of the parking lot and building were discussed, and the applicant has addressed the concerns by creating additional retaining walls along the south of the property and incorporating additional landscaping to minimize headlight glare. The specifications of these changes are detailed below in this report.
- 2. Tree preservation was a topic discussed in which the applicant has included plans to preserve additional existing landscaping on site. The details regarding tree preservation and removals are included below in this report.
- 3. Residents have expressed concerns regarding the scale of the project, specifically the drop-off area size and location. The applicant has included revisions to the new port cochere that reduced the size and scale to be more compatible with the nature of the surrounding residential area. Specific details regarding the reduction and new design plan are included below in this report. The applicant also responded to a comment regarding the south entrance

location being relocated to the west end, and stated that the philosophy of Moments is that the main entry is the “front door” for residents and families, as though it is the front door of their home.

4. A neighbor stated concerns regarding the added daycare services on the site. The applicant clarified that the daycare would remain at 15 to 20 people and that the building footprint and scale was reduced in response to concerns. Additional operational specifics are included below in this report.

The applicant has provided a summary of the full discussion points and questions raised which is provided as a part of the packet.

Background Information

The property was originally developed as Meridian Manor, a senior care alternative facility in 1994. A development contract for an approved Planned Unit Development Rezoning and Development Project was entered into on August 17, 1993. The property was purchased by TMSC of Wayzata LLC in May 2021, and is proposed to remain as a senior living and memory care facility with supportive amenities under the current application.

In 1993, the City granted approval of a planned unit development (PUD) for the property to allow for the requested use of the property. The PUD included various agreements including:

- Permitted use for a senior care alternative facility
- Reduced floor area to a minimum of 520 square feet for double occupancy rooms
- Fifty-two (52) off-street street parking spaces
- 75 units to serve up to 90 residents
- Various other conditions

Meridian Manor closed in April 2021 due to COVID-19 concerns for its residents and staff. This property was listed for sale after Meridian Manor’s closure.

In May 2021, the new property owner and applicant submitted an application for a Planned Unit Development Amendment and Design Deviations. The use is proposed to continue as a senior living and memory care facility with supportive amenities. By design, all of the units will be dedicated to memory care and high acuity assisted living. The applicant has noted that the facility will cater specifically to people within these sectors, but will not offer independent living or skilled nursing residential services. The wellness and physical therapy services are to be offered to both residents and to those that are not residents of the skilled care environment. The Moments is also incorporating an adult daycare for up to 20 guests per day in order to provide a respite for caregivers, while helping those with changing physical cognitive abilities. The 13,313 square foot building addition to the west of the existing building would be for both daycare and office use.

Summary and Analysis of Application

Previous Application

On June 4, 2021, the applicant submitted a previous Development Application for a PUD Amendment and Design Deviations as described above. That application was presented at the June 21, 2021 Planning Commission meeting. Based on the feedback and action of the Planning Commission at that meeting, the applicant withdrew the application to revise the proposed plans based on feedback received from the public and Commission. The current application contains those revised plans.

Current Proposed Plans and Improvements

The existing three-story building on the Property is 74,178 square feet, with a proposed building addition of 13,313 square feet under the proposed plans. This would bring the total building area to 87,647 square feet on a lot that is 4.07 acres (177,139 square feet) in size. The residential units within the buildings would increase from 75 to 84 units, including 4 double occupancy units for a total of up to 88 residents. Several of the existing double-occupancy units are proposed to be reconfigured to create new single-occupant efficiency units and select spaces within the building are proposed to be repurposed to create new residential common areas. The applicant has stated that a complete interior renovation will take place with new interior finishes and LED lighting. There would also be restoration of all resident units with new kitchenettes, appliances, finishes, and lighting along with the renovation of resident bathrooms to create universal and accessible bathrooms. A complete replacement of the commercial kitchen and satellite serving kitchens will also be conducted. The applicant has indicated that the building addition will house the adult daycare programming and supportive office functions. There would be approximately 3,140 square feet used for central operations, care management, human resources, and facilities management.

Comprehensive Plan and Density

The 2040 Comprehensive Plan land use designation for the subject property is High Density Residential. The High-Density Residential category allows for residential uses at a density of at least 12 units per acre. Densities of up to 40 units per acre may be considered. Residential uses within this category predominately include multi-unit and multi-story buildings. The applicant proposes 84 units on a 4.07-acre parcel, resulting in a proposed density of 20.63 units/acre. With the consideration of the number of residents (88) and the inclusion of adult daycare services for up to 20 guests, the density could increase on a daily basis to 25.30 units/acre to accommodate the additional serviced population. This is calculated by pro-rating the area based on 108 residents/customers. In addition, there are a range of employees on site depending on the time of day. Additional details about employees are provided later in this report. Meridian Manor, the previous tenant, had 75 units on the 4.07-acre parcel, resulting in a density of 18.43 units/acre. With the consideration of the total number of residents (90) the density could have increased to 22.11 units/acre to accommodate the additional serviced population.

Zoning

The property is currently zoned as PUD/Planned Unit Development. Prior to that, the zoning was R-2/Medium Density Single Family Residential. The following table outlines the zoning standards for the R-2 District as well as the existing and proposed amended PUD:

	R-2 Zoning	PUD Ordinance	Current PUD	Proposed PUD
Height (max.)	N/A	35 feet or 3 stories, whichever is less	35 feet, 3 stories	35 feet, 3 stories
Impervious Surface (max.)	N/A	N/A	42.3%	48.1%
Property Line Setbacks (min.)	Front: 25 feet Side: 10 feet Rear: 20 feet	Same as underlying zoning district	Front: 106.5' + Side (West): ~105' Side (East): 40.1' Rear: ~190' (exceeds)	Front: 106' + Side (West): 19.4' Side (East): 40.1' Rear: ~190' (exceeds)
Lot Area (min.)	15,000 sq. ft.	Same as underlying zoning district	177,139 sq. ft.	177,139 sq. ft.
Residential Density	N/A	Consistent with Comprehensive Plan (12-40 units/acre)	18.43 units/acre	20.63 units/acre
Units	N/A	N/A	75 units	84 units
Resident Occupancy	N/A	N/A	90	88

Site Plan

The existing 74,178 square-foot building is proposed to remain where it currently exists with a 13,313 square foot, carriage housing style, building addition proposed to be constructed on the west side of the principle structure. The building addition is proposed to be used for adult daycare programming and supportive office functions. In addition to the building addition, there is a trash and utility enclosure proposed to be located to the southwest of the site which is to be screened in accordance with City Code requirements. The redevelopment of the site will also consist of a new parking lot and driveway configuration, with a new port cochere providing protected drop off for guests and residents. The proposed port cochere has been reduced in size from the original proposal, based on community feedback, to lessen its visibility and prominence on the south façade. The original proposed footprint was approximately 24 feet by 32 feet, projecting out from the building by 50 feet, and the revised structure proposed is approximately 22 feet by 24 feet, projecting out from the building by 35 feet. The port

cohere design was simplified with smaller and less columns and with a shallow sloped skylight roof feature. The parking lot is proposed to be located in the front of the building on the property along Wayzata Boulevard W, but is located outside of the front yard 25-foot minimum setback.

The two parking lot access points, south on the property, are proposed to be reconfigured to accommodate for the parking lot changes. The access points are shown to remain in similar locations on site, and the eastern access is proposed to only accommodate for one way, entering traffic as it currently exists. Staff recommends that the east entrance is clearly identified as one way, enter only and some modifications to the plan may be needed to clearly indicate the traffic flow and limitations. The new parking lot configuration relocates parking stalls that are lost due to the building addition, originally to the west of the site, for additional parking to the east. A sidewalk is indicated along the south of the property, adjacent to Wayzata Boulevard W. The sidewalk will provide a connection to the building entrance off the right side of the east access.

Property Line Setbacks

The PUD Zoning Ordinance states that the setbacks of a PUD should use setbacks in the underlying Zoning District. However, since this property was re-zoned to a PUD District, there is no underlying Zoning District. For additional reference, the property was previously zoned R-2 Zoning District. This requires a minimum 25-foot front yard setback, 10-foot side yard setback, and 20-foot rear yard setback. The existing and proposed building exceeds the minimum setback requirements for the property.

Building Height

Per the Zoning Ordinance, the building height is measured from the average grade along the building footprint to the average height of the highest gable of a pitched, hipped, or gambrel rooftop. The highest point of the proposed renovation is the same as the highest point on the existing building: the existing average height of the existing north gable roof. The proposed renovation will not change the average height of the north gable from the existing curb line of Wayzata Blvd.

The proposed height of the existing main building is to remain as constructed, but due to a change in grade around the building, the proposed maximum height of the building is 36.37 feet, slightly higher than the current condition. The proposed renovations includes an annex located to the west of the existing building, a walkway along the west side of the building, and grading changes to provide an increase in the amount of patios adjacent to the existing building and the proposed annex. City Code § 919.02 allows the City Council to approve site grading of a lot, but may not be undertaken as a means of achieving increased building height. The proposed building addition to the west is approximately 24 feet in height and one story, which was reduced from the original proposal based on community and Commission feedback.

Mechanical Equipment

The current rooftop mechanical equipment elements are exposed with no screening and considered legal non-conforming on the property. The current proposal is to screen the rooftop equipment with proper materials, which is an improvement to the existing conditions and would adhere to the applicable Design Standards. Any new mechanical equipment is proposed to be screened on ground level as permitted and required by the Zoning Ordinance. The screen walls have been revised to be stone with additional metal features incorporated into the design. Landscaping is being incorporated to serve as additional screening and to soften the view of the screen walls. No rooftop mechanical equipment is proposed or permitted on the building addition.

Building Materials

For new construction, the Design Standards for the Wayzata Boulevard façade would require a massing break for the upper levels of the building. The project is proposing to rehabilitate the existing building, which would not include a significant massing break of the front façade at the public street, requiring a deviation from the Design Standards. The building addition complies with the maximum average spacing proposed for the façade articulation elements. A deviation was requested from the applicant in its previous application for building materials, as the Bluff District does not allow stucco at public frontages or other facades visible from public rights-of-way. The revised plans have removed stucco from the front façade. Physical material samples have been provided and are available at City Hall for review.

Retaining Wall

There are several new retaining walls proposed throughout the property. The parking lot reconfiguration would require that the grade be lower than the existing grade, so retaining walls in the south are being implemented to accommodate for these elevation changes. The proposed southern retaining walls have also been amended with increased height and length to provide best coverage and reduce headlight glare, as this was a primary resident concern. The applicant also noted that other elements can be incorporated with the wall to give it a nice appearance and make it an amenity overall, including a decorative top rail and adjacent plantings. The southern retaining walls will vary to be approximately 1.5 feet in height to 4.75 feet in height depending on location. The original retaining walls were visible from the parking lot/interior of the site. However, they would not be entirely visible when viewing them from the street due to the grade. The changes in height and location will now create more visibility from the street, but should also further assist in limiting the headlights of vehicles projecting onto adjacent properties.

The proposed retaining walls on the sides and rear of the property would provide increased opportunity for amenities and trails on site. These retaining walls would be visible from adjacent streets and properties, but are necessary to provide a valuable improvement to the site, i.e., promoting outdoor activity opportunities to the residents that are currently not in place. The proposed northern walls are actually a set of two walls that create an area for the path to, and the patio for, the lower level of the building. The northernmost wall would be approximately 7 feet and the southern of the northern

walls would be approximately 11 feet. These walls would face US Highway 12 and not be visible from the adjacent properties. Any required fencing would be required to meet City Code and Building Code requirements.

Outdoor Improvements

As indicated above, several retaining walls are proposed in connection with various outdoor improvements. The applicant proposes to refresh the landscape with the implementation of a walking path, pavilion, patios, new plantings, and the general manicuring of existing landscaping. The site would also incorporate improved utility and trash screening and improved shielded site lighting. The replacement of the complete façade and roofing would help to address moisture and mitigation issues.

Lighting

The proposed lighting meets City Code requirements. The existing site has nine pole-mounted lighting fixtures. The proposed development would replace the existing nine polls with ten new LED pole-mounted lighting fixtures. The maximum lighting value at the Wayzata Blvd property line would be 0.2 foot-candles at the western access onto Wayzata Blvd and 0.5 foot-candle at the eastern property line adjacent to the parking area. City Code § 916.06 states that “any lighting used to illuminate an off-street parking area, sign or other structure, shall be arranged as to deflect light away from any adjoining residential property, over public water or from the public streets...Any light or combination of lights which cast light on a public street shall not exceed one foot candle (meter reading) as measured from the center line of said street. Any light or combination of lights which case light on residential property or over public water shall not exceed four foot candles (meter reading) as measured from said property.”

Design Deviations

The applicant is requesting a Design Standard deviation for parking area location to allow parking in front of the building. The existing parking lot formally used by Meridian Manor was also in front of the building. The applicant is proposing to reconfigure the parking lot to increase the number of existing stalls from 53 to 62 and to better fit the new site plan, including the building addition. The applicant has located the parking area to be setback over 25 feet from the front property line.

The applicant also proposes no massing break on the front façade at the public street and is requesting a Design Standard deviation for this. Significant massing break of the front façade is required at the public street under the Standards. If this were new construction, Wayzata Boulevard façade would require one massing break at the upper floors. Being that this project is focused on rehabilitation of the existing building, staff believes a deviation from this requirement would be appropriate.

The criteria for reviewing design deviations are provided at the end of this report.

Landscaping

The applicant must verify that the trees planted between the parking and sidewalk conform to the 26-foot maximum spacing requirement. The proposal meets the 6-foot minimum landscaped sidewalk buffer requirement and is proposed at 25.7 feet.

Tree Removal/Preservation

The applicant is proposing to remove 452 DBH of significant trees but no heritage trees from the site for the proposed project. Under the Zoning Code, significant trees must be replaced at a 1:1 ratio and heritage trees must be replaced at a 2:1 ratio if any were to be removed. The following table summarizes the proposal:

	Total DBH	DBH Removed	% DBH Removed	Max. DBH Removal Allowed	DBH Replacement
Significant Trees	753	452	60%	10% (75.3 DBH)	376.7
Heritage Trees	36	0	0%	0%	0

The replacement of significant trees requires 376.7 inches at diameter breast height (DBH), and the replacement of heritage trees requires 0 DBH due to no heritage trees being removed.

The following table summarizes the tree replacement calculations provided by the applicant:

Planting	Number	Size	DBH
Overstory Trees	42	3"	126
Evergreen Trees	194	3"	582

The required DBH replacement for the site is 376.7. The applicant proposes 708 DBH in replacement, which exceeds the required DBH replacement standard by 331.3 DBH.

Following the July 8, 2021 neighborhood meeting, the applicant proposes to relocate a number of trees, many of which are too small (below the 6 DBH requirement) to be counted as tree removal. The applicant is also proposing to relocate some trees that are proposed to be removed, but the size and health of the tree may limit the feasibility of the relocation. The applicant was to acknowledge that this effort is in excess of what is required by tree replacement and therefore is not requesting any credit for these relocation efforts.

Operational Data

The applicant has provided the following details regarding the operational data for the senior care facility:

General:

Staffing – Shifts indicated with approximate staff levels:

- Day – 7:00 am - 3:15 pm ~ 30 employees
- Evening – 3:00 pm - 11:15 pm ~ 30 employees
- Night – 11:00 pm - 7:15 am ~ 8-10 employees
- The Moments Office – 8:00 am - 5:00 pm M-F ~ 8-10 employees, 3-5 on average

*Average day shift has an overlap of employees where staff increases to 40 between day and evening shifts. Total staff is 100 (blend of full and part time) across all shifts and rolls.

Staff position description:

- Administration – 7
- Culinary – 7
- Maintenance – 1
- Housekeeping – 4
- Nursing – 20 (RN, LPN, CNA)
- Activities – 3

Additional notes:

- Adult daycare services – up to 20 guests per day
- Visiting Guests – 2-4 families per week and 1-2 persons/group – typically at or after evening dinner
- Entertainment – 4-5x per week, 1-2 people
- Gerontologist MD – 1/week
- Adult Daycare Services – 8:00 am - 6:00 pm M-F ~ 2-3 employees

Delivery Services Schedule:

- Food Services – 2x per week, mornings
- Refuse – 2x per week, mornings
- Laundry – none, internally prepared
- Walk off mat/rugs – 1x per week
- Water softener (salt) – 1-2x/month
- UPS/FedEx/USPS – daily
- Contractors – 1x per day, occasional
- Site Maintenance – 1x per week; snow removal as needed

The applicant has noted that the proposed offices within the building addition will be used for central operations. This means that they will be used as an executive operations office for all of the applicant's "Moments" branded senior and memory care facilities.

Parking

The following table summarizes the proposed number of parking stalls and loading areas:

	Existing	Proposed
Parking Stalls	53	62
ADA Spaces	2	3
Loading	1	1

The following table summarizes minimum parking requirements:

	Housing for the Elderly	Professional Offices
Required Parking	56 spaces for 84 units (1 space for each 1.5 dwelling units)	6 spaces required for 1,800 sq. ft. (3 spaces for each 1,000 sq. ft. of floor area)
Required Loading	1 space	N/A (loading required for office uses over 10,000 sq. ft.)
Findings	Proposal meets minimum requirements. 62 spaces are required and 62 spaces are proposed.	

The standards for housing for the elderly aligns most similarly with the proposal. The applicant also proposes approximately 1,800 square feet to be used for office that is not ancillary to the housing on-site. Office buildings and professional offices require 3 spaces for each 1,000 square feet of floor area, resulting in 6 required parking stalls for office use. Based on the use of the property and the operational data provided, the proposed on-site parking meets minimum requirements.

The proposal includes a reconfiguration of the parking lot and driveways. City Code §909.19 of the Design Standards requires that off-street parking be located to the rear of buildings. The applicant is requesting a deviation from this standard in order to create the new parking and driveway configuration that has parking in front of the buildings. The existing site also has parking that was not located to the rear of the buildings. No parking structures are proposed.

Comments from the City Engineer/Director of Public Works

The Project Engineer has reviewed the PUD General Plan of Development and has provided the following comments:

- The City will be reviewing the stormwater plans. The watershed district standards must be met.
- The applicant must provide cut/fill calculations for the grading plans.
- The applicant must show existing contours on adjacent parcels on the grading plans.

- The pond does not appear to be accessible with large equipment. The applicant must verify how the stormwater pond will be accessed for future maintenance. (Sheet C3.0 Grading Plan shows a new trail installed with additional grading that appears to provide an access along the west property line to the pond).
- The addition of a 2-foot sump in MH 5 (in addition to those at CBMH 6 and CB 16) with routine maintenance will reduce sediment in the pond and extend the pond life.
- The applicant must provide additional information on the proposed sanitary sewer grinder.
- As-builts of utilities must be provided to the City in CAD format, following construction.

Comments from the Public

Based on the original proposal in the application reviewed at the June 21, 2021 Planning Commission Meeting, which was subsequently withdrawn by the applicant, some of the residents of The Highland neighborhood submitted written comments and concerns to city staff. A group of nearby residents have indicated that they are not in support of the building addition due to increased parking demands, tree removal, additional office and daycare use, traffic impacts, and reconfiguration of the trash enclosure. Residents have also expressed concerns regarding the covered entry (port cochere) based on the size and height proposed and request additional information on the nine-unit behavioral care unit that may arise based on demand. The residents have included a statement that indicates that they are pleased that the facility will continue to be used for a senior care residence and are in agreement with the interior renovation of the existing building, increasing the number of residents from 75 to 85. They have noted that the addition of the sidewalk on the south side of the property is in keeping with the city's walkability efforts and it will be safer for the residents of the facility. They have suggested that trees be planted along Wayzata Boulevard and that the sidewalk be moved back behind the trees to begin the beautification of the west entrance into the city.

The June 21, 2021 Planning Commission meeting on the original application heard public testimony with concerns to neighborhood impact. Concerns discussed included increased traffic and light pollution, port cochere mass, employee parking lot size and location, and general operations.

A summary of the concerns raised at the July 8, 2021 neighborhood meeting summarized earlier in this report.

Several public comments were submitted in response to this application and are attached to this report. In general, comments note concern that size and use of the proposed addition is not appropriate for the site, tree removal is substantial, and the expanded parking area in the front of the building will have a visual impact on the area.

Standards of Planning Commission Review of Application Requests

The review and decision on the proposed PUD Amendment is a legislative action, meaning that the Planning Commission acts like an advisor to a legislative body (the City Council), who has wide discretion on whether to recommend approval or denial if it has a rational basis for its decision.

The Design Deviations requested are quasi-judicial actions, meaning the action is more like a judge in a court proceeding where objectivity and fairness are critical, and if an applicant meets the legal standards, the request should be approved. In this case, each of the requested deviations should be reviewed separately and the Planning Commission should determine if the requests meet the standards described in the City Code.

Primary Questions to Consider (based on the standards for PUD and Design Deviations):

1. Purpose of PUD
 - a. Does the PUD encourage innovations in development for the growing demands of all styles of economic expansion?
 - b. Does the PUD encourage higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects and engineers?
 - c. Does the PUD encourage a creative use of land and related physical development which allows a phased and orderly development and use pattern?
2. PUD General Standards
 - a. Is the proposed PUD consistent with the City Comprehensive Plan?
 - b. Does the proposed PUD provide adequate common open space?
 - c. Does the proposed PUD meet landscaping standards in consideration to the natural features of the site, architectural characteristic of the proposed structure and the overall scheme of the PUD plan?
 - d. Is the proposed PUD consistent with the applicable height standards?
3. Purpose of Design Standards
 - a. Does the proposed PUD contribute to the improvement of the City's public realm?
4. Site Design Standards for Large-Scale Sites
 - a. Are the proposed buildings located on and oriented to public rights of way and is parking located behind the building or in the center of the site?
 - b. Does the proposed building located on designated Hennepin County rights of way meet sidewalk extension requirements?
 - c. Does the proposed building provide a setback between the sidewalk and the building that is sufficient to accommodate enhanced landscaping, stoops, or terraces?
 - d. Is the proposed PUD sited to maximize opportunities for creating usable, attractive, well-integrated open space?
5. Is the negative impact caused by each Design Deviation outweighed by any of the following positives: alleviating an undue burden; having a positive effect on

the area; permitting great conformity with other Zoning Standards or Guidance of the Design Standards: or advancing policies in the City's Comprehensive Plan?

Action Steps

After considering the items outlined in this report, holding the public hearing on the application, and discussing the requests of the Application, the Planning Commission should direct staff to prepare a draft *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

Application

Applicant's Narrative

1993 Development Contract for PUD Rezoning and Development Project

Site Survey (1 page)

Site Plan (1 page)

Turning Movements Diagram (1 page)

Grading Plan (1 page)

Landscape and Removals Plans (4 pages)

SWPPP (6 pages)

Exterior Building Elevations (1 page)

Floor Plans (5 pages)

Roof Plans (2 pages)

Photometric Plans (2 pages)

Neighborhood Meeting Discussion Summary (4 pages)

Applicable Code Provisions for Review

Staff has analyzed the facts provided by the applicant in comparison with the criteria for approval.

Purpose of PUDs: Section 933.01 of the Zoning Ordinance provides for the establishment of Planned Unit Developments to allow greater flexibility in the development of neighborhoods and/or non-residential areas by incorporating design modifications as part of a PUD conditional use permit or a mixture of uses when applied to a PUD District. The PUD process, by allowing deviation from the strict provisions of the Zoning Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage:

- A. Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments.**
- B. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.**
- C. More convenience in location and design of development and service facilities.
- D. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.
- E. A creative use of land and related physical development which allows a phased and orderly development and use pattern.**
- F. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
- G. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan. (PUD is not intended as a means to vary applicable planning and zoning principles.)
- H. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.

PUD General Standards. Section 933.02 sets forth the general standards for review of a PUD application. The standards that are especially relevant to this review are shown in bold:

1.Review. In its review of any application under this Section, the City Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations of the

Design Review Board and any staff report on the application. The Council also shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area and shall evaluate the project's conformance with the overall intent and purpose of this Section. If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and that the project does conform with the overall intent and purpose of this Section, it may approve a PUD permit, although it shall not be required to do so.

2.Ownership. An application for a PUD District or conditional use permit approval must be filed by the land owner or jointly by all land owners of the property included in a project. The application and all submissions must be directed to the development of the property as a unified whole. In the case of multiple ownership, the approved Final Plan shall be binding on all owners.

3.Comprehensive Plan Consistency. The proposed PUD shall be consistent with the City Comprehensive Plan.

4.Sanitary Sewer Plan Consistency. The proposed PUD shall be consistent with the City Comprehensive Sewer Plan and shall not create a discharge which is in excess of the City's assigned regional limitations.

5.Common Open Space. Common private or public open space and facilities at least sufficient to meet the minimum requirements established in the Comprehensive Plan and such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the residents of the PUD shall be provided within the area of the PUD development.

6.Operating and Maintenance Requirements for PUD Common Open Space Facilities. Whenever common private or public open space or service facilities are provided within the PUD, the PUD plan shall contain provisions to ensure the continued operation and maintenance of such open space and service facilities to a predetermined reasonable standard. Common private or public open space and service facilities within a PUD may be placed under the ownership of one or more of the following, as approved by the City Council.

- a) Dedicated to public, where a community-wide use is anticipated and the City Council agrees to accept the dedication.
- b) Landlord control, where only use by tenants is anticipated.
- c) Property Owners Association, provided all of the following conditions are met:
 - 1) Prior to the use or occupancy or sale or the execution of contracts for sale of an individual building unit, parcel, tracts, townhouse, apartment, or common area, a declaration of covenants, conditions and restrictions

or an equivalent document or a document such as specified by Laws 1963, Chapter 457, Section 11 and a set of floor plans such as specified by Laws 1963, Chapter 457, Section 13 shall be filed with the City of Wayzata, said filing with the City to be made prior to the filings of said declaration or document or floor plans with the recording officers of the County.

- 2) The declaration of covenants, conditions and restrictions or equivalent document shall specify that deeds, leases or documents of conveyance affecting buildings, units, parcels, tracts, townhouses, or apartments shall subject said properties to the terms of said declaration.
- 3) The declaration of covenants, conditions and restrictions shall provide that an owner's association or corporation shall be formed and that all owners shall be members of said association or corporation which shall maintain all properties and common areas in good repair and which shall assess individual property owners proportionate shares of joint or common costs. This declaration shall be subject to the review and approval of the City Attorney. The intent of this requirement is to protect the property values of the individual owner through establishing private control.
- 4) The declaration shall additionally amongst other things, provide that in the event the association or corporation fails to maintain properties in accordance with the applicable rules and regulations of the City of Wayzata or fails to pay taxes or assessments on properties as they become due and in the event the said City of Wayzata incurs any expenses in enforcing its rules and regulations, which said expenses are not immediately reimbursed by the association or corporation, then the City of Wayzata shall have the right to assess each property its prorated share of said expenses. Such assessments, together with interest thereon and costs of collection, shall be a lien on each property against which each such assessment is made.
- 5) Membership must be mandatory for each owner, and any successive buyer.
- 6) The open space restrictions must be permanent and not for a given period of years.
- 7) The association must be responsible for liability insurance, local taxes, and the maintenance of the open space facilities deeded to it.
- 8) Property owner must pay their prorated share of the cost of the association by means of an assessment to be levied by the association

which meets the requirements for becoming a lien on the property in accordance with Minnesota Statutes.

- 9) The association must be able to adjust the assessment to meet changed needs.
6. Staging of Public and Common Open Space. When a PUD provides for common private or public open space, and is planned as a staged development over a period of time, the total area of common or public open space or land escrow security in any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire PUD as the stages or units completed or under development bear to the entire PUD.
7. Density.
 - b) The maximum allowable density in a PUD District shall be determined by standards negotiated and agreed upon between the applicant and the City. In all cases, the negotiated standards shall be consistent with the development policies as contained in the Wayzata Comprehensive Plan. Whenever any PUD is to be developed in stages, no such stage shall, when averaged with all previously completed stages, have a residential density that exceeds 125 percent of the proposed residential density of the entire PUD.
 - c) There shall be no density variation from the standards applied in an applicable zoning district for PUD conditional use permits.
8. Utilities. In any PUD, all utilities, including telephone, electricity, gas and telecable shall be installed underground.
9. Utility Connections.
 - a) Water Connections. Where more than one property is served from the same service line, individual unit shut off valves shall be provided as required by the City Engineer.
 - b) Sewer Connections. Where more than one unit is served by a sanitary sewer lateral which exceeds 300 feet in length, provision must be made for a manhole to allow adequate cleaning and maintenance of the lateral. All maintenance and cleaning shall be the responsibility of the property owners association or owner.
10. Roadways. All streets shall conform to the design standards contained in the Wayzata Subdivision Regulations unless otherwise approved by the City Council.
- 11. Landscaping. In any PUD, landscaping shall be provided according to a plan approved by the City Council, which shall include a detailed planting list with**

sizes and species indicated as part of the Final Plan. In assessing the landscaping plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.

12. Setbacks.

- a) The front, rear and side yard restrictions on the periphery of the Planned Unit Development site at a minimum shall be the same as imposed in the underlying districts, if a PUD condition use permit, or the previous zoning district, if a PUD District.
- b) No building shall be located less than 15 feet from the back of the curb line along those roadways which are part of the internal street pattern.
- c) No building within the project shall be nearer to another building than one-half the sum of the building heights of the two buildings.
- d) In PUD Districts that were zoned commercial prior to PUD and exceed 13 acres, the allowable setbacks shall be as negotiated and agreed upon between the applicant and the City.

13. Height.

- a) The maximum building height within a PUD District shall be 35 feet and three stories, whichever is lesser.
- b) There shall be no deviation from the height standards applied within the applicable zoning districts for PUD conditional use permits.
- c) In PUD Districts that were zoned commercial prior to PUD and exceed 13 acres, the maximum allowable height shall be as negotiated and agreed upon between the applicant and the City.

Purpose of Design Review

The following Design Standards have been developed to shape the City's physical form; to improve the quality, character, and compatibility of new development or extensive renovations; and to implement the goals and guidance of the City's Comprehensive Plan.

The Standards have three primary functions:

- To guide applicants and provide consistent standards for the significant expansion; major renovation; or new construction of commercial, mixed-use, or multifamily buildings or parking within the City;
- To assist the City and the public in reviewing such development proposals;

- **To leverage new development to contribute to the improvement of the City's public realm -- its streets, sidewalks, walkways, and its streetscape and landscape treatments**

The Standards also address issues of scale and topography that are especially critical to preserving and enhancing Wayzata's character.

Site Design Standards for Large-Scale Sites

Intent

Site design determines the relationship between buildings and their surroundings. Large-scale sites present the most opportunities for landscaping and placemaking. These sites are large enough to comfortably fit four or more buildings and additional site amenities. Since these sites are much larger than their surrounding context, proposed site design must provide internal circulation and appropriately-scaled amenities to sensitively fit into the surrounding town fabric.

Standards

1. In areas with identifiable street patterns, internal circulation (such as drives, driveway aisles, alleys, and private streets) shall align with the surrounding street network. Connections to existing streets shall be made to the maximum extent feasible.
2. **Proposed buildings shall be located on and oriented to public rights of way and parking shall be located behind the building or in the center of the site.**
3. **Proposed buildings located on designated Hennepin County rights of way shall construct a sidewalk extension with a minimum 2 foot width on the proposed parcel.**
4. When required by Section 2.A.3 and Section 2.B.1 retail and mixed-use site design shall be centered around pedestrian walkways and plazas.

Guidance

1. Proposed commercial buildings should provide a setback between the sidewalk and building sufficient to accommodate outdoor dining and seating areas.
2. **Proposed residential buildings should provide a setback between the sidewalk and building sufficient to accommodate enhanced landscaping, stoops, or terraces as required by Section 3.B.2**
3. Site circulation elements should anticipate future connection to adjacent parcels where street or pedestrian connections are not currently feasible.
4. **Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.**
5. Proposed open spaces should be oriented appropriately for solar exposure when possible to create a more comfortable micro-climate.
6. The design and location of a building and its massing on the site should enhance solar exposure and minimize shadow impacts on adjacent structures and public areas to the maximum extent feasible.

Criteria for Granting Design Deviations

Significant Deviations shall be defined as deviations that amount to a significant departure from the Standards enumerated in Chapter 909 and do not qualify as Minor Deviations. Approval of any Significant Deviation 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, the Guidance of the Design 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.**

Comprehensive Plan

The Comprehensive Plan land use designation for the subject property is High Density Residential District. The objective of the high-density residential land use category is to promote high density standalone residential uses at a density of at least 12 units per acre. Densities of up to 40 units per acre may be considered. Residential uses within this category predominately include multi-unit and multi-story buildings.



Project Narrative

PUD Amendment Application: 163 Wayzata Boulevard (Formerly Meridian Manor)

Applicant: TMSC of Wayzata, LLC

Project: The Moments of Wayzata

June 29, 2021

This application for PUD Amendment is being submitted to amend and expand on care advancements in Memory and High Acuity services. This requires renovation in the building constructed circa 1994, with sensitivity to market changes and advanced understanding of care and support of our residents and guests. This coupled with necessity of addressing corrective building concerns for both life safety and environmental conditions. This will occur following approved by Planning Department, and the City Council supportive action.

Because the property was developed under a PUD granted in 1993. The property will remain under the auspices of PUD Amendment, as envisioned since that time, and will be continued with added amenity and management oversight. Formally, the site and building modifications as proposed trigger the amendment requirements, although the use remains essentially the same as the original senior care residential development. Site and building reconfiguration are proposed to provide best practices for years ahead.

On April 2021, the property formerly known as Meridian Manner, was purchased by TMSC of Wayzata, LLC DBA The Moments of Wayzata ("The Moments"). They are developer-builder and operator of senior care communities. As the operator, it brings its innovative service approach to make and provide first-rate communities, offer services, and care for their residents. The proposal for redevelopment and repositioning of the building, will be no exception. The Moments intends to enrich the lives of the residents and surrounding community by investing in and creating a new brand awareness for the residence and property. Intent is to maximize its potential while offering a new aesthetic standard for the building and grounds as it introduces unique program elements. The Moments will offer and provide care services in the assisted living environment, including individualized quality memory care and high acuity residents. Specifically, The Moments will provide a universal type setting for residents that require significant support with activities of daily living and dementia care, allowing residents to receive these services needed without having to move from one type of care unit or setting to another. By design, 100% of the units are dedicated to memory care and high acuity assisted living. The blended population allows full access to improved environments with complete mobility within the residence. The community will cater specifically to people within these sectors but not offer-independent living or skilled nursing residential services. Note that wellness and Physical Therapy can be offered to anyone, even outside of skilled care environment. Objective, enhance and enrich the member's quality of life.

Here is an executive recap:

- 84 residential units, 88 residents via 4 double-occupancy units
- Typical resident support services – food service, medication management, social activities, ADL services
- In-house physical therapy provided by outside service providers
- In-house central laundry with resident/family laundry in each resident wing
- Adult day care serves up to 20-guests per day.
- Open-air pavilion in north yard within a terraced, secured garden.

Several of the existing double-occupancy units are being reconfigured to create new single-occupant efficiency units and select spaces in the building are being repurposed to create new residential common area in other areas of the building.

Project Narrative: The Moments of Wayzata

The Moments Adult Day Care will provide a respite for caregivers, while helping those with changing physical and cognitive abilities. Families can drop off their loved ones for care Monday through Friday from 8:00 am to 6:00 pm. Staffing will typically be 2-3 employees (LPN, CNA, Activities Director). Daily schedule will include activities like table bowling/table games, sit-down fitness class, aromatherapy massages, lunch, bingo, music, baking, and trivia.

In response to the goals established in the ordinance for Planned Unit Developments, the original project established a solid justification for the flexibility granted. This amendment application attempts to maintain or build on those goals in the following ways:

- A. *Innovations in development* are achieved by repurposing and adding to the existing senior care facility plus adding the program functions that cannot be housed in the existing building footprint. This allows for the provision of a wider array of services to residents and their families.
- B. The Moments brings their own level of distinctive *innovation to the care model and to the aesthetic standards* they require for the facilities themselves. Their financial investment in design and quality is unique in the marketplace and will be made evident in this case.
- C. *Improved convenience* comes by way of the addition of more services and amenities for residents and families, such that several needs can be satisfied through one service provider.
- D. *Preservation of existing site characteristics* is achieved by maintaining mature plantings and screening topography as much as possible. Curating the residential character of the site will benefit neighbors by minimizing disruption of what they know and experience already. Additional efforts have been made to protect existing trees.
- E. *Creative land use* is achieved through the careful development of the building addition with reduced scale and carriage-house detailing, and several amenity and service elements. Each feature is integrated into the site and into the massing and compliment the feel of the existing building.
- F. *Efficient land use* is achieved through establishing new main entrance access that allows for covered drop off and improved parking, all while leveraging the existing utility and storm water infrastructure.
- G. The *development pattern* of the site is unchanged from its original intent and remains in keeping with the comprehensive plan's intent for use as high-density residential.
- H. Through the flexibility granted, The Moments of Wayzata will create a *premier facility* offering the best in care with additional programming and support functions *desired by families and is unique in the area*.

By way of several highlights, the refurbished facility will include the following improvements:

- New port cochere providing protected drop off for guests and residents, of modest scale.
- New parking and access configuration, integrated amongst existing trees and maintaining existing berm.
- Refreshed landscape with walking path, pavilion, patios, new plantings, and manicuring of existing landscaping.
- Building addition, in carriage house styling, to house adult day care programming and staff support functions.
- Improved utility screening constructed with stone veneer and ornamental metal accents.
- Improved, shielded site lighting.
- Replacement of the complete façade and roofing, addressing several moisture migration issues.
- New energy conservation strategy including vapor barrier, insulation, doors, and windows.
- Complete interior renovation with new interior finishes and LED lighting.
- Restoration of all resident units with new kitchenettes, appliances, finishes, and lighting.
- Renovation of resident bathrooms to create universal and accessible bathrooms.
- Reconfigured and new common core spaces, entry lobby, dining areas, and amenity areas.
- Care stations for Certified Nursing Assistant staff by floor and wing.

Project Narrative: The Moments of Wayzata

Highlights, continued:

- Replacement of entire commercial kitchen and satellite serving kitchens.
- New central laundry and resident laundry services, minimizing the need for outside service providers.
- Bistro and resident dining areas, lounges, and community rooms.
- Arts, wellness environment and Physical Therapy Suite.
- Expanded NE wing day room, on lower-level nominal ~ 6'x26'.
- Lower-level connection between main building and addition as service - utility link ~940 SF.
- Improved indoor air quality via Direct Outside Air Systems (DOAS).
- Daylighting elements (skylights and light wells) to bring daylight to the lower level and central core.

Project Data Summary:

Site Area (acres): Unchanged, 4.07 Acres (177,139 SF)

Existing Building Area: 74,334 SF

Addition, LL day room

+ LL link: 13,313 SF

Total Building Area: 87,647 SF

Building Height: Maximum height is unchanged, remains three stories (see building sections)

Residential Units: Increased from 73 to 84 units including 4 double occupancy units for a total of up to 88 residents.

Off-street Parking: 62 Stalls, including 3 HC stalls (existing: 53 stalls with 2 HC stalls, including garage stalls)

Loading: Unchanged in quantity; one service loading area provided

Office Use: ~3,140 SF (central operations, care management team, HR, facilities management)

Operational Data:

Staffing – Shifts indicated with approximate staff levels:

- Day - 7:00 - 3:15 ~ 30 - employees.
 - Evening - 3:00 - 11:15P ~ 30 employees
 - Night - 11:00 - 7:15 ~ 8-10 employees
 - The Moments care management offices – 8:00 – 5:00 M-F ~ 8-10 employees, 3-5 on average
 - Average Day shift has an overlap of employees where staff swells to 40 between day and evening shifts.
- Total Staff is 100 (blend of full and part time) across all shifts and all roles.

Staff position description

- Administration – 7
- Culinary – 7
- Maintenance – 1
- Housekeeping – 4
- Nursing - 20 (Nursing = RN, LPN + CNA)
- Activities - 3

Visiting Guests – 2 - 4 families/day at 1-2 persons/group – often in the evening

Entertainment – 4-5 times per week, 1-2 people

Gerontologist MD – 1/ week

Project Narrative: The Moments of Wayzata

Operational Data, continued:

Delivery Schedule:

- Food Services - 2x per week, mornings
- Refuse - 2x per week, mornings
- Laundry - none, internally prepared
- Walk off mat/ rugs – 1x per week.
- Water softener (salt) 1 -2x/ month
- UPS/FedEx/USPS - daily
- Contractors - 1x day, occasional
- Site Maintenance – 1x per week; snow removal as needed.

Care and Maintenance:

The Moments, as an operator, includes construction and maintenance/property management services within their business model. As a result, the high standards they have for the design of the facility and their care for residents, is reinforced by the level of care they provide for their facilities. Their ability to provide staff resources from within their company ensures regular care and timely response to maintenance concerns, resulting in a property in pristine condition, inside and out.

A supplemental document with commentary on the 1993 PUD Agreement will provide additional comparative information between the original and the proposed developments. The supplemental document is included within the package provided for this PUD Amendment application.

the MOMENTS

June 28, 2021

The City of Wayzata
Attn: Planning

Re: The Moments of Wayzata

Dear Sirs and Madams:

I write you today in regards to the proposed PUD Amendment brought by TMS of Wayzata, LLC for the "old" Meridian Manor property located at 163 Wayzata Boulevard West, Wayzata, MN 55391. Which I recently closed on the purchase of on April 1, 2021.

I feel a brief overview and introduction to "The Moments of Wayzata" and our sensory design and person centered care approach to memory care and higher acuity assisted living is necessary. The Moments offers a fresh approach to long-term specialized Assisted Living and Memory Care. Our unique advancements in dementia and enhanced assisted living care standards have never before existed in the Senior Living sector. Our personalized 24-hour health services, attentive and dedicated staff, culinary approach, purpose-driven programming, and premium residential environment were custom-designed and built from the ground up to provide the highest possible standard of physical, mental and emotional care for individuals living with high acuity clinical needs and Alzheimer's or other forms of dementia.

The Moments believes that our most underserved seniors, those with a form of dementia, deserve the best possible community for as long as possible. When The Moments was founded it was done so out of the belief that there has to be a better way to provide these seniors dignity, comfort, safety and loving care. Many assisted living facilities in existence today have memory care as a complete after thought. Since I assume many of you may have been in Meridian Manor this is a model that was followed by the previous owners and managers. On the lower level of Meridian Manor there is a "locked wing" where all memory care patients would be locked behind the door. We believe that the word facility is the "F-Word", with our residents, staff, families and neighbors we truly are a community. The F-Word is an ugly word that brings visual of that "place" with the odors, stuffiness, no activity or stimulation of the people that live there. Basically, your Grandmas nursing home. We are completely different. I believe that our residents should be allowed access to all front of house common areas. The ability for our residents to roam freely inside the entire building helps us to limit anxiety of the residents inn turn reducing behaviors. We designed and built our first two. Communities in Lakeville with the beauty and functionality to the to meet the need s of our residents. We have followed a sensory design approach to our new builds and will be doing so within this building as well.

the MOMENTS

Why did we choose this property? I know that may be one of your questions how did we come upon the decision to expand to Wayzata at this time. Truthfully, I have spent a large portion of my life in and around Wayzata and have also had a great fondness for the city itself. Next, while a realtor with CBBurnet I was hit up by Greg Rye to judge a dog pageant in the parking lot of the building and finally when I started in this industry I would drive by Meridian during my husband and my daily drives and dream of owning it. The location, the property, the fact that some of my grandparents friends were still living there but most importantly to be a part of the Wayzata Community with all that you offer and all that would fit so well with our residents.

One of the things that I have prided myself on is our unique situation in Lakeville with the construction of two new communities there in the last four years. We have worked closely with the City of Lakeville during the design, development and planning stages of our projects there. We want to be good community members and truly look forward to building the relationship. Our first step is this revised amended PUD based on the requests made by the neighbors and the planning commission. As a team we have listened to each and every concern raised at the two neighborhood meetings, the planning commission and the planning department in preparing this application. We feel that as good neighbors we must do what is feasible for our business and try to meet the neighbors needs. I completely understand that change can be difficult and that we are. Proposing a change. With this application I believe that we have addressed almost all of the concerns brought forth and have taken those concerns found an appropriate solutions that will be satisfactory for all parties.

While officially we will likely need to have an additional neighborhood meeting rather than wait for the last minute we will be having an informal meeting on Thursday July 8, 2021 to present our solutions to the neighbors and take any questions or comments at that time.

Sincerely,

Elizabeth Wright
Founder-Chairman
The Moments
elizabeth@themoments.com
Cell: 612-849-0200

6143607

8/17/93

DEVELOPMENT CONTRACT FOR PLANNED UNIT DEVELOPMENT
REZONING AND DEVELOPMENT PROJECT

MERIDIAN MANOR

THIS CONTRACT, dated 17 August 1993 is by and between the CITY OF WAYZATA, a Minnesota Municipal Corporation ("City") and Meridian Manor Limited Partnership ("the Developer").

1. Request for Project Approval. The Developer has asked the City to approve the following:

A. Rezoning to a Planned Unit Development District for the property ("Property") legally described below.

B. Minor Comprehensive Plan Amendment approval by the City Council and Metropolitan Council.

C. Issuance of a Planned Unit Development Permit to allow construction and use of the Development Project (as defined below) proposed by the Developer according to the plans (Plans A-H as described below) for a senior care alternative facility, for the property legally described as:

(See Exhibit A)

2. Development Plans. The Property shall be used and developed in accordance with the Plans A through H listed below (the "Plans"), which Plans conform to City requirements (together the "Development Project"). Reduced copies of the Plans are attached to this Contract and large scale copies of the Plans are or will be on file with the City and are incorporated into this Contract by reference. The Plans, as specified below, may be prepared, subject to City approval, after entering into the Contract, but shall be filed with and must be approved by the City before issuance of building permits. If the Plans vary from the written terms of this Contract, the written terms hereof shall control. The Plans are:

Plan A - Development (Site) Plan, dated 14 January 1993, prepared by Carley-Torgersen Inc.

Plan B - Landscape Plan, dated 14 July 1993, prepared by Landplan Inc.

TRANSFER ENTERED
DEPT. OF PROPERTY TAX & PUBLIC RECORDS

AUG 31 1993

HENNEPIN COUNTY MINN.
BY DEPUTY

- Plan C - Signing Plan, dated 27 July 1993, prepared by Arvid Elness Architects Inc.
- Plan D - Grading and Drainage Plan, dated 14 July 1993, prepared by Landplan Inc.
- Plan E - Erosion Control Plan, dated 14 July 1993, prepared by Landplan Inc.
- Plan F - Preliminary Building Plans and Elevations, dated 27 July 1993, prepared by Arvid Elness Architects Inc.
- Plan G - Lighting Plan, dated 27 July 1993, prepared by Arvid Elness Architects Inc.
- Plan H - Water Main Improvement Plan, Wayzata Boulevard, dated July 7, 1993 prepared by T.K.D.A. & Assoc., Inc.

3. Effect of Development Approval. Notwithstanding any provisions of this Contract to the contrary, to the full extent permitted by State laws, any further development or construction of new improvements or modification of existing improvements, not expressly approved under this Contract shall require application by the Developer to the City for issuance of a new PUD Permit, amendment to this Contract, and prior approval by the City of such development or construction.

4. Conditions of Approval. The following provisions in this paragraph state the conditions which shall be satisfied by the Developer to obtain the City approvals described in Section 1 hereof and to remain in compliance with this Contract.

A. Development Contract. The City hereby approves the rezoning to Planned Unit Development, the Comprehensive Plan Amendment and Planned Unit Development project on conditions that the Developer enter into and comply with this Contract, City Ordinances and resolutions.

B. PUD Rezoning and Planned Unit Development Project Approval.

(1) Development includes construction of a seventy-five (75) unit senior care alternative facility with surrounding parking lot and site improvements to property owned by the Developer at 163 West Wayzata Boulevard in accordance with the Plans.

(2) The senior care alternative facility shall be occupied by no more than ninety (90) persons at any one time. Double occupancy of any room shall be allowed in only those rooms of five hundred twenty (520) square feet or more as indicated on the building plans found in Plan F.

THE PROJECT WILL NOT SIGNIFICANTLY ALTER THE NATURE OF THE USE IN A MANNER THAT WOULD NOT SATISFY THE INTENT OF THE PUD OR THE INTENT OF THE 2040 COMP PLAN.

THE UNIT COUNT WILL BE INCREASED TO A TOTAL OF 85 BY RECONFIGURING SELECT UNITS THAT ARE INEFFICIENT OR OVERSIZED. THERE MAY BE A FEW UNITS STILL OFFERING DOUBLE OCCUPANCY VIA A TWO BEDROOM CONFIGURATION, SO THE TOTAL RESIDENT COUNT MAY BE 95.

THERE MAY BE SOME ADDITIONAL STAFF ON SITE FOR ADDITIONAL PROGRAMMING BEING OFFERED SUCH AS PHYSICAL THERAPY AND ADULT DAY PROGRAMS, SERVICES NOT FORMERLY AVAILABLE ON SITE. PT SERVICES MAY HAVE BEEN PROVIDED BY ITINERANT STAFF PREVIOUSLY WITHOUT THE BENEFIT OF SPECIFIC PROGRAM SPACE TO SUPPORT THE FUNCTIONS.

THE NEW SITE CONFIGURATION WOULD RESULT IN AN INCREASE OF PARKING FROM 53 TO 67 PARKING STALLS AND ONE DEDICATED LOADING AREA (SUFFICIENT LOADING SPACE FOR A FACILITY THIS SIZE)

(3) The Project shall be constructed with fifty-two (52) off-street parking spaces of which three shall be accessible to the disabled and two (2) loading areas as shown on Plan A, which satisfy the requirements of Section 801.20, Off-Street Parking and Loading of the Wayzata Zoning Ordinance and the requirements of the Minnesota State Council on Disability.

(4) Construction deadlines for the Meridian Manor senior care alternative are as follows:

(a) The Developer shall begin actual construction of the structures shown on Plan F according to final construction plans approved by the City, or on or before 1 October 1994. To satisfy this requirement, Developer must have obtained a building permit, completed excavation of the foundation area, and commenced installation and erection of the foundation by that time.

(b) Notwithstanding the requirements of Section 4.B. (4) (a), if, after 1 July 1994 and prior to 1 October 1994, the Developer provides the City with evidence reasonably satisfactory to the City that it has been unable to obtain construction financing for the Project shown in the Plans, then the City shall have the option to extend the deadline for commencement of construction from 1 October 1994 to 1 July 1995. The City's decision for the deadline extension shall be made only after public notice to property owners within three hundred fifty (350) feet of the property. To justify such extension, the Developer must show that he has made applications for financing, in an amount not to exceed 70% of the total construction costs, with at least five appropriate lenders, and has been rejected by such lenders for reasons other than the credit worthiness of the proposed borrower.

(c) The Developer shall complete construction of the Development Project no later than fifteen (15) months from the date that the building permit is issued. To satisfy this requirement, Developer shall complete all work required by the City as a condition of issuing its occupancy permit for all residential units.

(d) If Developer fails for any reason to satisfy one or both of the deadlines provided for by this Section, then such failure shall constitute an "Event of Default" hereunder, and, in addition to any other remedies provided for in this Development Contract, the City shall cancel the Planned Unit Development Permit granted pursuant to this Development Contract and, on its own motion and initiative, rezone the Property to its original R-2 zoning classification. The Developer acknowledges that City approval of this Development Project has been limited to the specific plans approved, and that the Property's use for other types of multi-family housing would be inappropriate, and agrees not to contest or challenge any rezoning to R-2 classification initiated by the City pursuant to this Section.

(5) The following easements/right-of-way shall be provided by the Developer to the City per the form acceptable to the City:

(a) Utility and drainage easements as indicated in Plan D.

(6) No building permits shall be issued until the Developer has obtained and provided documentation to the City of all ancillary governmental approvals required by this Contract or under State or Federal law.

(7) Review and approval of all landscaping, signage, driveways, parking area and exterior building finishes by the City Design Review Board with final approval by the City Council, shall be required before a building permit is issued.

(8) The following activities and standards are applicable to this PUD Zoning District:

THE GOAL IS TO MINIMIZE WHAT MUST BE REVIEWED VIA A PUD AMENDMENT PROCESS AND MAXIMIZE WHAT CAN BE REVIEWED ADMINISTRATIVELY IN ORDER TO ACCELERATE CONSTRUCTION ACTIVITIES TO THE GREATEST EXTENT POSSIBLE.

(a) Within this specific PUD District, any development, redevelopment, expansion, alteration, and/or change in the approved use shall require prior City approval pursuant to the provisions of the Wayzata Zoning Ordinance.

(b) Allowed Use: Subject to the requirements of this Contract, and review and approval requirements as specified in the City of Wayzata Zoning Ordinance, the Property may be used for a senior care alternative facility.

THE PROPOSED USE IS THE SAME AS THE USE IN 1993 BUT WITH ADDITIONAL SERVICES AND FEATURES OFFERED TO THE RESIDENTS AND FAMILIES THAT REFLECT CURRENT TRENDS OR NEW INNOVATIONS IN THE MARKET, ELIMINATING THE DEFICIENCIES OF THE EXISTING FACILITY.

(c) Future Use Approval: Any use of the Property different from the senior care alternative facility as approved above shall be either in compliance with use, design and performance standards specified in the R-2, Medium Density Single Family Residential District Zone, or otherwise as the City Council may determine in its sole discretion, provided that such alternate use shall, at a minimum, comply with the requirements listed in the following Design/Performance Standards:

THE PROJECT WILL CONTINUE OR IMPROVE ITS HARMONIOUS RELATIONSHIP TO ITS NEIGHBORS.

1. The use shall be compatible with and able to exist in harmony with the immediately surrounding properties and neighborhood area, and shall not have a detrimental effect on the market value of such properties.

2. Within the limits specified by the Zoning Ordinance and as determined by the City Council, noise, lighting, signing and other such operational concerns of a development shall not negatively impact the abutting and neighboring residential uses.

THE PARKING WILL BE EVALUATED FOR THE ALTERED USES AND SUFFICIENT PARKING WILL BE ESTABLISHED.

3. Off-street parking and off-street loading shall be provided as specified by the applicable Zoning Ordinance provisions.

PRIMARY UTILITY FEEDS WILL NOT BE ALTERED AND ARE DEEMED SUFFICIENT FOR THE PROJECT. STORM WATER WILL BE EVALUATED PER THE WATERSHED DISTRICT REQUIREMENTS.

THE BUILDING EXTERIOR WILL BE RENOVATED TO ALLOW FOR REPLACEMENT OF DEGRADED AND HAZARDOUS SUBSTRATES WITHIN THE EXTERIOR WALL ASSEMBLY. THIS WILL FORCE REPLACEMENT OF ALL EXTERIOR CLADDING AND WINDOWS. ALL NEW WORK WILL BE RESIDENTIAL IN CHARACTER, BUT WITH UPGRADED QUALITY AND DESIGN FEATURES TYPICAL OF THIS DEVELOPER'S PROJECTS. PRIMARY BUILDING ELEMENTS AND MASSING WILL REMAIN. NEW ELEMENTS WILL REINFORCE THE NEW DESIGN STYLE BEING PROPOSED.

TRASH ENCLOSURE, SCREENING OF GROUND-MOUNTED EQUIPMENT WILL BE MODIFIED AND INTEGRATED INTO THE DESIGN TO RETAIN THE RESIDENTIAL CHARACTER.

THE GOAL IS TO MINIMIZE WHAT MUST BE REVIEWED VIA A PUD AMENDMENT PROCESS AND MAXIMIZE WHAT CAN BE REVIEWED ADMINISTRATIVELY IN ORDER TO ACCELERATE CONSTRUCTION ACTIVITIES TO THE GREATEST EXTENT POSSIBLE.

THE BUILDING HEIGHT WILL NOT BE INCREASED. PRIMARY ROOF LINES WILL REMAIN THE SAME.

THE FLOOR AREA OF UNITS WILL REMAIN THE SAME IN MOST CASES. SELECT UNITS WILL BE MODIFIED TO SPLIT DOUBLE UNITS INTO SINGLE-OCCUPANCY UNITS AND EFFICIENCY UNITS WHICH ARE COMMON TO THE MARKET TODAY, NECESSARY TO MEET THE NEEDS OF SELECT INDIVIDUALS.

STORM WATER WILL BE EVALUATED PER THE WATERSHED DISTRICT REQUIREMENTS.

AS PREVIOUSLY MENTIONED, THE GOAL IS TO MAXIMIZE THE CITY'S ABILITY TO APPROVE ITEMS ADMINISTRATIVELY, LIMITING PUBLIC HEARING PROCESSES TO ONLY THOSE ITEMS THAT ARE WHOLELY NEW TO THE SITE. **ITEMS THAT ARE NEW EXPRESSIONS OF THE SAME FEATURES SHOULD BE CONSIDERED ADMINISTRATIVELY WHERE POSSIBLE.**

4. Utility service and storm drainage shall be in compliance with the systems and specifications directed by the City Engineer.

5. The physical design character of any development shall be reflective of a residential use, and the commercial features of such development (i.e., parking, trash removal, etc.) shall be minimized to the extent possible through architectural and landscape measures, subject to the approval of the City.

6. The massing, size, height and architectural character of any structure shall be consistent with structures on nearby properties.

(9) The design of the structure shall be consistent with the Building Plans and elevations as indicated in Plan F. Building materials for the structure are specified as follows:

- (a) Asphalt shingles referred to as Weathered Wood Horizon.
- (b) Vinyl siding referred to as commercial grade quality "Champagne".
- (c) The entire front facade of the main building in a brick referred to as Avondale Colonial Texture manufactured by Jenkins Brick Company, Montgomery, Alabama.

(10) The building height of the structure shall be 35 feet in three stories in conformance with the requirements for Planned Unit Developments in Section 801.33 of the Wayzata Zoning Ordinance and shall not exceed a height of 45 feet to the roof peak as measured from the finished elevation of the sidewalk on the south elevation of the proposed structure.

(11) The PUD shall allow the floor area per dwelling unit to be less than what is allowed in Section 801.19.7 of the Wayzata Zoning Ordinance as indicated in the building plans and elevations found in Plan F.

(12) Written approval by the Minnehaha Creek Watershed District of the final grading, drainage, and storm water plans must be obtained and evidence thereof provided to the City before issuance of the building permit.

(13) Any further development, construction of new improvements not strictly in accordance with this Contract or other changes or modifications of existing improvements which, in the opinion of City differ from what has been approved pursuant to this Contract shall require and be subject to the processing of a new

PUD application and receipt of appropriate City approvals. No issuance of such approvals are intended or implied at this time by the City.

(14) All use, development, construction and operation requirements and standards of the PUD District, as specified in Section 801.33 of the Wayzata Zoning Ordinance, shall apply to and regulate the Property in all respects.

5. Public Improvements - Developer. The Developer shall install and pay for the following:

A. Water and Sanitary Sewer Connections. These improvements shall be installed in accordance with water and sewer permits issued by the City and with City standards, ordinances and plans and specifications approved by the City Engineer.

The Developer shall pay a sanitary sewer and water connection charge based on the Metropolitan Waste Control Commission ("MWCC") SAC rates as determined by MWCC. The Developer shall be responsible for any increase in the fees due at the time of paying the fees to the Commission, and the fees may change to reflect the SAC rate in effect at the time the building permit is issued and the fee paid. The fees are calculated as follows, based upon existing rates:

To City:

Water	\$1500.00	Per sewer availability charge unit
Sanitary Sewer	\$ 350.00	Per sewer availability charge unit

To MWCC:

SAC Charge	\$ 750.00	Per sewer availability charge unit
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The number of sewer availability charge units in the project shall be determined pursuant to regulations and procedures of the MWCC.

Upon completion of the work and construction required by this Contract, the public improvements lying within public easements shall become City property without further notice or action.

B. Boulevard Trees. Developer shall provide to the City \$6,000.00 to be included in the letter of credit or payment and performance bond as indicated in Section 10 for installation of ten (10) four (4) inch diameter boulevard trees to be planted thirty (30) feet on center on the north side of Wayzata Boulevard as indicated on the Landscape Plan, noted as Plan B. The tree variety shall be chosen by the City in accordance with boulevard tree plantings on Wayzata Boulevard.

LANDSCAPING REFERENCED HERE IS MATURE AND WILL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE. THE DEVELOPER TYPICALLY PROVIDES AND MAINTAINS LANDSCAPES THAT EXCEED CITY MINIMUM REQUIREMENTS, PROVIDING AN AMENITY TO THE RESIDENTS AND THE COMMUNITY AT LARGE. THE SAME IS PROPOSED IN THIS CASE. THE DEVELOPER IS PROPOSING ENHANCED WALKING PATHS, REFRESHING OF EXISTING PLANTINGS, THE ADDITION OF NEW PLANTINGS AND SCREENING, AS WELL AS SITE AMENITIES SUCH AS A CABANA, OUTDOOR DINING AREAS AND PATIOS, AND A NEW PORTE COCHERE.

THE WATER MAIN WILL BE UNALTERED.

C. Water Main. The Developer shall install in accordance with Plan H, a 10 inch water main along the north side of Wayzata Boulevard. The costs of said water main improvement shall be the sole responsibility of the Developer.

D. Public Improvements. Developer shall be solely responsible for completing all other public improvements, at its cost, that are required to complete the Development Project.

6. Private Improvements - Developer. The Developer shall install in accordance with City Ordinances and standards and pay for the following:

A. General:

- (1) Site Grading and Drainage per Plan D.
- (2) Surveying and Staking
- (3) Gas, Electric and Phone Utilities
- (4) Landscaping per Plan B.

All improvements shall be subject to applicable City codes and inspections.

EROSION CONTROL MEASURES WILL BE EMPLOYED
BASED ON CURRENT STANDARDS AS DICTATED BY THE
WATERSHED DISTRICT AND THE CITY.

B. Erosion Control. After the site is rough graded, erosion control measures (as provided in Plan E shall be immediately implemented by Developer and then inspected and approved by the City or by the Minnehaha Creek Watershed District. The City and/or Minnehaha Creek Watershed District may impose additional erosion control requirements. All areas disturbed by the excavation and backfilling operations with the exception of those areas to be covered by an impervious surface or built upon, shall be reseeded immediately (weather permitting) after the completion of the work in such area. Except as otherwise provided in the erosion control plan, seed shall be rye grass or other fast growing seed suitable to the existing soil to provide a temporary ground cover as rapidly as possible. All seeded areas shall be mulched and disc anchored as necessary for seed retention. The parties recognize that time is of the essence in controlling erosion. If the development does not comply with the erosion control plan and schedule, or supplementary instructions received from the City or the Minnehaha Creek Watershed District, the City may cause its agents to enter the Property and take appropriate erosion control actions, at Developer's expense. Except in emergency situations, the City shall notify Developer in advance of taking any such action and shall provide the Developer a reasonable opportunity to cure any default not to exceed thirty days. If the Developer does not reimburse the City for any cost the City incurred for such work within thirty (30) days, the City may draw down the letter of credit or payment and performance bond to apply any such costs. No development will be allowed and no building or occupancy permits will be issued unless the development is in full compliance with the erosion control requirements.

LANDSCAPING REFERENCED HERE IS MATURE AND WILL BE PROTECTED TO THE GREATEST EXTENT POSSIBLE. THE DEVELOPER TYPICALLY PROVIDES AND MAINTAIN LANDSCAPES THAT EXCEED CITY MINIMUM REQUIREMENTS, PROVIDING AN AMENITY TO THE RESIDENTS AND THE COMMUNITY AT LARGE. THE SAME IS PROPOSED IN THIS CASE. THE DEVELOPER IS PROPOSING ENHANCED WALKING PATHS, REFRESHING OF EXISTING PLANTINGS, THE ADDITION OF NEW PLANTINGS AND SCREENING, AS WELL AS SITE AMENITIES SUCH AS A CABANA, OUTDOOR DINING AREAS AND PATIOS, AND A NEW PORTE COCHERE. A SECURITY DEPOSIT CAN BE INCLUDED IF WARRANTED.

C. Landscaping. The site shall be landscaped in accordance with the plans and specifications on file with the City and identified in Plan B. The Developer shall provide sufficient security and performance guarantees (as described in Section 10), to assure compliance and implementation of said landscape improvements. Weather permitting, all landscaping for the Development Project shall be installed prior to the issuance of a final certificate of occupancy for the Development.

Developer shall provide, in the sole discretion of the City Engineer, evergreen tree screening to the property at 120 South Westwood Lane at such time as the ingress/egress road for the elderly housing facility is constructed if an issue with headlight interference is determined. The plantings shall be limited to a maximum of three (3), eight (8) foot spruce trees to be provided and planted by the Developer with the placement to be determined by the property owner at 120 South Westwood Lane.

Developer shall plant an experimental section of perennial ivy to cover a minimum of a twelve (12) foot by twelve (12) foot section of the east side of the proposed senior care alternative facility. The Developer is in no way obligated by this agreement to plant the ivy over the entire structure, but that option is at the Developer's discretion.

EXISTING SIGNAGE WILL BE MODIFIED TO EXPRESS THE BRANDING OF THE NEW OPERATOR. NO NEW BUILDING OR SITE SIGNAGE IS EXPECTED.

D. Signage. One identification sign shall be placed at the driveway entrance as indicated in Plan A. Said signage shall be constructed consistent with the Signage Plan indicated in Plan C.

EXISTING PARKING LOT LIGHTING WILL BE MODIFIED PER THE NEW PARKING AND DRIVE LANE CONFIGURATIONS, EMPLOYING LED FIXTURES MEETING ALL ORDINANCE REQUIREMENTS.

E. Lighting. Parking lot and building lighting shall be consistent with the Lighting Plan indicated in Plan G. Said lighting should not exceed a level of one (1) foot candle at any of the property lines.

WHILE A NEW TRASH COLLECTION AREA IS PROPOSED, IT IS EXPECTED THE NEW ENCLOSURE WILL BE REFLECTIVE OF THE DESIGN AESTHETIC OF THE BUILDING AND WILL BE INTEGRATED INTO THE BUILDING AND SITE.

F. Trash Storage and Removal. Trash storage as indicated in Plan B, shall be enclosed in a fully screened area in conformance with Section 801.17.7 of the Zoning Ordinance. The required screening fence shall be constructed of brick materials as specified for the primary structure in Section 4.B.9.

G. Cleanup. Prior to issuance of a certificate of occupancy, the Developer shall remove from the Property any excess soil, earth or debris resulting from construction work by the Developer or its agents or assigns as directed by the City.

STORM WATER DISCHARGE RATES WILL BE EVALUATED UNDER CURRENT STANDARDS AND IN ACCORDANCE WITH THE WATERSHED DISTRICT PROCESS.

H. Storm Sewer. The Developer warrants that it is not increasing the surface storm drainage discharge rate onto adjacent properties more than what is now occurring as a result of the construction contemplated by this Contract. Surface storm drainage will flow as indicated in the Grading and Drainage Plan attached as Plan D.

I. Additional Improvements. Developer shall be responsible, at its sole expense, for completion of all other private improvements required to complete the Development Project.

7. Public Improvements - City. None.

NO CHANGE

8. Snow Removal. The Developer shall be responsible for the plowing and removal of snow from the parking areas, driveways, and sidewalks within the Property and all associated costs. Snow piles shall not be allowed to occupy parking spaces, in order to insure that the required number of spaces are available at all times during the year. Excess snow will be promptly removed from the Property so that snow or snow piles do not constitute an obstruction to emergency service vehicles. "Promptly" shall mean no later than twenty-four (24) hours after the end of the last snow fall.

9. Warranty. The Developer warrants all work required to be performed by it herein against poor material and faulty workmanship for a period of one (1) year after substantial completion as certified by the Developer's engineer. Any repairs or replacements shall be warranted for twelve (12) months from the time of planting, construction or installation. All trees, grass, and sod, shall be warranted to be alive, of good quality and disease free for twenty-four (24) months after planting. Developer further warrants that no changes in the structure or form of the improvements to the Property visible from outside the boundaries to the Property shown on the Plans shall be made unless this Contract is amended by both parties.

10. Security. The Developer shall furnish the City with an irrevocable letter of credit or payment and performance bond for \$(125% of estimated cost) due at the time of issuance of the building permit. The amount of security shall include, but not be limited to the cost, as estimated by City staff, of all public and private improvements as listed under Section 5 and Section 6.A-H. The amount of security shall be subject to approval by the City Manager at the time of issuance of the building permit and will be adjusted to reflect project costs at that time. The bank and form of the letter of credit or payment and performance bond shall be subject to the approval of the City Manager. The letter of credit or payment and performance bond shall be in force until all obligations under this Development Contract have been satisfied to the satisfaction of the City Manager. The letter of credit or payment and performance bond shall secure compliance with the terms of this Contract and all financial obligations of the Developer under it. The City may draw down the letter of credit or payment and performance bond, with five (5) business days notice, for any violation of the terms of this Contract, or to reimburse itself for costs incurred in performing obligations Developer has defaulted

on, or to pay outstanding, past due costs Developer has incurred under this Contract, provided, however, that the City shall not call such letter or other security, if within such notice period, Developer commences and diligently pursues to completion such cure in a manner satisfactory to the City. The City shall not call the letter of credit or payment and performance bond to pay past due costs incurred by the Developer under this Contract if Developer posts adequate additional security and diligently contest the claims represented by such past due costs. With City approval, the letter of credit or payment and performance bond may be reduced from time to time as obligations of Developer under this Contract secured by such letter of credit or payment and performance bond are satisfied. The amount of such reduction shall equal the lesser of the cost or value of the obligation satisfied.

11. License. The Developer hereby grants the City, its agents, employees, officers and contractors a license to enter the Property to perform all necessary work and/or inspections deemed appropriate by the City, provided that the City shall take no actions on the Property to cure Developer's default without first providing the notice and cure rights provided by Section 13.B hereof. The license shall not expire and may not be terminated until after all the public improvements required by the Development Contract have been installed by Developer and inspected and accepted by the City.

12. Responsibility for Costs.

A. Except as otherwise specified herein, the Developer shall pay all costs incurred by it or the City in conjunction with the Development Project itself, including but not limited to Minnehaha Creek Watershed District charges, legal, planning, engineering and inspection expenses incurred in connection with approval and acceptance of the Development Project, the preparation of this Contract and all costs and expenses incurred by the City in monitoring and inspecting the progress of the Development Project.

B. The Developer shall hold the City and its officers, employees and agents harmless from claims made by itself and third parties for damages sustained or costs incurred resulting from development approval, construction and operation, except for such damages or costs resulting from the gross negligence, intentional misconduct or intentional violation of this Contract by the City. Except as limited by the preceding sentence, the Developer shall indemnify the City and its officers and employees for all costs, damages or expenses which the City may pay or incur in consequence of such claims, including attorney and other consulting fees.

C. The Developer shall reimburse the City for reasonable costs incurred in the enforcement of this Contract, including engineering, building official, planning and attorney's fees.

NO CHANGE

D. The Developer shall pay in full all bills submitted to it by the City for obligations properly incurred under this Contract within thirty (30) days after receipt. If the bills are not paid on time, the City may halt all development work and construction until the bills are paid in full, and may draw on the letter of credit or other collateral to discharge such obligations. Bills not paid within thirty (30) days shall accrue interest at the rate of 8% per year.

13. Events of Default.

A. Events of Default Defined. The following shall be "Events of Default" under this Contract:

(1) Failure by the Developer to pay when due amounts required to be paid under any provision of this Contract.

(2) Failure by the Developer to observe and substantially perform any covenant, condition, obligations on its part to be observed or performed hereunder.

(3) Failure by the Developer to comply with any County, Metropolitan, State and Federal laws and regulations or violations of the Development Project or by the Developer of City Subdivision Ordinances, City Zoning Ordinances and environmental regulations.

B. Remedies of Default. Whenever any Event of Default occurs and the Developer fails to cure such default within (i) five (5) days after notice of a monetary default by the City; or (ii) thirty (30) days after notice by the City of a non-monetary default; or (iii) in the case of an emergency, such shorter period of time as may be reasonable under all of the circumstances, then the City may, in addition to any other remedies or rights available to the City at law or equity, and those specifically given the City under this Contract, or its Ordinances, take any one or more of the following actions:

(1) Perform or hire a third party to perform for the account of the Developer any obligation of the Developer. The Developer shall promptly reimburse the City for any expense incurred by the City. This Contract is a license for the City to act, and it shall not be necessary for the City to seek a Court order for permission to enter the Property or act in accordance with this Contract. When the City does any work, the City may, in addition to its other remedies, assess the cost in whole or in part against the Property, and the Property shall be deemed to have benefitted from the work in the amount expended by the City to perform such work.

(2) Withhold approval of any permit with respect to the Property and plat, including building permits for the Property.

(3) Draw on the letter of credit, or payment and performance bond deposited with the city to pay for the cure of the default.

(4) Require the Developer to discontinue work on the Property until such time as the Event of Default has been cured.

(5) Assess against the Property any costs incurred by the City and not theretofore reimbursed by the Developer, and the Property shall be deemed to have benefitted in the amount and to the extent of such costs.

(6) Cancel and terminate the Planned Unit Development Permit, the occupancy permit and any conditional use permits granted to the Developer pursuant to this Contract.

14. Conformance with Laws. The Developer shall comply with the terms of this Contract and all local, state and federal laws and regulations applicable to the development and property.

The Developer represents to the City that to the best of its knowledge, that the development is not of "metropolitan significance" and that an environmental impact statement is not required. If the City or another governmental entity or agency determines that such a review is needed, however, the Developer shall prepare it in compliance with legal requirements so issued from said agency. The Developer shall reimburse the City for all expenses, including staff time and attorney's fees, that the City necessarily incurs in assisting in the preparation of the review.

15. Miscellaneous.

A. The Developer represents to the City that the Development Project complies with all county, metropolitan, state and federal laws and regulations, and that Developer has no knowledge of any violations by the Development Project or Developer of City Subdivision Ordinances, City Zoning Ordinances, and environmental regulations. If the City determines that the Development Project does not comply, the City may, at its option, refuse to allow construction or preliminary work in the development until the Developer does comply. Upon the City's demand, the Developer shall cease work until there is compliance.

B. Only the Developer shall have recourse against the City under this Contract.

C. If any portion, section, subsection, sentence, clause, paragraph, or phrase of this Contract is for any reason held invalid, such decision shall not affect the validity of the remaining portions of this Contract.

D. If building permits are issued prior to the completion and acceptance of public improvements, the Developer assumes all liability and costs resulting from delays in completion of public improvements and damage to public improvements caused by the City, Developer, its contractors, sub-contractors, employees, agents or third parties. No one may occupy a building for which a building permit is issued on either a temporarily or permanent basis until all streets needed for access have been reconstructed as required by the City Engineer and Hennepin County and all other public and private improvements which serve such building have been completed, and City occupancy certificates have been issued.

E. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Contract. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. No building permit or certificate of occupancy shall be issued which conflicts with the requirements of this Contract, and any such permit or certificate which does so conflict shall be void. The City's failure to promptly take legal action to enforce this Contract shall not be a waiver or release.

F. Developer and its assignees are liable under this Contract. The Developer may not assign this Contract without written consent of the City Council and public notice to property owners within three hundred fifty (350) feet of the property prior to issuance of the Certificate of Completion described below. This Contract shall run with the land and may be recorded against the title to the Property. After the Developer has completed the work required of it under this Contract, at the Developer's request, the City will execute and deliver to the Developer a Certificate of Completion in recordable form evidencing performance by Developer of its obligations hereunder, subject to:

(1) Any representation or warranties which may be in effect subsequent to the date of completion, and

(2) The Developer's obligations to retain the improvements in the form described by the plans referenced herein.

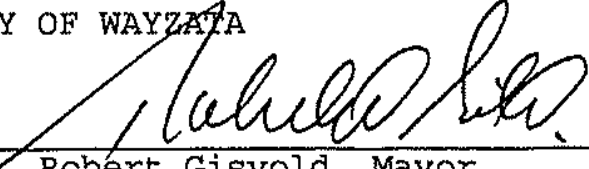
Any obligations imposed by this Contract not certified as having been satisfied in such Certificate of Completion, and all warranties and representations of the Developer, shall remain the on-going obligation of the Developer and its successors and assigns.

G. Each right, power or remedy herein conferred upon either party is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to such party at law or inequity, or under another agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such

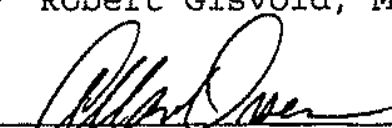
order as may be deemed expedient to the party having such right, power and remedy and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.

16. Notices. Required notices to the Developer shall be in writing, and shall be mailed to the Developer by certified mail, at the following address: P.O. Box 251, Wayzata, Minnesota 55391. Notices to the City shall be in writing and shall be mailed to the City by certified mail at the following address: Wayzata City Hall, 600 Rice Street, Wayzata, Minnesota 55391, Attention: City Manager.

CITY OF WAYZATA

By: 

Robert Gisvold, Mayor

By: 

Allan Orsen, City Manager

MERIDIAN MANOR LIMITED PARTNERSHIP
By Meridian Manor, Inc., Its General
Partner

By: 

Gerald A. Fenstad, President

STATE OF MINNESOTA) SS
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 26th day of August, 1993, by Robert Gisvold, Mayor, and by Allan Orsen, City Manager, of the City of Wayzata, a Minnesota Municipal Corporation, on behalf of the corporation.

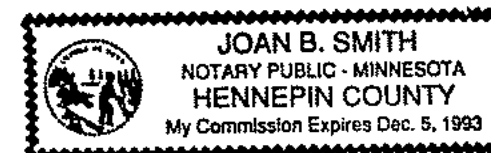
Don B. Smith
Notary Public



STATE OF MINNESOTA)) SS
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 24th day of August, 1993, by Gerald A. Fenstad, President of Meridian Manor Inc., the General Partner of Meridian Manor Limited Partnership, a Minnesota limited partnership, on behalf of the limited partnership.

Jan B. Smith
Notary Public



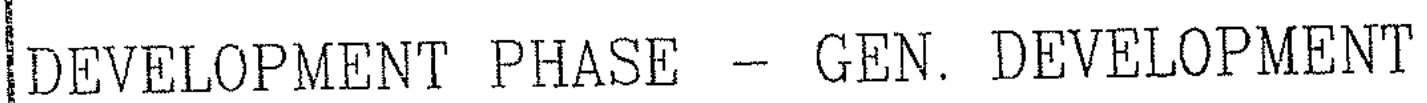
DRAFTED BY:

Gregory D. Soule
Best & Flanagan
4000 First Bank Place
601 Second Avenue South
Minneapolis, MN 55402

EXHIBIT A

LEGAL DESCRIPTION

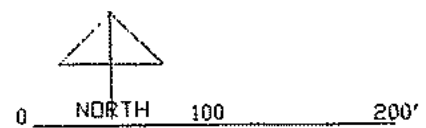
That part of the West 150 feet of Lot 58, Auditor's Subdivision Number 184 Hennepin County, Minnesota lying Southeasterly of the Southeasterly right of way line of State Highway No. 12 as shown by that certain Final Certificate filed June 8, 1973, as Document No. 1073214 in favor of the State of Minnesota according to the plat thereof on file or of record in the office of the Register of Deeds in and for said County, Hennepin County, Minnesota.



GERALD FENSTAD, DEVELOPER

Page 52 of 266

PRESERVATION
AKLA = 10000 20 FT.
PLUS / MINUS

[illegible]

DEVELOPMENT PHASE - PLANTING

MERIDIAN MANOR P.U.D.

ALTERNATIVE ADULT CARE PLAN B - LANDSCAPE PLAN (PAGE 1)

Meridian Manor 7/14/93 P.U.D. Planting

7/17/93 Update

LANDPLAN Inc.
Donald L. Hess, Jr.
Landscape Architect

TABULATION

EXISTING *

37

Spared as is - 19
Moved / Salvaged 3
Removed: 15
- to accommodate project 3
- Dutch Elm Disease - 6
- thinning - 2
- dead - 4

Preservation Area - 40,000 sq. ft (+ / -)

Thickets of:

Elm, disease infected
Sumac
Mulberry
Buckthorn tree / shrubs

Shade Garden - 12 - 15,000 sq. ft (+ / -)

Salvaged:

Spirea
Buckthorn
Hosta
Creeping Charley ground cover
Decorative Boulders
Wood Chip Mulch

Proposed:

Hosta Varieties
Pond
Fern Varieties
Annuals, i.e.: Impatiences

Elevated Tenant Gardens - 50 sq. ft (+ / -)

Lawn Areas - 53,000 sq. ft. (+ / -)

Gen. Planting, i.e.: Foundation & Beds - 4,000 sq. ft. (+ / -)



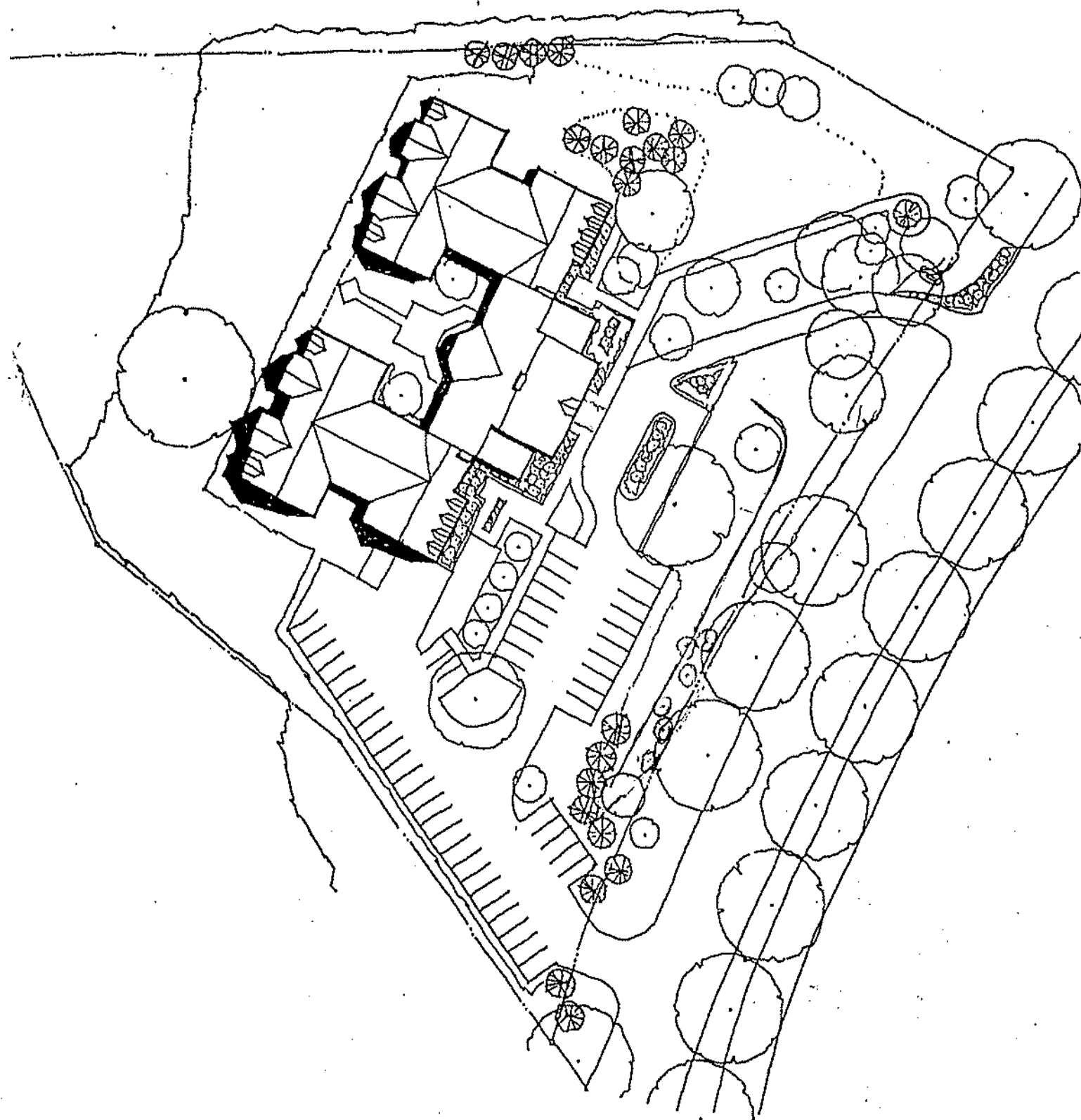
Gen. Tree Planting Additions:

- 25 @ 10 - 12' Spruce, B. & B.
- 6 @ 12 - 15' Buckthorn Trees, spade moved

Limitations:

1. Existing plants are determined to be those shown on the P.U.D.'s Registered Boundary and Topo Survey.
2. Proposed plants moved, destroyed, saved as is per 7/14/93 P.U.D. Development Plan as prepared or updated 7/17/93 by LANDPLAN Inc.,.
3. Developers replacement policy re: site salvaged materials:
 - A. Trees over 6" caliper will be replaced if required with B&B materials similar varieties at 6" caliper.
 - B. Trees under 6" cal. will be replaced if required with B&B materials similar varieties to match caliper tree replaced.
 - C. Specimen sized shrubs over 4' will be replaced with B&B material similar to that being replaced.
 - D. Salvaged shrubs under 4' will be replaced with B&B material similar to that being replaced.
4. Developer's policy per Nursery grown and provided materials in general plant beds and elevated gardens:
 - A. Incidental nursery grown perennials, trees and shrubs will be replaced by the provider per standard Minn. Nurseryman's Association policy.

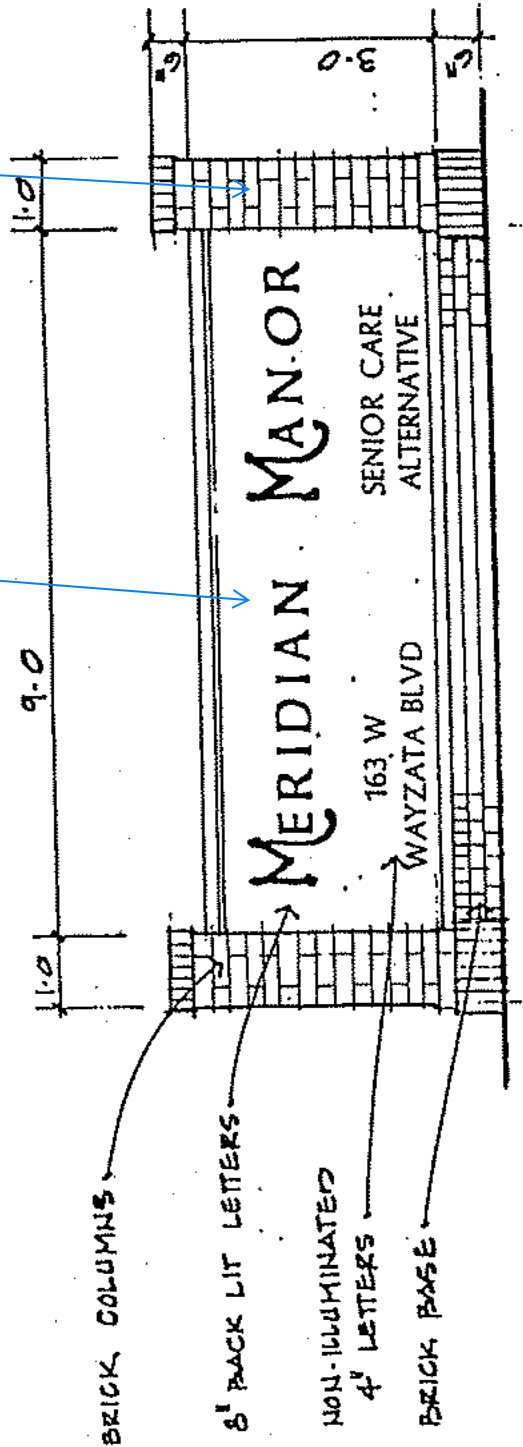




PLAN B - LANDSCAPE PLAN (PAGE 4)

MATERIALS ON SIGN MAY BE ALTERED TO MATCH THE NEW MASONRY MATERIALS ON THE BUILDING, EITHER BY REMOVAL AND REPLACEMENT OR BY OVERLAY.

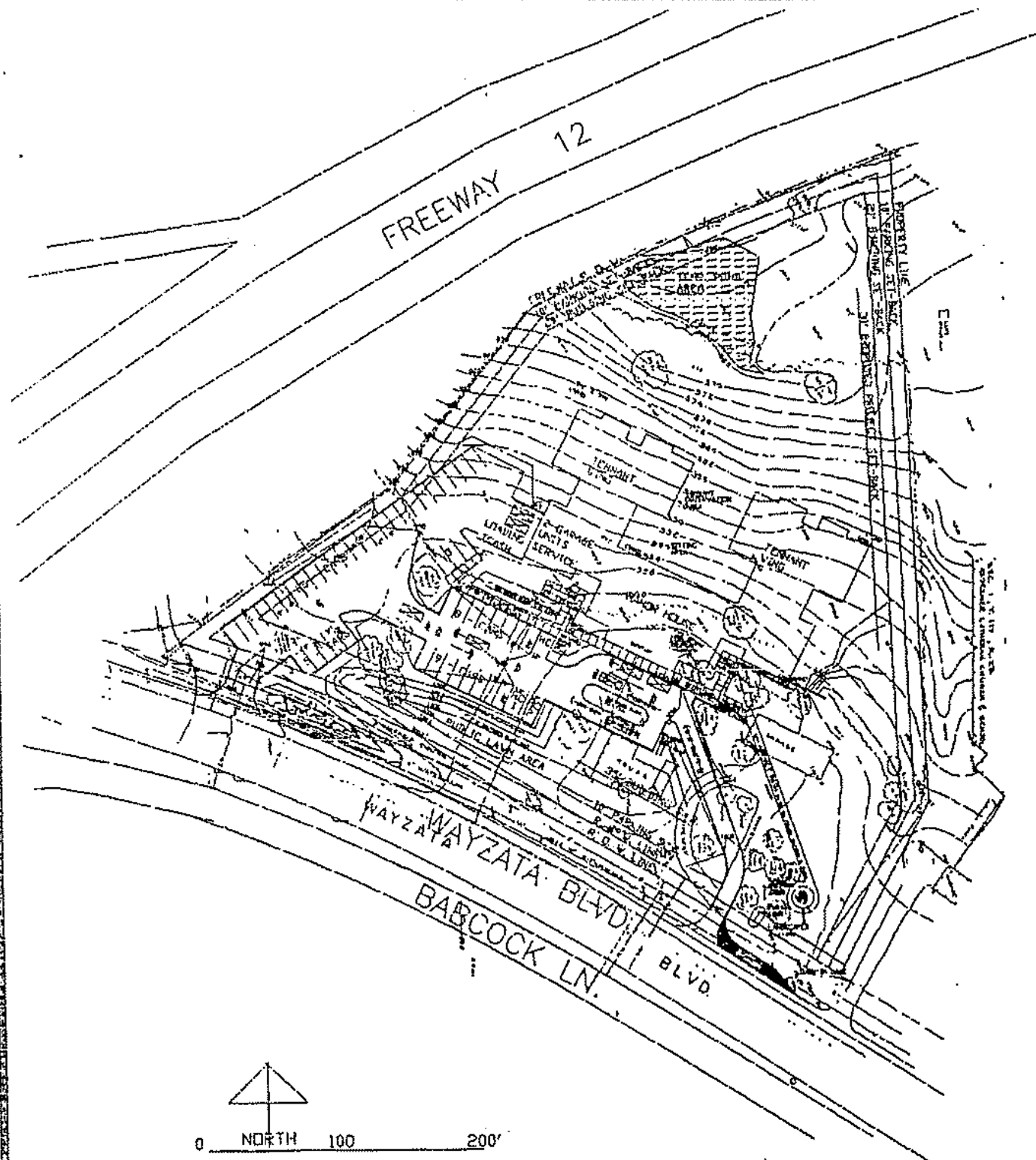
SIGN PANEL TO BE UPDATED PER BRAND STANDARDS OF NEW OPERATOR.



BUILDING SIGN

27 JULY 1993

PLAN C - SIGNING PLAN

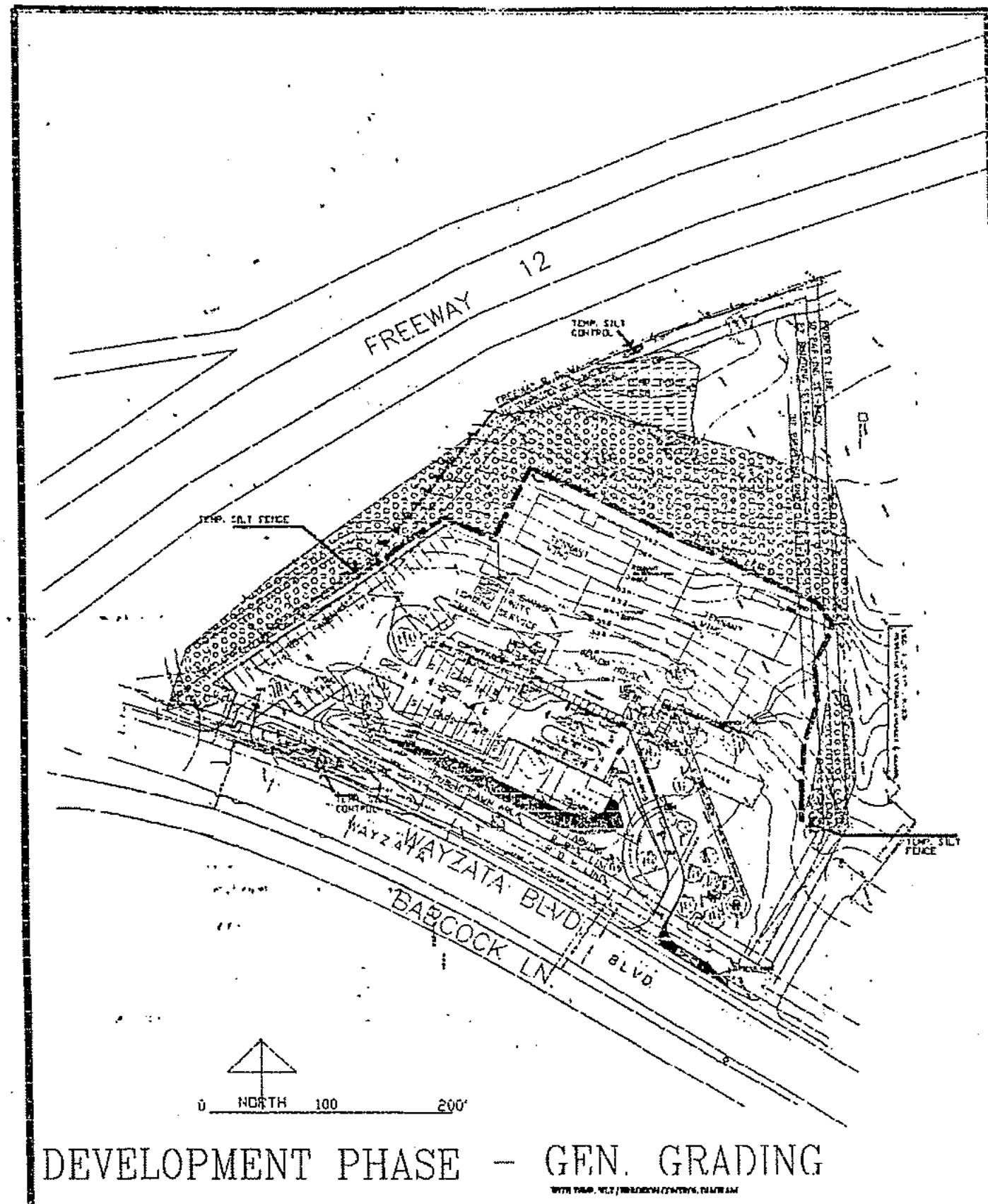


DEVELOPMENT PHASE - GEN. GRADING

MERIDIAN MANOR P.U.D. ALTERNATIVE ADULT CARE FACILITY

GERALD FENSTAD, DEVELOPER

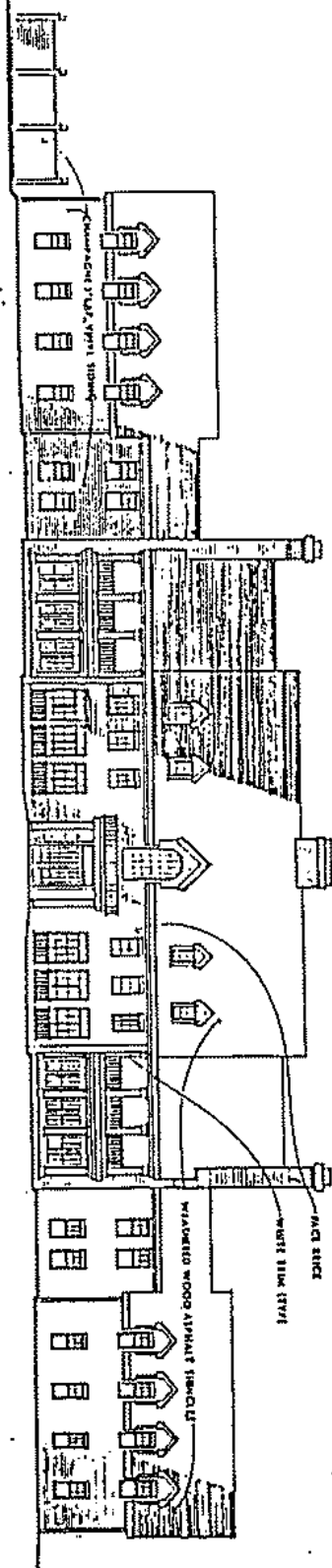
PLAN D - GRADING & DRAINAGE PLAN



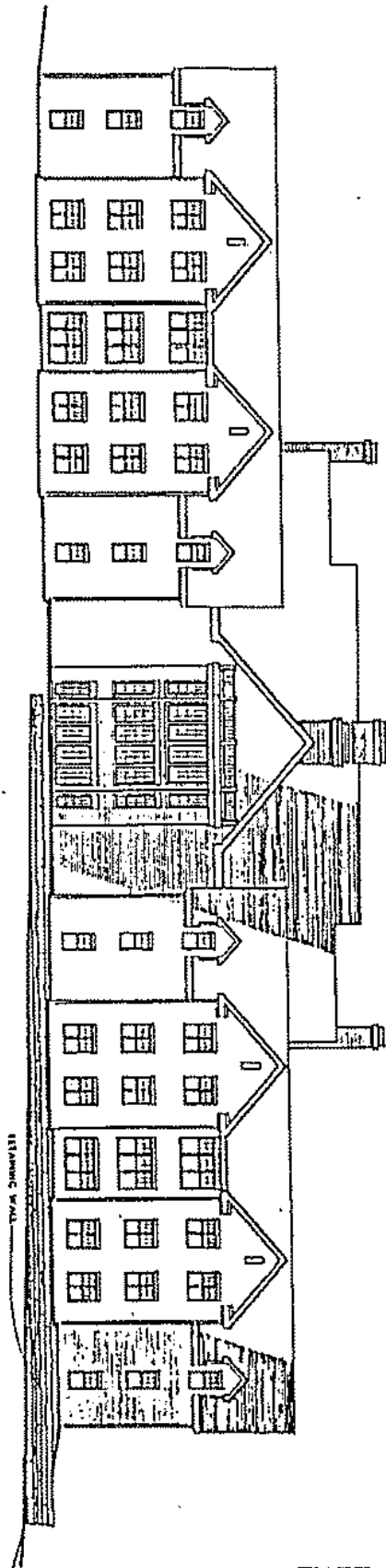
MERIDIAN MANOR P.U.D. ALTERNATIVE ADULT CARE FACILITY

GERALD FENSTAD, DEVELOPER
 3696 MILTON ST.
 SHOREVIEW, MN. 55126 490-9971

PLAN E - EROSION CONTROL PLAN



ENTRY ELEVATION SOUTH
SCALE 1/8" = 1'-0"

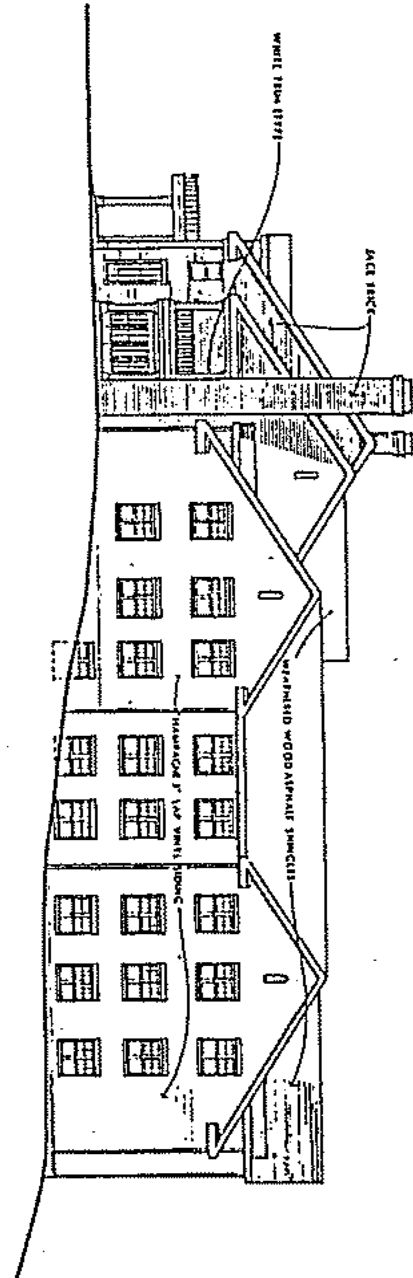


REAR ELEVATION NORTH
SCALE 1/8" = 1'-0"

AVOID EREX'S ARCHITECTS, INC.
530 First Avenue North
Minneapolis, Minnesota 55403
Telephone 621-228-5508

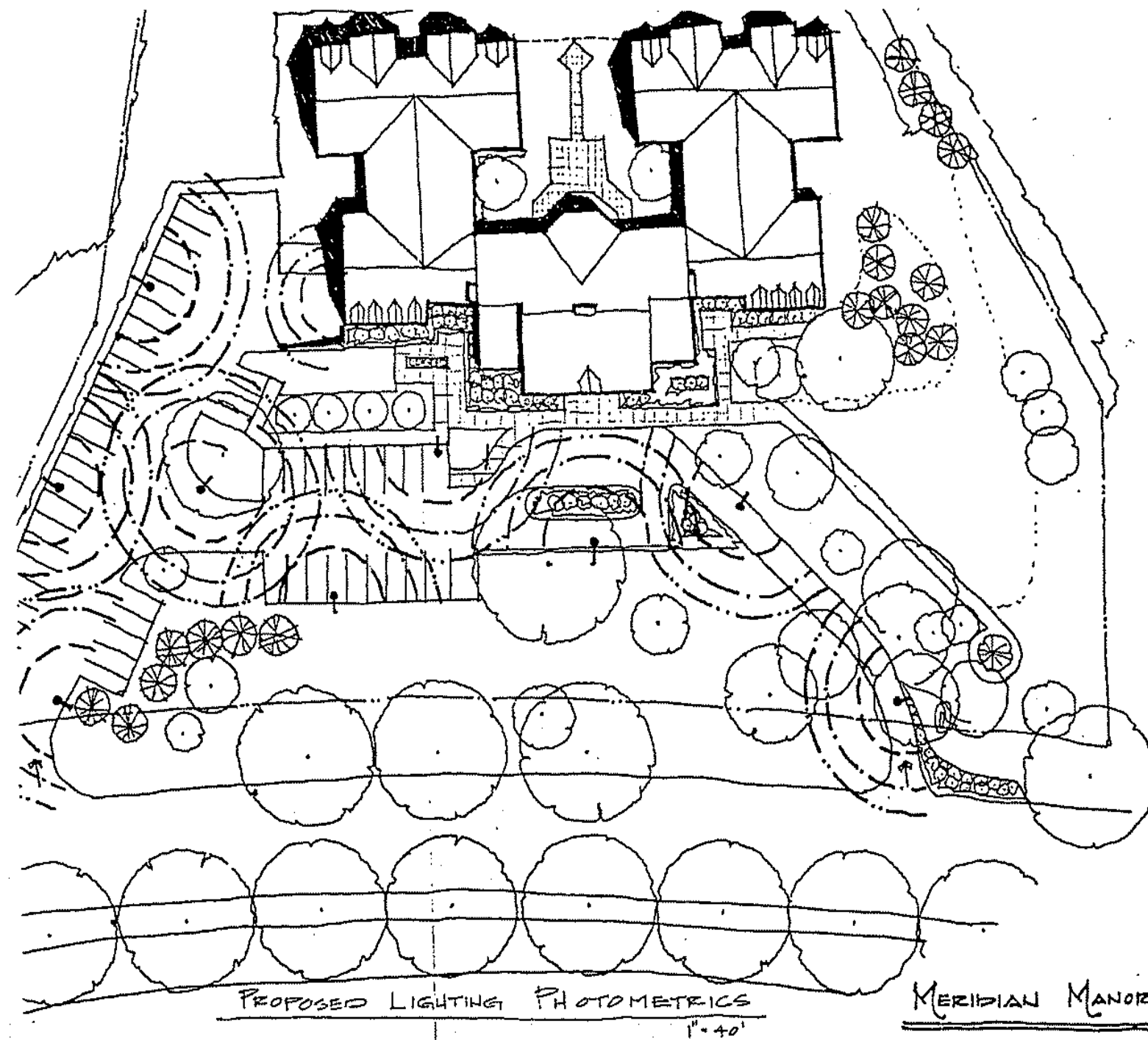
MINNEAPOLIS
530 First Avenue North
Minneapolis, Minnesota 55403
Telephone 621-228-5508

BY DATE 1978

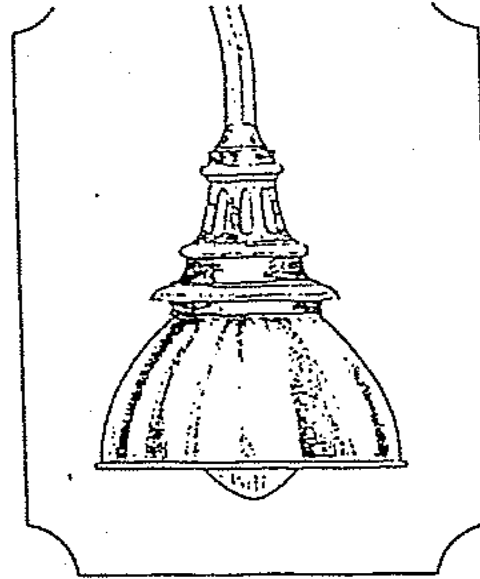


SIDE ELEVATION EAST - WEST SHOWN
SCALE: 1/8" = 1' 0"

ARCHITECT
ARTIE ELLIS ARCHITECTS, INC.
 530 First Avenue North
 Birmingham, Alabama 35203
 Telephone 412.239.1508
 Telefax 412.239.1509
 Teletype 412.239.1509
 Telex 412.239.1509
 E-mail: artie@artie.com
 Website: www.artie.com
 Copyright © 2008 Artie Ellis Architects, Inc.
 All rights reserved.



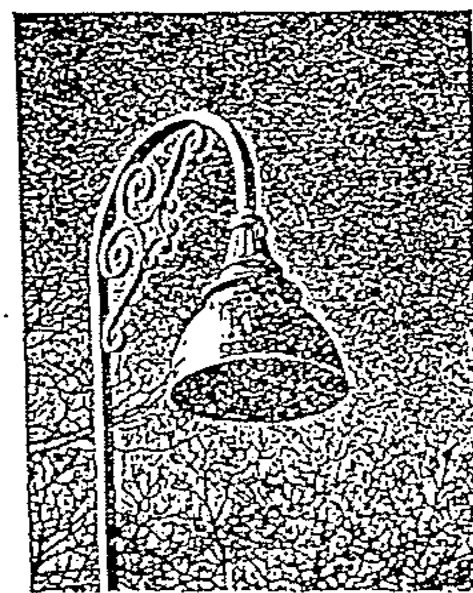
PLAN G - LIGHTING PLAN (PAGE 1)



LAKE BLUFF

1910/LII/508 Our Lake Bluff fixture has a unique cut-off shade design providing maximum down light. Unit is DOT approved for railroad stations. The shade is spun of heavy wall aluminum and the 508 fluted filter is cast with integral ballast. Our 1910 Acorn looks like the original glassware but is molded of super strong polycarbonate (Lexan) for years of durability. The fixture assembly scales 18"x28". See below for installation photos.

MV	100, 175 or 250 watts
HPS	70, 100 or 150 watts
MH	70, 100 or 175 watts



TKDA

ENGINEERS ARCHITECTS PLANNERS

TOLTZ, KING, DUVALL, ANDERSON
AND ASSOCIATES, INCORPORATED

1500 MERITOR TOWER
444 CEDAR STREET
SAINT PAUL, MINNESOTA 55101-2140
PHONE: 612/292-4400 FAX: 612/292-0063

MEMORANDUM

To: Dick Sobiech Reference: Water Delivery Capability
Copies To: Dan Fabian Meridian Manor & Wayzata Community Church
Wayzata, Minnesota
From: Tom Kirk T.K.
Date: July 7, 1993 Commission No. 9363-003

Using the computer model of the City's water distribution system, we have analyzed the available fire flows at the site of the proposed Meridian Manor development and at the Wayzata Community Church on Babcock Lane, west of Ferndale, in Wayzata.

Concurrent with peak day water use, the following fire flows are available without reducing residual pressures to less than 20 psi:

- A. With the existing system:
- | | |
|-----------------------------|-----------|
| At Wayzata Community Church | 1,700 GPM |
| At Meridian Manor | 750 GPM |
- B. With the installation of a parallel 8" diameter main along Wayzata Boulevard and Babcock Lane, west of Edgewood:
- | | |
|-----------------------------|-----------|
| At Wayzata Community Church | 2,400 GPM |
| At Meridian Manor | 1,750 GPM |
- C. With the installation of a parallel 10" main instead of an 8" main along Wayzata Boulevard and Babcock Lane, west of Edgewood:
- | | |
|-----------------------------|-----------|
| At Wayzata Community Church | 2,700 GPM |
| At Meridian Manor | 2,300 GPM |
- D. With the additional construction of the proposed 8" main from Babcock and Westwood Lanes to the north end of the Ferndale bridge across Hwy. 12:
- | | |
|-----------------------------|-----------|
| At Wayzata Community Church | 2,900 GPM |
| At Meridian Manor | 2,500 GPM |

It was not possible to obtain a 3,250 GPM fire flow at the church, nor at Meridian Manor, in order to satisfy the Fire Marshal's criteria, without adding the "Western Loop" proposed in our 1988 report, raising the elevated tank, or both.

Plan H.

30

6143607

31AUG9315:42 C6143607 SCD \$4.50
31AUG9315:42 C6143607 DDC \$30.00

OFFICE OF COUNTY RECORDER
HENNEPIN COUNTY, MINNESOTA

CERTIFIED FILED AND OR
RECORDED ON

1993 AUG 31 PM 3:42

AS DOCUMENT # 6143607

R. Don C. ... CO. RECORDER

BY *L. ...* DEPUTY

REC FEE

29-

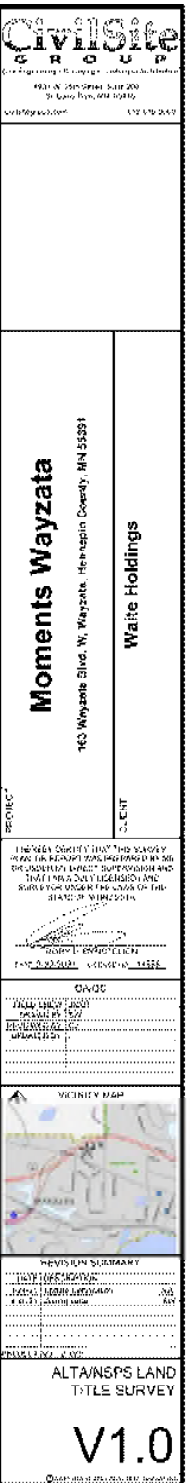
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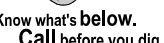
C0.0



MOMENTS WAYZATA

WAYZATA, MINNESOTA

ISSUED FOR: PERMIT SET

[illegible]

TITLE SHEET

C0.0

SITE LAYOUT NOTES:

- CONTRACTOR SHALL VERIFY LOCATIONS AND PROPOSED OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND LAYOUT PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS, CULVERTS AND RESURFACING, AND ALL OTHER LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LOCATION SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE/LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB, BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION, LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREPARED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, RAMPPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC, WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER LOCATION PAINT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE, TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADI ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL, OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE SUFFICIENT UNLESS OTHERWISE NOTED-SEE DETAIL SHEETS FOR PAVEMENT SPECIFICATIONS.
- ALL TREES THAT ARE TO BE REMOVED ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE GRP LINE. SEE LANDSCAPE DOCUMENTS.
- ALL EXISTING TREE LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL STATE ONE CALL 800-486-6363 OR 800-231-1169 FOR UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS DURING CONSTRUCTION AT NO COST TO THE OWNER.

SITE AREA TABLE:

SITE AREA CALCULATIONS				
	EXISTING CONDITION		PROPOSED CONDITION	
BUILDING COVERAGE	26,870 SF	15.1%	32,452 SF	18.2%
ALL PAVEMENTS	48,480 SF	27.2%	53,700 SF	30.1%
ALL NON-PAVEMENTS	102,845 SF	57.7%	92,041 SF	51.7%
TOTAL SITE AREA	178,195 SF	100.0%	178,195 SF	100.0%
IMPERVIOUS SURFACE				
EXISTING CONDITION	75,350 SF	42.3%		
PROPOSED CONDITION	86,152 SF	48.3%		
DIFFERENCE (EX. VS. PROP.)	10,802 SF	6.1%		

SITE PLAN LEGEND:

- SPECIALTY PAVEMENT (IF APPLICABLE):** PROVIDE BID FOR THE FOLLOWING OPTIONS. INCLUDE VARIATIONS OF BASE MATERIAL, AND OTHER NECESSARY COMPONENTS.
1. STAMPED & COLORED CONCRETE
 2. CONCRETE PAVERS
- MAKERS, COLORS, MODELS, & PATTERN TO BE INCLUDED IN SHOP DRAWING SUBMITTAL, PRIOR TO CONSTRUCTION.**
- PERVIOUS PAVEMENT (IF APPLICABLE):** - CONCRETE PAVER PERVIOUS SYSTEM. INCLUDE ALL BASE MATERIAL AND ASPHERTECHNICS AS SPECIFIED PER MANUFACTURER SPECIFICATIONS & INSTRUCTIONS. MAKE: BELGARD, OR EQUIVALENT. NAME: AQUASTONE, OR EQUIVALENT. COLOR: T.B.D. - PROVIDE SAMPLES, SHOP DRAWINGS & PRODUCT DATA REQUIRED PRIOR TO CONSTRUCTION.
- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE):** - SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE):** - SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE):** AS SPECIFIED (PAV OR WALK). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. SEE DETAIL.
- PROPERTY LINE**
- CONSTRUCTION LIMITS**
- CURB AND GUTTER-SEE NOTES (T Q) TIP OUT WHERE APPLICABLE-SEE PLAN**
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS**
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED**
- AC = ACCESSIBLE SIGN
 - NP = NO PARKING FIRE LINE
 - ST = STOP
 - CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ARROW (IF APPLICABLE) DO NOT PAINT.**

PARKING LOT STANDARDS

TYPE	SIZE	REMARKS
STANDARD SPACES	9'X11'	
COMPACT SPACES	NA	
ACCESSIBLE SPACES	9'X11'	INCLUDE 6'X11' LOADING ZONE SPACE
DRIVE AISLE	24'	

NOTE: MEASUREMENTS LISTED HERE ARE PROPOSED CONDITIONS AS SHOWN FOR REFERENCE ONLY, SEE SITE PLAN FOR OVERALL PARKING LOT LAYOUT

OPERATIONAL NOTES

TYPE	REMARKS
SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE AT OUTSIDE EDGES OF PARKING LOT. WHEN THESE AREAS ARE FULL, SNOW REMOVAL COMPANY WILL REMOVE TO OUTSIDE LOCATION
TRASH REMOVAL	TRASH SHALL BE COLLECTED IN INTERIOR COLLECTION AREA AND STAGED OUTSIDE, WHEN DESIGNATED. ON DAY OF PICK-UP, TRASHING PERSONNEL TO BE STAGED BY COMMERCIAL REFUSE AND RECYCLING Hauling COMPANY.
DELIVERIES	DELIVERIES SHALL OCCUR MAIN ENTRANCE. ALL TRUCKS TO BE STAGED BY COMMERCIAL DELIVERY VEHICLES UPS, FED EX, USPS, MOVE-IN/OUT OPERATIONS MAY BE STAGED AT OTHER EDGES LOCUS WITH LOGISTICS AND OPERATIONS ORIGINATED BY BUILDING STAFF, INCLUDING TRAFFIC CONTROL, AS REQUIRED.

811
Know what's below.
Call before you dig.



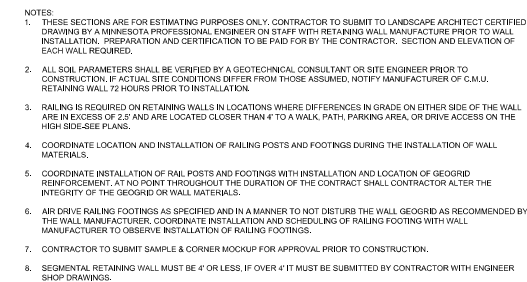
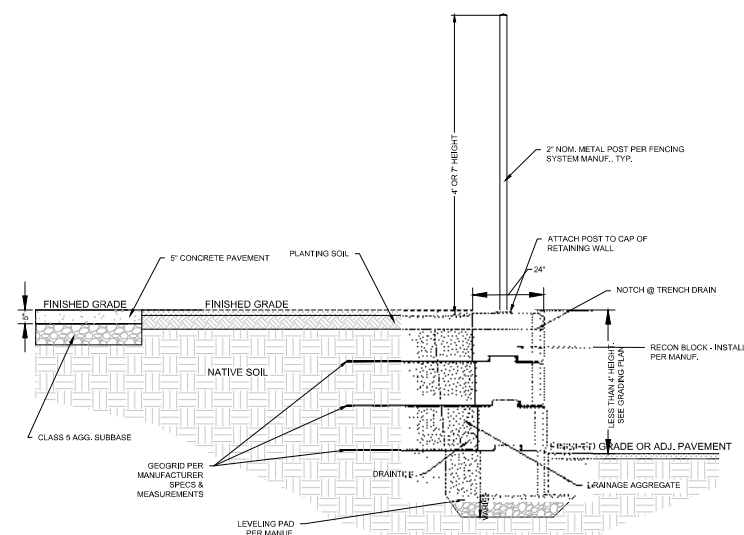
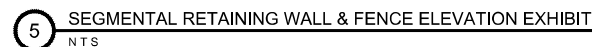
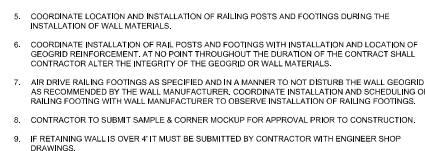
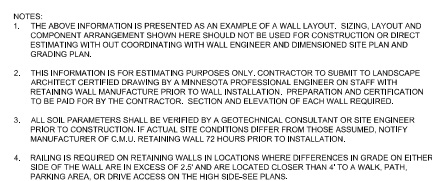
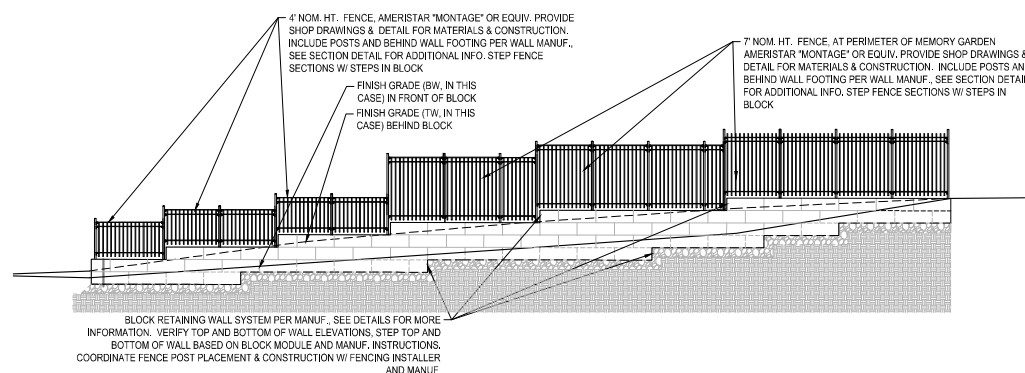
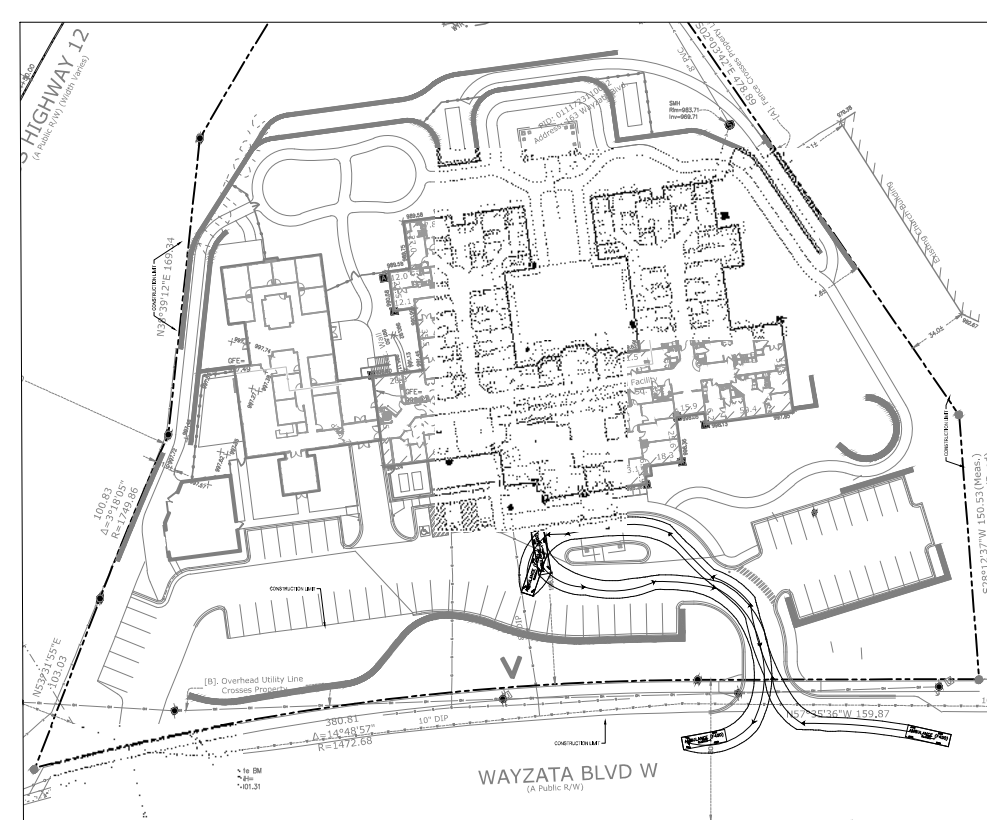
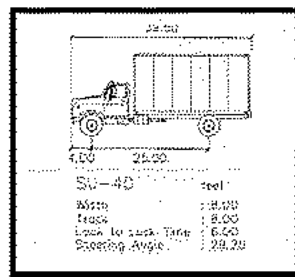
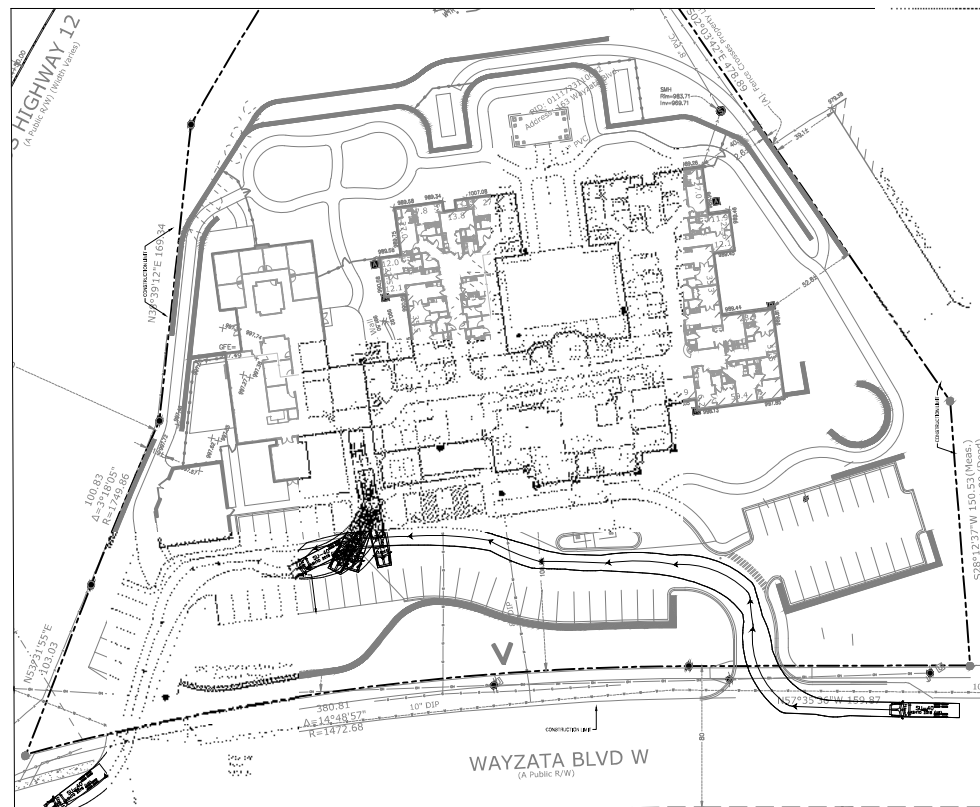
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HIGHWAY 12
(A Public R/W) (Width Varies)

CITY OF WAYZATA SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

WAYZATA BLVD W
(A Public R/W)



MOMENTS OF WAYZATA

1163 WAYZATA BLVD. WAYZATA, MN 55391

WAITE HOLDINGS
7900 EXCELSIOR BLVD., SUITE 105G, HOPKINS, MN 55343

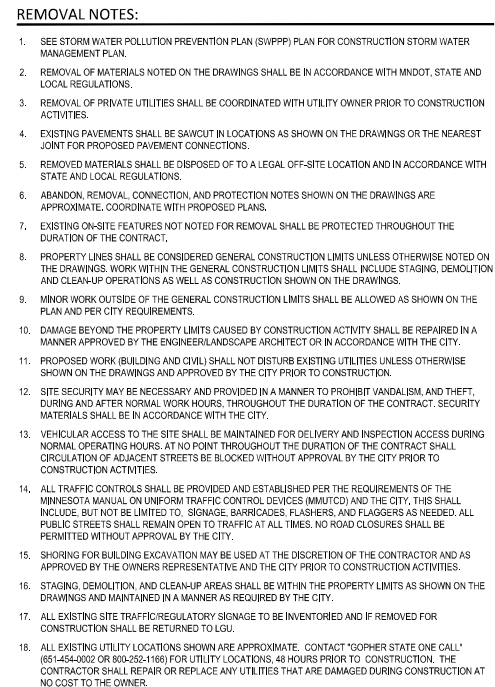
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.


Patrick J. Sarver
DATE 07/15/21 LICENSE NO. 24904

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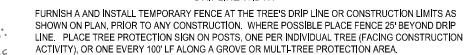
TURNING MOVEMENTS DIAGRAMS

C2.1



1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES



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EROSION CONTROL NOTES:
SEE SWPPP ON SHEETS SW1.0 - SW1.5

- | 1125 | EX. 1' CONTOUR ELEVATION INTERVAL |
|---|---|
|  | REMOVAL OF PAVEMENT AND ALL BASE MATERIAL INCLUDING BIT. CONC. AND GRAVEL PPM'S. |
|  | REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS. |
|  | REMOVE CURB AND GUTTER, IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT. |
|  | TREE PROTECTION |
|  | TREE REMOVAL - INCLUDING ROOTS AND STUMPS |



163 WAYZATA BLVD. WAYZATA, MN 55391

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7900 EXCELSIOR BLVD., SUITE 105G, HOPKINS, MN 55343

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Patrick J. Sarver
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[illegible]

C1.0

MOMENTS OF WAYZATA

163 WAYZATA BLVD. WAYZATA, MN 55391

WAITE HOLDINGS

7900 EXCELSIOR BLVD., SUITE 105G, HOPKINS, MN 55343

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DATE 07/15/21 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE DESCRIPTION
07/15/21 CITY SUBMITTAL
07/15/21 DAY AND NIGHT SUBMITTAL
07/15/21 DAY SET
07/15/21 DAY AND NIGHT SET
07/15/21 CITY RESUBMITTAL
07/15/21 DAY SET
07/15/21 CITY RESUBMITTAL

DRAWN BY: RB, KW REVIEWED BY: RB, JD

PROJECT NUMBER: 21029

REVISION SUMMARY

DATE DESCRIPTION

DATE DESCRIPTION

DATE DESCRIPTION

DATE DESCRIPTION

DATE DESCRIPTION

DATE DESCRIPTION

DATE DESCRIPTION

DATE DESCRIPTION

DATE DESCRIPTION

DATE DESCRIPTION

DATE DESCRIPTION

DATE DESCRIPTION

DATE DESCRIPTION

TREE INVENTORY & REMOVAL PLAN

C1.1

Copyright Civil Site Group

TREE REMOVALS CALCULATIONS:

REQUIRED REPLACEMENT SIGNIFICANT TREES (1" DIA. TRUNK)	268.75
REMOVED TREES (1" DIA. TRUNK)	268.75
TOTAL	268.75

1. "Heritage Tree" means a tree that is 30 inches or greater in DBH, a Healthy Standard Deciduous Tree that is 20 inches or greater in DBH, or a Healthy Coniferous Tree that is 20 inches or greater in DBH.

2. "Significant Tree" means a tree that is 10 inches or greater in DBH, a Healthy Standard Deciduous Tree that is 10 inches or greater in DBH, or a Healthy Coniferous Tree that is 10 inches or greater in DBH.

3. Tree Replacement Formula: Replacement of removed or disturbed trees in areas of the project shall be in accordance with the following table:

NO.	TREE	DBH	REMOVAL	REPLACEMENT
1	1001 TRD	6.5	1	1
2	1002 TRD	10.5	1	1
3	1003 TRD	12.5	1	1
4	1004 TRC	10.5	1	1
5	1005 TRC	12.5	1	1
6	1006 TRC	8.5	1	1
7	1007 TRD	10.5	1	1
8	1008 TRD	10.5	1	1
9	1009 TRC	10.5	1	1
10	1010 TRD	10.5	1	1
11	1011 TRC	10.5	1	1
12	1012 TRC	10.5	1	1
13	1013 TRC	10.5	1	1
14	1014 TRC	10.5	1	1
15	1015 TRC	10.5	1	1
16	1016 TRC	10.5	1	1
17	1017 TRD	10.5	1	1
18	1018 TRD	10.5	1	1
19	1019 TRD	10.5	1	1
20	1020 TRD	10.5	1	1
21	1021 TRD	10.5	1	1
22	1022 TRD	10.5	1	1
23	1023 TRD	10.5	1	1
24	1024 TRD	10.5	1	1
25	1025 TRD	10.5	1	1
26	1026 TRD	10.5	1	1
27	1027 TRD	10.5	1	1
28	1028 TRD	10.5	1	1
29	1029 TRD	10.5	1	1
30	1030 TRD	10.5	1	1
31	1031 TRD	10.5	1	1
32	1032 TRD	10.5	1	1
33	1033 TRD	10.5	1	1
34	1034 TRD	10.5	1	1
35	1035 TRD	10.5	1	1
36	1036 TRD	10.5	1	1
37	1037 TRD	10.5	1	1
38	1038 TRD	10.5	1	1
39	1039 TRD	10.5	1	1
40	1040 TRD	10.5	1	1
41	1041 TRD	10.5	1	1
42	1042 TRD	10.5	1	1
43	1043 TRD	10.5	1	1
44	1044 TRD	10.5	1	1
45	1045 TRD	10.5	1	1
46	1046 TRD	10.5	1	1
47	1047 TRD	10.5	1	1
48	1048 TRD	10.5	1	1
49	1049 TRD	10.5	1	1
50	1050 TRD	10.5	1	1
51	1051 TRD	10.5	1	1
52	1052 TRD	10.5	1	1
53	1053 TRD	10.5	1	1
54	1054 TRD	10.5	1	1
55	1055 TRD	10.5	1	1
56	1056 TRD	10.5	1	1
57	1057 TRD	10.5	1	1
58	1058 TRD	10.5	1	1
59	1059 TRD	10.5	1	1
60	1060 TRD	10.5	1	1
61	1061 TRD	10.5	1	1
62	1062 TRD	10.5	1	1
63	1063 TRD	10.5	1	1
64	1064 TRD	10.5	1	1
65	1065 TRD	10.5	1	1
66	1066 TRD	10.5	1	1
67	1067 TRD	10.5	1	1
68	1068 TRD	10.5	1	1
69	1069 TRD	10.5	1	1
70	1070 TRD	10.5	1	1
71	1071 TRD	10.5	1	1
72	1072 TRD	10.5	1	1
73	1073 TRD	10.5	1	1
74	1074 TRD	10.5	1	1
75	1075 TRD	10.5	1	1
76	1076 TRD	10.5	1	1
77	1077 TRD	10.5	1	1
78	1078 TRD	10.5	1	1
79	1079 TRD	10.5	1	1
80	1080 TRD	10.5	1	1
81	1081 TRD	10.5	1	1
82	1082 TRD	10.5	1	1
83	1083 TRD	10.5	1	1
84	1084 TRD	10.5	1	1
85	1085 TRD	10.5	1	1
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185	1185 TRD	10.5	1	1
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187	1187 TRD	10.5	1	1
188	1188 TRD	10.5	1	1
189	1189 TRD	10.5	1	1
190	1190 TRD	10.5	1	1
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193	1193 TRD	10.5	1	1
194	1194 TRD	10.5	1	1
195	1195 TRD	10.5	1	1
196	1196 TRD	10.5	1	1
197	1197 TRD	10.5	1	1
198	1198 TRD	10.5	1	1
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235	1235 TRD	10.5	1	1
236	1236 TRD	10.5	1	1
237	1237 TRD	10.5	1	1
238	1238 TRD	10.5	1	1
239	1239 TRD	10.5	1	1
240	1240 TRD	10.5	1	1
241	1241 TRD	10.5	1	1
2				

MOMENTS OF WAYZATA

163 WAYZATA BLVD. WAYZATA, MN 55391

WAITE HOLDINGS

7800 EXCELSIOR BLVD., SUITE 105G, HOPKINS, MN 55343

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DATE: 07/15/21 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY
DATE DESCRIPTION
2021.07.15 SUBMITTAL
2021.07.15 REVISED SUBMITTAL
2021.07.15 REVISED SUBMITTAL
2021.07.15 REVISED SUBMITTAL
2021.07.15 REVISED SUBMITTAL
2021.07.15 REVISED SUBMITTAL

DRAWN BY: RL, KW REVIEWED BY: RL, JD
PROJECT NUMBER: 21029

REVISION SUMMARY
DATE DESCRIPTION

REVISION SUMMARY
DATE DESCRIPTION

LANDSCAPE PLAN

L1.0

Copyright Civil Site Group

LANDSCAPE NOTES:

- WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CEDAR MULCH.
- ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED. IF APPLICABLE, ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
- IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLEMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- REPAIR AT NO COST TO THE OWNER IRRIGATION SYSTEM DAMAGED FROM LANDSCAPE CONSTRUCTION ACTIVITIES.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

SHEET NOTES:

- ALL DECIDUOUS OVERSTORY TREES WILL BE A COMBINATION OF 3", 4", AND 5" CAL., BASED ON THE AVAILABLE NURSERY STOCK.
- ALL EVERGREEN TREES WILL BE A COMBINATION OF 8", 10", AND 12" TALL, BASED ON THE AVAILABLE NURSERY STOCK AT TIME OF PLANTING.
- TREES THAT ARE BEING FLAGGED FOR REMOVAL WILL BE INSPECTED, AND IF IT IS DETERMINED THAT THEY ARE VIABLE WILL BE SPADED AND MOVED TO OTHER AREAS ON THE SITE.

PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	CONT
AB	8	Autumn Blaze Maple / Acer x freemanii 'Jefferson' TM	3" Cal. B&B
EK	18	Espresso Kentucky Coffeetree / Gymnocladus dioica 'Espresso'	3" Cal. B&B
QB	13	Swamp White Oak / Quercus bicolor	3" Cal. B&B
QM	3	Burr Oak / Quercus macrocarpa	3" Cal. B&B

EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	CONT
BF	39	Balsam Fir / Abies balsamea	6" B&B
JE	65	Eastern Red Cedar / Juniperus virginiana	6" B&B
PD	60	Black Hills Spruce / Picea glauca 'Densata'	6" B&B
PC2	17	Colorado Spruce / Picea pungens	6" B&B
PS3	15	White Pine / Pinus strobus	6" B&B
TA	8	North Pole Arborvitae / Thuja occidentalis 'Art Boe' TM	6" B&B

ORNAMENTAL TREES	QTY	COMMON / BOTANICAL NAME	CONT
AG	4	Autumn Brilliance Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance'	1.5" Cal. B&B
CE	5	Eastern Redbud Multi-trunk / Cercis canadensis	#20 CONT.
CA	10	Pagoda Dogwood / Cornus alternifolia	1.5" Cal. B&B
MP	9	Prairie Fire Crabapple / Malus x 'Prairie Fire'	1.5" Cal. B&B
SI	10	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'	1.5" Cal. B&B

SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
CM	32	Muskingham Gray Dogwood / Cornus racemosa 'Muskingham'	#2 CONT.
DL	22	Dwarf Bush Honeysuckle / Diervilla lonicera	#5 CONT.
HA	10	Annabelle Hydrangea / Hydrangea arborescens 'Annabelle'	#5 CONT.
HE	5	Bloomerang Endless Summer Hydrangea / Hydrangea macrophylla 'PILIM-HI' TM	#5 CONT.
SGJ	25	Sea Green Juniper / Juniperus chinensis 'Sea Green'	5 gal.
JM2	13	Medora Juniper / Juniperus scopulorum 'Medora'	#5 CONT.
MD	17	Russian Cypress / Microbiota decussata	#5 CONT.
RG	26	Gro-Low Fragrant Sumac / Rhus aromatica 'Gro-Low'	#5 CONT.
RE	8	Como Park Easy Elegance Rose / Rosa x 'BAlark' TM	#5 CONT.
SS	15	Sem Ash Leaf Spiraea / Sorbaria sorbifolia 'Sem'	#5 CONT.
SM	5	Dwarf Korean Lilac / Syringa meyeri 'Palibin'	#7 CONT.
TN	8	Nova Japanese Yew / Taxus cuspidata 'Nova'	#5 CONT.
TT	55	Taunton's Yew / Taxus x media 'Tauntonii'	#5 CONT.

GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE
CK	209	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.
HA2	24	All Gold Japanese Forest Grass / Hakonechloa macra 'All Gold'	#1 CONT.
PN	34	Northwind Switch Grass / Panicum virgatum 'North Wind'	#1 CONT.
PH2	60	Hamel Fountain Grass / Pennisetum alopecuroides 'Hamel'	#1 CONT.
SB	30	Blue Heaven Little Bluestem / Schizachyrium scoparium 'Blue Heaven'	#1 CONT.

PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE
AM	31	Montgomery False Spiraea / Astilbe japonica 'Montgomery'	#1 CONT.
AJ	8	Rhineland Astilbe / Astilbe japonica 'Rhineland'	#1 CONT.
HS	102	Stella Supreme Daylily / Hemerocallis x 'Stella Supreme'	#1 CONT.
HC	15	Caramel Coral Bells / Heuchera x 'Caramel'	#1 CONT.
NW2	72	Walkers Low Catmint / Nepeta x faassenii 'Walkers Low'	#1 CONT.
SC2	40	Cardonna Salvia / Salvia x superba 'Cardonna'	#1 CONT.

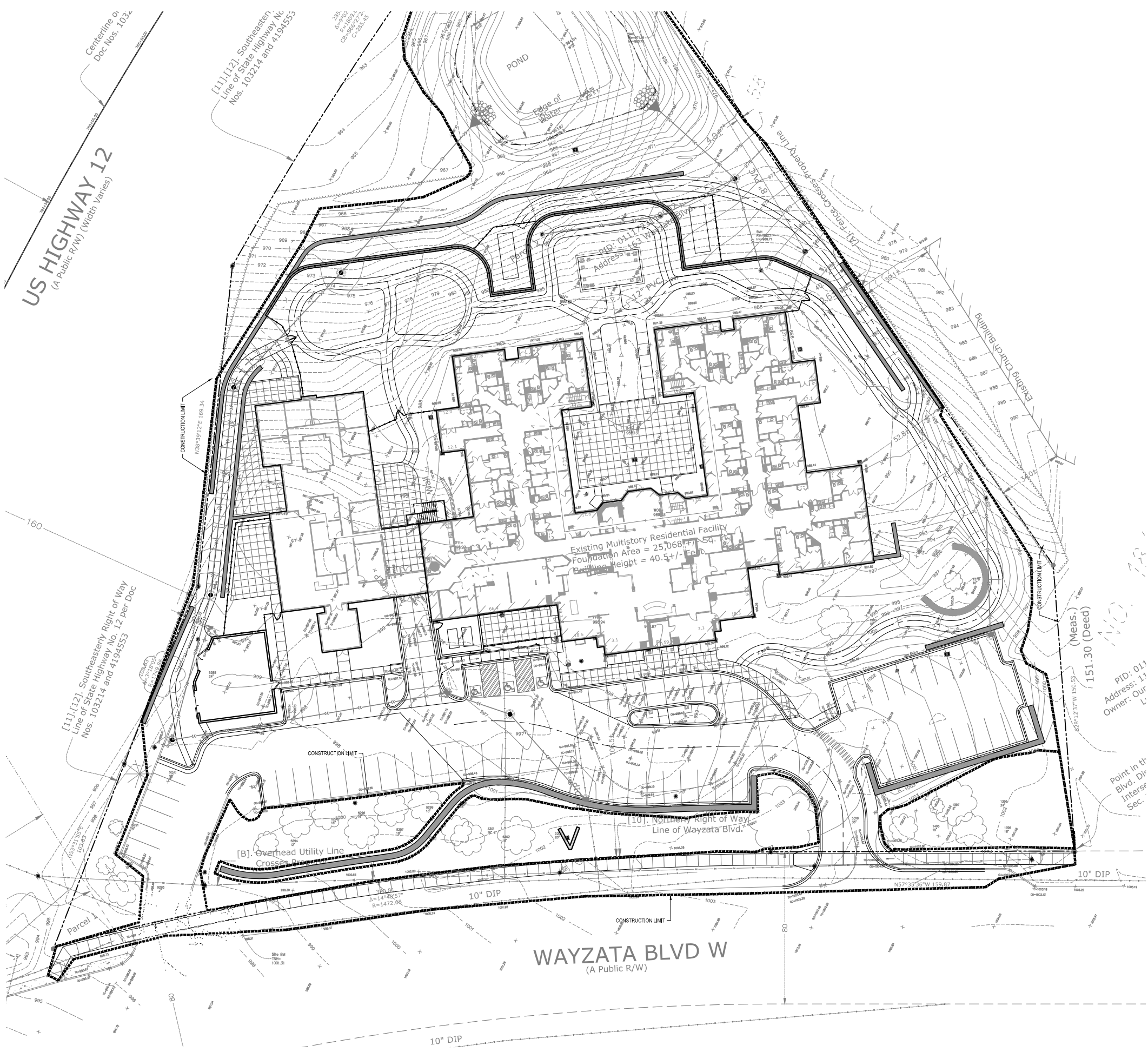
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SIZE
	10,623 sf	Shooting Star Dry Short Prairie Mix / Dry Short Prairie Seed Mix	Seed Mix
	8,061 sf	Lower Basin Native Seed Mix MNDOT 34-262 WET PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)	Seed Mix
	8,634 sf	Shooting Star No Mow Fine Fescue Mix / No Mow Seed Mix	Seed Mix
	2,640 sf	4"-6" Dia. Decorative Rip-Rap / Rip Rap Rock Mulch Over Filter Fabric, Samples Required.	Mulch
	25,390 sf	Blue Grass Based / Sod Commercial grade, locally grown, "Big Roll" preferred	Sod

TREE REPLACEMENT CALCULATION			
TOTAL PROVIDED	PLANTING	REMOVAL	NET
OVERSTORY TREES	42	3	39
UNDERSTORY TREES	194	1	193
TOTAL	236	4	232

LEGEND
SHRUB & PERENNIAL BEDS - BEDS SHALL INCLUDE EDGING, MULCH AND VARIOUS SHRUB & PERENNIAL SPECIES NATIVE AND/OR NATURALIZED TO THE REGION AND SPECIFIC MICRO-CLIMATE AT THE BED LOCATION. FULL LAYOUT SHALL BE SUBMITTED FOR REVIEW PRIOR TO PERMIT.
EDGING



1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
6. IRRIGATION WATER LINE CONNECTION SIZE IS 1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS/COVERAGE.
7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
8. ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.
9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" ABOVE PAVEMENT.
11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
12. FABRICATE ALL PIPE TO MANUFACTURER'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SLOVENED CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
17. CONTROL WIRES, 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPICES AND SPICE ONLY AT VALVES OR PULL BOXES, RUN SEPARATE NOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER, LABEL OR COLOR CODE ALL WIRES.
18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADII OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
20. USE SCREENS ON ALL HEADS.
21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3' BEYOND PERIMETER OF VALVE BOX.
24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.



- SWPPP NOTES:**
1. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
 2. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
 3. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
 4. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, AND COMPLIANCE WITH NPDES PERMIT.

CITY OF WAYZATA EROSION CONTROL NOTES:

1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.



MOMENTS OF WAYZATA

163 WAYZATA BLVD. WAYZATA, MN 55391
WAITE HOLDINGS
7900 EXCELSIOR BLVD., SUITE 105G, HOPKINS, MN 55343

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.

Joseph D. Dierker
DATE: 07/28/21 LICENSE NO. 55988

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
07/28/21	CITY SUBMITTAL
07/28/21	DAY AND NIGHT SUBMITTAL
07/28/21	CD SET
07/28/21	CITY RESUBMITTAL
07/28/21	CITY RESUBMITTAL
07/28/21	CITY RESUBMITTAL
07/28/21	CITY RESUBMITTAL

DRAWN BY: RSL/KW	REVIEWED BY: RSL/ID
PROJECT NUMBER: 21029	
REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS
SW1.1

- LEGEND:**
- 1125 EX. 1" CONTOUR ELEVATION INTERVAL
 - 1137 1.0' CONTOUR ELEVATION INTERVAL
 - DRAINAGE ARROW
 - SILT FENCE / BOROLL - GRADING LIMIT
 - INLET PROTECTION
 - STABILIZED CONSTRUCTION ENTRANCE
 - EROSION CONTROL BLANKET

Know what's below.
Call before you dig.

1" = 20'-0"

0 20' 40'

163 WAYZATA BLVD. WAYZATA, MN 55391

WAITE HOLDINGS

7900 EXCELSIOR BLVD., SUITE 105G, HOPKINS, MN 55343

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.

James D. Hill

DATE 07/28/21 LICENSE NO. 55988

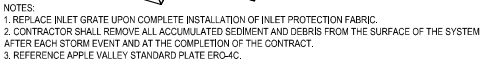
ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
3/24/21	CITY SUBMITTAL
06/13/21	PSD AMENDMENT RE-SUBMITTAL
06/02/21	DO SET
06/17/21	CITY RE-SUBMITTAL
06/28/21	CITY RE-SUBMITTAL
07/25/21	PERMIT SET
07/26/21	CITY RE-SUBMITTAL

DRAWN BY: RB, KW REVIEWED BY: RB, JD
PROJECT NUMBER: 21029

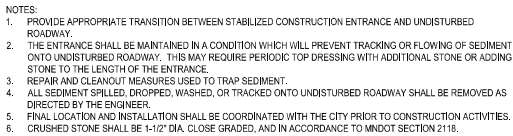
REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - DETAILS

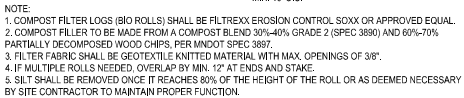
SW1.2



NTS



NTS



NTS



THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPELEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2018 # MN100001) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMPs. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL CRANSE CONSTRUCTION FENCING AROUND INFILTRATION AREAS
4. INSTALL INLET PROTECTION AT ALL ADJACENT AND DOWNSTREAM CATCH BASINS
5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
6. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (SECTION 14)
7. CLEAR AND GRUB REMAINDER OF SITE
8. STRIP AND STOCKPILE TOPSOIL
9. ROUGH GRADING OF SITE
10. STABILIZE DISTURBED AREAS AND STOCKPILES
11. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
12. INSTALL SILT FENCE / INLET PROTECTION AROUND CFS
13. INSTALL STREET / DRIVE
14. INSTALL CURBS AND GUTTER
15. FINISH PAVES ON STREETS
16. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
17. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
18. FINAL GRADE POND INFILTRATION BASINS DO NOT COMPACT SOILS IN INFILTRATION AREAS.
19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOO/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION:

THE SWPPP (ORIGINAL OR COPIES) INCLUDING ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNERS MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN SECTION 4. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP.
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT.
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE SECTION 11, INSPECTIONS AND MAINTENANCE).
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BIDDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEES (AS IDENTIFIED BY THE NPDES PERMIT).
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPs TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPs AND IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ON-SITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
 1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER SECTION 27 OF THE PERMIT.
 2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
 3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

CONSTRUCTION ACTIVITY REQUIREMENTS

SWPPP AMENDMENTS (SECTION 6):

1. ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES, CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.
2. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPs AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.
3. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPs AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USER OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 705.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USER-APPROVED TMDL.

BMP SELECTION AND INSTALLATION (SECTION 7):

1. PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPs IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES.

EROSION PREVENTION (SECTION 8):

1. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED.
2. PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTION OF THE PROJECT WITH STEEP SLOPES, WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).
3. PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, REMOVAL CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.
4. FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPawning TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.
5. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 20' LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION WITH PROPERLY DESIGNED ROCK-ITCH CHECKS, BIO RILLS, SILT DICES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES.
7. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITH ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTIGUOUS SLOPE OF GREATER THAN 2:1 HORIZONTAL.
8. PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.
9. PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

SEDIMENT CONTROL (SECTION 9):

1. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPs ON ALL DOWNSLOPES PERIMETERS OF THE SITE AND DOWNSLOPES AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURBS AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRAD OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADING, LAND-RESTORING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNSLOPES SEDIMENT CONTROL ARE OVERLOADED, BASED ON PRESENT MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPs TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3.
3. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
4. A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UP-LAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.
5. PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ACQUIRED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED. PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT UNLESS THE SHORT-TERM ACTIVITY IS NOT COMPLETE.
6. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPs DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
7. PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G., STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COMMITTIONS-MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.
8. PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROL AT THE BASE OF STOCKPILES ON THE DOWNSLOPES PERIMETER.
9. PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURBS AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
10. PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE.
11. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPs ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
12. PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14.
13. IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
14. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
15. PERMITTEES MUST DIRECT DISCHARGES FROM BMPs TO VEGETATED AREAS UNLESS INFEASIBLE.
16. PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARLY OBTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 1 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER.
17. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

DEWATERING AND BASIN DRAINING (SECTION 10):

1. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY USUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 705.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMPs SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
2. IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR A SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ADSORBENTS PADS) PRIOR TO DISCHARGE.
3. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
4. IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST PAUSE THE BACKWASH WATER UNTIL THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

INSPECTIONS AND MAINTENANCE (SECTION 11):

1. PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS.
2. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPs.
3. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPs WITH FUNCTIONAL BMPs BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6.
4. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA.
5. DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURBS AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND REESTABLISH THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST MAKE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.
6. PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURBS AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
7. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL, OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.
8. PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME.
9. PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B.
10. PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:
 - a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE, OR
 - b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12

- MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR
 - c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED; INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
10. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
 - a. DATE AND TIME OF INSPECTIONS, AND
 - b. NAME OF PERSONS CONDUCTING INSPECTIONS, AND
 - c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
 - d. CORRECTIVE ACTIONS TAKEN INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES; AND
 - e. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ON-SITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND
 - f. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL, SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
 - g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS.

POLLUTION PREVENTION MANAGEMENT (SECTION 12):

1. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
2. PERMITTEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
3. PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADHESIVES, CURING COMPOUNDS, AND ACIDS IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE, STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
4. PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035.
5. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041.
6. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF Drip PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
7. PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOLIDS, DETERGENTS, OR SOLVENTS.
8. PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (I.E., CONCRETE, STUCCO, PAINT, FORM OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

PERMIT TERMINATION (SECTION 4 AND SECTION 13):

1. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
2. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING AND STORMWATER INFRASTRUCTURE FINAL CLEAN-OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEE'S COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT.
3. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
4. PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 AND IS OPERATING AS DESIGNED.
5. PERMITTEES MUST REMOVE ALL SEDIMENT FROM CONVEYANCE SYSTEMS PRIOR TO SUBMITTING THE NOT. PERMITTEES MAY LEAVE BMPs DESIGNED TO DECOMPOSE ON-SITE IN PLACE.
6. PERMITTEES MUST REMOVE ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs PRIOR TO SUBMITTING THE NOT. PERMITTEES MAY LEAVE BMPs DESIGNED TO DECOMPOSE ON-SITE IN PLACE.
7. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADEMENT CONTROL IS COMPLETE. THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S HOMEOWNER PACT SHEET TO THE HOMEOWNER.
8. FOR CONSTRUCTION PROJECTS ON AGRICULTURAL LAND (I.E., FIELDS ACROSS CROPLAND), PERMITTEES MUST RETURN THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOT.

SEED NOTES:

ALL SEED MIXES AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MNDOT SEEDING MANUAL.

GENERAL RECOMMENDATIONS:

THE CONTRACTOR IS RESPONSIBLE TO SALVAGE AND PRESERVE EXISTING TOPSOIL NECESSARY FOR FINAL STABILIZATION AND TO ALSO MINIMIZE COMPACTION IN ALL LANDSCAPE AREAS, IMMEDIATELY BEFORE SEEDING THE SOIL. SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

SEED

- TEMPORARY SEED SHALL BE MNDOT SEED MIX 25:12 (WINTER WHEAT COVER CROP) FOR WINTER AND 25:11 (OATS COVER CROP) FOR SPRING/SUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 100 LBS/ACRE.

MULCH

- IMMEDIATELY AFTER SEEDING, WITHIN 24 HOURS, MNDOT TYPE 1 MULCH SHOULD BE APPLIED TO PROTECT AND ENHANCE SEED GERMINATION. MULCH SHALL BE APPLIED AT 80% COVERAGE (2 TONS PER ACRE OF STRAW/MULCH).

SLOPES

- 3:1 (HORIZONTAL) OR FLATTER MUGH SHALL BE COVERED WITH MULCH.
- SLOPES STEEPER THAN 3:1 OR OTHER BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.
- SEE PLAN FOR MORE DETAILED DITCH AND STEEP SLOPE EROSION CONTROL TREATMENTS.

TRAINING SECTION 21

DESIGN ENGINEER: MATTHEW R. PAVEK P.E.
TRAINING COURSE: DESIGN OF SWPPP
TRAINING ENTITY: UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN
CONTACT: ELIZABETH WRIGHT
DATES OF TRAINING COURSE: 5/15/2011 - 5/16/2011
TOTAL TRAINING HOURS: 12
RE-CERTIFICATION: 2/27/2020 (8 HOURS), EXP. 5/31/2023

OWNER INFORMATION

WAITE HOLDINGS
7900 EXCELSIOR BLVD., SUITE 105G
HOPKINS, MN 55343
CONTACT: ELIZABETH WRIGHT
Elizbeth@thermoments.com

AREAS AND QUANTITIES:

SITE AREA CALCULATIONS			
	EXISTING CONDITION		PROPOSED CONDITION
BUILDING COVERAGE	26,879 SF	15.1%	32,452 SF 18.2%
ALL PAVEMENTS	40,400 SF	27.2%	53,700 SF 30.1%
ALL ROADS-PAVEMENTS	102,843 SF	53.7%	93,045 SF 54.7%
TOTAL SITE AREA	170,121 SF	100.0%	170,121 SF 100.0%
IMPERVIOUS SURFACE			
EXISTING CONDITION	75,210 SF	44.2%	
PROPOSED CONDITION	86,212 SF	48.8%	
DIFFERENCE (EX. VS PROP.)	10,802 SF	6.5%	
EROSION CONTROL QUANTITIES			
DISTURBED AREA	130,645 SF		
SILT FENCE/BIO-RILL	11,615 LF		
EROSION CONTROL BLANKET	0 SF		
INLET PROTECTION DEVICES	42 EA		

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

SWPPP CONTACT PERSON

CONTRACTOR: SWPPP INSPECTOR TRAINING.
ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT.
TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP.

PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORM WATER MANAGEMENT SYSTEM

PERMANENT STORMWATER MANAGEMENT IS NOT REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS. THE PROPERTY OWNER IS RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER SYSTEM.

SWPPP ATTACHMENTS (ONLY APPLICABLE IF SITE IS 1 ACRE OR GREATER):

CONTRACTOR SHALL OBTAIN A COPY OF THE FOLLOWING SWPPP ATTACHMENTS WHICH ARE A PART OF THE OVERALL SWPPP PACKAGE:
ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE - SITE SPECIFIC SWPPP DOCUMENT
ATTACHMENT B: CONSTRUCTION STORMWATER INSPECTION CHECKLIST
ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEMS
ATTACHMENT D: STORMWATER MANAGEMENT REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER, AVAILABLE UPON REQUEST.
ATTACHMENT E: GEOTECHNICAL EVALUATION REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER, AVAILABLE UPON REQUEST.

SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

THIS PROJECT IS GREATER THAN 1.0 ACRES SO AN NPDES PERMIT IS REQUIRED AND NEEDS TO BE SUBMITTED TO THE MPCA. THE CONTRACTOR IS REQUIRED TO FOLLOW THE GUIDELINES IN THE NPDES PERMIT THROUGHOUT CONSTRUCTION.

PROJECT NARRATIVE:

PROJECT IS AN ADDITION TO AN EXISTING BUILDING. SITE AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

NATIVE BUFFER NARRATIVE:

PRESERVING A 50' NATURAL BUFFER AROUND WATER BODIES IS NOT REQUIRED AS PART OF THIS PROJECT BECAUSE WATER BODIES ARE NOT LOCATED ON SITE.

INFILTRATION NARRATIVE:

INFILTRATION IS NOT REQUIRED AS PART OF THE PROJECT BECAUSE PERMANENT STORM WATER MANAGEMENT IS NOT REQUIRED.

SOIL CONTAMINATION NARRATIVE:

SOILS ON-SITE HAVE NOT BEEN IDENTIFIED AS CONTAMINATED. AN MPCA SOILS ASSESSMENT WAS COMPLETED AND IT WAS DETERMINED THAT THIS SITE IS APPROPRIATE FOR INFILTRATION.

SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

THIS PROJECT IS WITHIN ONE MILE AND DISCHARGES TO LAKE MINNETONKA, HADLEY LAKE AND PEAVY LAKE - HADLEY LAKE AND PEAVY LAKE ARE IDENTIFIED AS IMPAIRED WATER BODIES PER THE MPCA'S 303(d) IMPAIRED WATERS LIST. HADLEY LAKE AND PEAVY LAKE ARE IMPAIRED FOR NUTRIENTS AND CHLORIDES, BECAUSE THESE WATERS ARE LOCATED WITHIN ONE MILE OF THE SITE. BMPs AS DEFINED IN THE NPDES PERMIT, ITEMS 23.9 AND 23.10 APPLY. THESE ARE AS FOLLOWS:

1. DURING CONSTRUCTION:
 - A. STABILIZATION OF ALL EXPOSED SOIL AREAS MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION BUT IN NO CASE COMPLETED LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION EVENT DUE TO THE PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
 - B. TEMPORARY SEDIMENT BASIN REQUIREMENTS DESCRIBED IN SECTION 14, MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES USED AT ONE TIME.

PERMANENT STABILIZATION NOTES SITE SPECIFIC:

- PERMANENT SEED MIX
 - FOR THIS PROJECT ALL AREAS THAT ARE NOT TO BE SOODED OR LANDSCAPED SHALL RECEIVE A NATIVE PERMANENT SEED MIX.
 - AREAS IN BUFFERS AND ADJACENT TO OR IN WET AREAS MNDOT SEED MIX 33:361 (STORMWATER SOUTH AND WEST) AT 30 LBS PER ACRE.
 - AREAS MNDOT SE

SOILS INFORMATION

PROJECT TYPE (CIRCLE ONE): RESIDENTIAL COMMERCIAL/INDUSTRIAL ROAD CONSTRUCTION
RESIDENTIAL & RD CONSTRUCTION OTHER (DESCRIBE):

RECEIVING WATERS				
WATER BODY ID	NAME OF WATER BODY	WATER BODY TYPE	SPECIAL WATER? (Y/N)	IMPAIRED WATER (Y/N)
27-0109-00	HADLEY	LAKE	N	Y
27-0138-00	PEAVEY	LAKE	N	Y
27-0133-02	MINNETONKA	LAKE	N	Y
.	.	.	.	.

GENERAL CONSTRUCTION PROJECT INFORMATION
 DESCRIBE THE CONSTRUCTION ACTIVITY (WHAT WILL BE BUILT, GENERAL TIMELINE, ETC): XXXXX
 DESCRIBE SOIL TYPES FOUND AT THE PROJECT: SOILS ON SITE ARE MOSTLY A MALARDI-HAWICK

3. IDENTIFY ADJACENT PUBLIC WATERS WHERE THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (DNR) HAS DECLARED "WORK IN WATER RESTRICTIONS" DURING FISH SPAWNING TIMEFRAMES

INCLUDE ALL CALCULATIONS AND DESIGN INFORMATION FOR THE METHOD SELECTED. SEE PART III.D OF THE PERMIT FOR SPECIFIC REQUIREMENTS ASSOCIATED WITH EACH METHOD.

INFILTRATION / FILTRATION / REGIONAL PONDING

CALCULATIONS ARE WITHIN THE SITE STORM WATER MANAGEMENT REPORT AND PART OF THIS SWPPP AS ATTACHMENT D.

IF IT IS NOT FEASIBLE TO MEET THE TREATMENT REQUIREMENT FOR THE WATER QUALITY VOLUME, DESCRIBE WHY. THIS CAN INCLUDE PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY PERMANENT STORMWATER MANAGEMENT PRACTICES. DESCRIBE WHAT OTHER TREATMENT, SUCH AS GRASSES SWALES, SMALLER PONDS, OR GRIT CHAMBERS, WILL BE IMPLEMENTED TO TREAT RUNOFF PRIOR TO DISCHARGE TO SURFACE WATERS. (II.C)

IT IS FEASIBLE TO MEET REQUIREMENT FOR WATER QUALITY VOLUME

4. FOR PROJECTS THAT DISCHARGE TO TROUT STREAMS, INCLUDING TRIBUTARIES TO TROUT STREAMS, IDENTIFY METHOD OF INCORPORATING TEMPERATURE CONTROLS INTO THE PERMANENT STORMWATER MANAGEMENT SYSTEM.



MAP UNIT SYMBOL	MAP UNIT NAME
L2B	MALARD-HAWICK COMPLEX
L2D	MALARD-HAWICK COMPLEX
L41C2	LESTER-KILKENNY COMPLEX
L50A	MUSKEGO AND HOUGHTON SOILS

EROSION PREVENTION PRACTICES (IV.B)

1. DESCRIBE THE TYPES OF TEMPORARY EROSION PREVENTION MEASURES EXPECTED TO BE IMPLEMENTED ON THIS SITE DURING CONSTRUCTION:

A. DESCRIBE CONSTRUCTION PHASES, VEGETATIVE BUFFER STRIPS, HORIZONTAL, SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES TO MINIMIZE EROSION, DELINEATE AREAS NOT TO BE DISTURBED (E.G., WITH FLAGGS), EXPOSED SOILS, SILT FENCE, ETC.) BEFORE WORK BEGINS.

B. SILT FENCE WILL BE INSTALLED AT THE AHEAD-DOWNHILL LOCATIONS OF THE SITE.

C. DESCRIBE METHODS OF TOP TERRAIN STABILIZATION (E.G., MULCHES, HYDRAULIC TACKIFIERS, EROSION BLANKETS, ETC.).

D. TEMPORARY EROSION PROTECTION WILL BE SEED AND MULCH-AND EROSION BLANKETS WHERE REQUIRED, WITH PERMANENT COVER BEING EITHER SOD OR LANDSCAPE FEATURES.

E. DESCRIBE METHODS OF DISPATIATING VELOCITY ALONG STREAM CHANNEL CONVEYANCE CHANNELS AND AT CHANNEL OUTLETS (E.G., CHECK DAMS, SEDIMENT TRAPS, RIP RAP, ETC.).

F. SOD WILL BE UTILIZED ALONG CHANNELS AND RIP RAP AT CHANNEL.

G. DESCRIBE METHODS TO BE USED FOR STABILIZATION OF DITCH AND SWALE WETTED PERIMETERS (NOTE THAT MULCH, HYDRAULIC SOIL TACKIFIERS, HYDROMULCHES, ETC. ARE NOT ACCEPTABLE SOIL STABILIZATION METHODS FOR ANY PART OF A DRAINAGE DITCH OR SWALE).

H. FINAL STABILIZATION OF SWALES WILL BE SOD.

I. DESCRIBE METHODS TO BE USED FOR ENERGY DISSIPATION AT PIPE OUTLETS (E.G., RIP RAP, SPLASH PADS, GABIONS, ETC.).

J. RIP RAP WILL BE UTILIZED AT PIPE OUTLETS.

K. DESCRIBE METHODS TO BE USED TO PROMOTE INFILTRATION AND SEDIMENT REMOVAL ON THE SITE PRIOR TO OFFSITE DISPOSAL, UNLESS INFEASIBLE (E.G., DIRECT SURFACE WATER FLOW TO VEGETATED AREAS); DISCONNECTED IMPERVIOUS AREA AND INFILTRATION AREAS WILL BE UTILIZED.

L. DESCRIBE METHODS TO BE USED TO MAINTAIN THE NORMAL WETTED PERIMETER WITHIN 200 LINEAL FEET OF THE PROPERTY EDGE OR POINT OF DISCHARGE TO SURFACE WATER. THE LAST 200 LINEAL FEET MUST BE STABILIZED WITHIN 24 HOURS AFTER CONNECTING TO SURFACE WATERS AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED FOR ALL DISCHARGES TO SPECIAL, IMPAIRED OR "WORK-IN-WATER" RESTRICTIONS; ALL OTHER REMAINING PORTIONS OF THE TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER. SLOPEPROTECTIVE CONSTRUCTION IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.

M. NO DITCHES ON SITE.

N. DESCRIBE ADDITIONAL EROSION PREVENTION MEASURES THAT WILL BE IMPLEMENTED AT THE SITE DURING CONSTRUCTION (E.G., CONSTRUCTION PHOSPHORUS, MINIMIZING SOIL DISTURBANCE, VEGETATIVE BUFFERS, HORIZONTAL, SLOPE GRADING, SLOPE DRAINAGE TERRACING, ETC.).

O. OTHER EROSION CONTROL PRACTICES INCLUDE BUT ARE NOT LIMITED TO: MINIMIZING SITE EXPOSURE WHEN POSSIBLE.

P. IF APPLICABLE, INCLUDE ADDITIONAL REQUIREMENTS IN APPENDIX A PART C REGARDING MAINTAINING A 100'-FOOT BUFFER ZONE OR INSTALLING REDUNDANT BMPs FOR PORTIONS OF THE SITE THAT DRAIN TO SPECIAL WATERS.

Q. NA

R. IF APPLICABLE, DESCRIBE ADDITIONAL EROSION PREVENTION BMPs TO BE IMPLEMENTED AT THE SITE TO PROTECT PLANNED INFILTRATION AREAS

S. MINIMUM SITE EXPOSURE IN AREAS ADJACENT TO INFILTRATION AREAS.

SEDIMENT CONTROL PRACTICES (IV.C)

DESCRIBE THE METHODS OF SEDIMENT CONTROL BMPs TO BE IMPLEMENTED AT THIS SITE DURING CONSTRUCTION TO MINIMIZE SEDIMENT IMPACTS TO SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS

1. DESCRIBE METHODS TO BE USED FOR DOWN GRADIENT PERIMETER CONTROL:

THE FENCE WILL BE INSTALLED ALONG THE ENTIRE PERIMETER OF THE SITE.
DESCRIBE METHODS TO BE USED TO CONTAIN SOIL STOCKPILES.
SEED AND MULCH AS WELL AS EROSION CONTROL BLANKETS WILL BE UTILIZED AS NECESSARY.
DESCRIBE METHODS TO BE USED FOR STORM DRAIN-LEIN PROTECTION.
SEE INLET PROTECTION DETAILS.
4. DESCRIBE METHODS TO MINIMIZE VEHICLE TRACKING AT CONSTRUCTION EXITS AND STREET SWEEPING ACTIVITIES:
THE PROJECT WILL UTILIZE A ROCK CONSTRUCTION ENTRANCE.
5. DESCRIBE METHODS IF APPLICABLE, ADDITIONAL SEDIMENT CONTROLS (E.G., DIVERSION BERMS) TO BE INSTALLED TO KEEP RUNOFF AWAY FROM PLANNED INFILTRATION AREAS WHEN EXCAVATED PRIOR TO FINAL INFILTRATION. DESCRIBE THE CONSTRUCTED DRAINAGE AREA.
SILT FENCE TO BE INSTALLED IMMEDIATELY AFTER GRADING TO PROTECT INFILTRATION AREAS.
6. DESCRIBE METHODS TO BE USED TO MINIMIZE SOIL COMPACTION AND PRESERVE TOP SOIL (UNLESS INFEASIBLE) AT THIS SITE.
LIGHT TRACTOR EQUIPMENT WILL BE USED. TOPSOIL WILL BE STRIPPED AND STOCKPILED.
7. DESCRIBE PLANS TO PRESERVE A BUFFER NATURAL BUFFER BETWEEN THE PROJECT'S SOIL DISTURBANCE AND A SURFACE WATER OR PLANS FOR REDUNDANT SEDIMENT CONTROLS IF A BUFFER IS INFEASIBLE.
THE DISTURBED AREA WILL BE INSTALLED IMMEDIATELY AFTER SOIL DISTURBANCE WITH 500 FEET BUFFER.
8. DESCRIBE PLANS FOR USE OF SEDIMENTATION TREATMENT CHAMBERS (E.G., POLYMERS, FLOCCULANTS, ETC.) SEE PART IV.C.10 OF THE PERMIT.
N/A
9. IS THE PROJECT REQUIRED TO INSTALL A TEMPORARY SEDIMENT BASIN DUE TO 10 OR MORE ACRES DRAINING TO A COMMON LOCATION OR 5 ACRES OR MORE IF THE SITE IS WITHIN 1 MILE OF A SPECIAL OR IMPAIRED WATER?
NO
IF YES, DESCRIBE (OR ATTACH PLANS) SHOWING HOW THE BASIN WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PART III.C OF THE PERMIT.
N/A

DEWATERING AND BASIN DRAINING (IV.D)

1. WILL THE PROJECT INCLUDE DEWATERING OR BASIN DRAINING? NO
IF YES, DESCRIBE MEASURES TO BE USED TO TREAT/DISPOSE OF TURBID OR SEDIMENT-LADEN WATER AND METHOD TO PREVENT EROSION OR SCOUR OF DISCHARGE POINTS (SEE PART IV, D OF THE PERMIT):
NA

2. WILL THE PROJECT INCLUDE USE OF FILTERS FOR BACKWASH WATER? NO
IF YES, DESCRIBE HOW FILTER BACKWASH WATER WILL BE MANAGED ON THE SITE OR PROPERLY DISPOSED (SEE PART III, D.3. OF THE PERMIT):
NA

ADDITIONAL BMP'S FOR SPECIAL WATERS AND DISCHARGES TO WETLANDS (APPENDIX A, PARTS C AND D)

1. SPECIAL WATERS. DOES YOUR PROJECT DISCHARGE TO SPECIAL WATERS? YES
 IF YES, PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT-OF-WAY PRECLUDES THE INSTALLATION OF ANY OF THE PERMANENT STORMWATER MANAGEMENT PRACTICES. THEN OTHER TREATMENT SUCH AS
 2. DESCRIBE SWALES, SMALLER PONDS, OR GRIT CHAMBERS IS REQUIRED PRIOR TO DISCHARGE TO SURFACE WATERS. DESCRIBE WHAT OTHER TREATMENT WILL BE PROVIDED.
 NA
 3. DESCRIBE EROSION AND SEDIMENT CONTROLS FOR EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE TO A SPECIAL WATERS, AND TEMPORARY SEDIMENT BASINS FOR AREAS THAT DRAIN FIVE OR MORE ACRES
 DISTURBED AT ONE TIME.
 NA
 4. DESCRIBE THE UNDISTURBED BUFFER ZONE TO BE USED (NOT LESS THAN 100 LINEAR FEET FROM THE SPECIAL WATER).
 NA
 5. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL ENSURE THAT THE PRE AND POST PROJECT RUNOFF RATE AND VOLUME FROM THE 1- AND 2-YEAR 24-HOUR PRECIPITATION EVENTS REMAINS THE
 SAME.
 NA
 6. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL MINIMIZE ANY INCREASE IN THE TEMPERATURE OF TROUT STREAM RECEIVING WATERS RESULTING IN THE 1- AND 2-YEAR 24-HOUR PRECIPITATION
 EVENTS.
 NA
 7. WETLANDS. DOES YOUR PROJECT DISCHARGE STORMWATER WITH THE POTENTIAL FOR SIGNIFICANT ADVERSE IMPACTS TO A WETLAND (E.G. CONVERSION OF A NATURAL WETLAND TO A STORMWATER POND)? YES OR NO
 IF YES, DESCRIBE THE WETLAND MITIGATION SEQUENCE THAT WILL BE FOLLOWED IN ACCORDANCE WITH PART D OF APPENDIX A.

INSPECTIONS AND MAINTENANCE (IV.E)

DESCRIBE PROCEDURES TO 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, AND WITHIN (7) DAYS AFTER THAT

INSPECTION MUST INCLUDE: STABILIZED AREAS, EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND INFILTRATION AREAS. SPECIFIC WAYS FOLLOW REQUIREMENTS SPECIFIED ABOVE AND FILL OUT ATTACHMENT B - CONSTRUCTION STORMWATER INSPECTION CHECKLIST"

Describe practices for storage of building products with a potential for soil pollution to minimize exposure to stormwater.

ALL BUILDING PRODUCTS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE

Describe practices for storage of pesticides, herbicides, insecticides, fertilizers, treatment chemicals, and landscape materials:

ALL LANDSCAPE TREATMENT CHEMICALS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE

Describe practices for storage and disposal of hazardous materials or toxic waste (e.g., oil, fuel, hydraulic fluids, paint, solvents, petroleum-based products, wood preservative, additives, curing compounds, and acids) according to Minn. R. ch. 7045, including any secondary and secondary containment:

ALL HAZARDOUS WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.

Describe collection, storage and disposal of solid waste in compliance with Minn. R. ch. 7035:

ALL CONSTRUCTION DEBRIS AND SOLID WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS

Describe management of portable toilets to prevent tipping and disposal of sanitary wastes in accordance with Minn. R. ch. 7040:

ALL SANITARY AND SEPTIC SERVICES WILL BE PROVIDED TO WORKERS WITH PORTABLE FACILITIES MAINTAINED AS NEEDED BY THE PROVIDER.

Describe spill prevention and response for fueling and equipment or vehicle maintenance:

EMPLOYEES WILL BE TRAINED IN TECHNIQUES DESIGNED TO MINIMIZE SPILLS. VEHICLES AND EQUIPMENT SHALL BE CHECKED FOR LEAKS.

Describe containment and disposal of vehicle and equipment wash water and prohibited engine degreasing on the site:

ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE.

Describe storage and disposal of concrete and other washout wastes so that wastes do not contact the ground:

ALL CONCRETE WASHOUT SHALL OCCUR OFF SITE.

FINAL STABILIZATION (IV.G)

DETERMINE METHOD OF FINAL STABILIZATION (PERMANENT COVER) OF ALL DISTURBED AREAS:
FINAL STABILIZATION WILL BE ACCOMPLISHED WITH PAVEMENT, SOD AND LANDSCAPE MATERIALS.
DETERMINE PROCEDURES FOR COMPLETING FINAL STABILIZATION AND TERMINATING PERMIT COVERAGE (SEE PART IV.G.1-5).
UPON STABILIZATION DESCRIBED ABOVE, THE CONTRACTOR AND OWNER SHALL MUTUALLY TRANSFER THE NPDES PERMIT TO THE NEXT OWNER WITH DOCUMENTS DESCRIBING THE NATURE OF TERMINATION PROCEDURE.

DOCUMENTATION OF INFEASIBILITY: (IF APPLICABLE)

MOMENTS OF WAYZATA

163 WAYZATA BLVD. WAYZATA, MN 55391

WAITE HOLDINGS
7900 EXCELSIOR BLVD., SUITE 105C, HOPKINS, MN 55343

ATTACHMENT B: SWPPP INSPECTION FORM

NOTE: THIS INSPECTION REPORT DOES NOT ADDRESS ALL ASPECTS OF THE NATIONAL APOLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) CONSTRUCTION STORMWATER PERMIT ISSUED ON AUGUST 1, 2013. THE COMPLETION OF THIS CHECKLIST DOES NOT GUARANTEE THAT ALL PERMIT REQUIREMENTS ARE IN COMPLIANCE. IT IS THE RESPONSIBILITY OF THE PERMITEE(S) TO READ AND UNDERSTAND THE PERMIT REQUIREMENTS.

FACILITY INFORMATION

SITE NAME: _____
FACILITY ADDRESS: _____ PERMIT NUMBER: _____
CITY: _____ STATE: _____ ZIP CODE: _____

INSPECTION INFORMATION

INSPECTOR NAME: _____ PHONE NUMBER: _____
DATE (MM/DD/YYYY): _____ TIME: _____ AM / PM
IS THE INSPECTOR CERTIFIED IN SEDIMENT AND EROSION CONTROL AND IS IT DOCUMENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)?
IS THIS INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT?
RAINFALL AMOUNT (IF APPLICABLE): _____
IS THE SITE WITHIN ONE AERIAL MILE OF A SPECIAL OR IMPAIRED WATER?
IF YES, FOLLOW APPENDIX A AND OTHER APPLICABLE PERMIT REQUIREMENTS

NOTE: IF N/A IS SELECTED AT ANY TIME, SPECIFY WHY IN THE COMMENT AREA FOR THAT SECTION.

EROSION CONTROL REQUIREMENT (PART IV.B)

1. SOIL STABILIZATION WHERE NO CONSTRUCTION ACTIVITY FOR 14 DAYS? (7 DAYS WHERE APPLICABLE)	Y	N	N/A
2. HAS THE NEED TO DISTURB STEEP SLOPES BEEN MINIMIZED?	☐	☐	☐
3. ALL DITCHES STABILIZED 200' BACK FROM POINT OF DISCHARGE WITHIN 24 HOURS? (NOT MULCH)	☐	☐	☐
4. ARE THERE BMP'S FOR ONSITE STOCKPILES?	☐	☐	☐
5. ARE APPROPRIATE BMP'S INSTALLED PROTECTING INLETS/OUTLETS?	☐	☐	☐
6. DO PIPE OUTLETS HAVE ENERGY DISSIPATION?	☐	☐	☐

COMMENTS:

SEDIMENT CONTROL REQUIREMENT (PART IV.C)

1. PERIMETER CONTROL INSTALLED ON ALL DOWN GRADIENT PERIMETERS?	Y	N	N/A
2. PERIMETER CONTROL TRENCHED IN WHERE APPROPRIATE?	☐	☐	☐
3. 50 FOOT NATURAL BUFFER MAINTAINED AROUND ALL SURFACE WATERS?	☐	☐	☐
3.1. IF NO, HAVE REDUNDANT SEDIMENT CONTROLS BEEN INSTALLED?	☐	☐	☐
4. INLET PROTECTION ON ALL CATCH BASINS AND CULVERT INLETS?	☐	☐	☐
5. VEHICLE TRACKING BEST MANAGEMENT PRACTICES (BMP'S) AT ALL SITE EXITS?	☐	☐	☐
6. ALL TRACKED SEDIMENT REMOVED WITHIN 24 HOURS?	☐	☐	☐
7. ARE ALL INFILTRATION SYSTEMS STAKED AND MARKED TO AVOID COMPACTION?	☐	☐	☐
8. ARE ALL INFILTRATION AREAS PROTECTED WITH A PRETREATMENT DEVICE?	☐	☐	☐
9. DO ALL STOCKPILES HAVE PERIMETER CONTROLS?	☐	☐	☐

COMMENTS:

MAINTENANCE-EROSION AND SEDIMENT CONTROL BMP'S (PART IV.E.)

1. ARE ALL PREVIOUSLY STABILIZED AREAS MAINTAINING 80% GROUND COVER?	Y	N	N/A
2. ANY DITCH EROSION OBSERVED?	☐	☐	☐
3. PERIMETER CONTROL-WAS SEDIMENT REACHED ONE HALF THE HEIGHT OF THE DEVICE?	☐	☐	☐
4. ARE INLET PROTECTION DEVICES MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐

COMMENTS:

OTHER

1. ARE ALL MATERIALS THAT CAN LEACH POLLUTANTS UNDER COVER?	Y	N	N/A
2. HAS ACCESS BEEN RESTRICTED TO ONSITE HAZARDOUS MATERIALS?	☐	☐	☐
3. DOES ONSITE FUELING ONLY OCCUR IN A CONTAINED AREA?	☐	☐	☐
4. ARE ALL SOLID WASTES BEING PROPERLY DISPOSED OFF?	☐	☐	☐
5. IS THE CONCRETE WASHOUT AREA COMPLETELY CONTAINED?	☐	☐	☐
6. IS THE CONCRETE WASHOUT AREA MARKED WITH SIGN?	☐	☐	☐

COMMENTS:

7. WERE ANY DISCHARGES SEEN DURING THIS INSPECTION, SEDIMENT, WATER, OR OTHERWISE?	Y	N	N/A
7.1. IF YES, STATE THE EXACT LOCATION OF ALL POINTS OF DISCHARGE, PHOTOGRAPH THE DISCHARGE AND DESCRIBE THE DISCHARGE (COLOR, ODOR, FOAM, OIL SHEEN, ETC). HOW WILL IT BE REMOVED? HOW DID THE DISCHARGE HAPPEN? HOW MUCH WAS DISCHARGED? HOW WILL IT BE STOPPED, AND HOW LONG WILL IT TAKE TO STOP? IS THE DISCHARGE GOING INTO AN ADJACENT SITE? WAS THE DISCHARGE A SEDIMENT DELTA? IF YES, WILL THE DELTA BE RECOVERED WITHIN 7 DAYS?	☐	☐	☐

8. WILL A PERMANENT STORMWATER MANAGEMENT SYSTEM BE UTILIZED IN THIS PROJECT AS REQUIRED AND IN ACCORDANCE WITH PART III.D OF THE PERMIT? DESCRIBE:

9. IS ANY DEWATERING OCCURRING ON SITE?	Y	N	N/A
9.1. IF YES, WHERE? WHAT BMP IS BEING USED? HOW MUCH WATER IS BEING DEWATERED? IS THE WATER CLEAR? WHERE IS THE WATER BEING DISCHARGED TO?	☐	☐	☐

10. IS A COPY OF THE SWPPP LOCATED ON THE CONSTRUCTION SITE?	Y	N	N/A
11. HAS THE SWPPP BEEN FOLLOWED AND IMPLEMENTED ON SITE?	☐	☐	☐
12. IS A SEDIMENTATION BASIN REQUIRED FOR THIS PROJECT AS SPECIFIED IN THE PERMIT?	☐	☐	☐
12.1. IF YES, ARE THEY MAINTAINED AS SPECIFIED IN THE PERMIT?	☐	☐	☐
13. IS THE TOPSOIL ON THIS PROJECT BEING PRESERVED?	☐	☐	☐
13.1. IF YES, EXPLAIN HOW THE TOP SOIL IS BEING PRESERVED. IF NO, EXPLAIN WHY IT WAS INFEASIBLE.	☐	☐	☐

14. ARE ALL INFILTRATION SYSTEMS MARKED TO AVOID COMPACTION?	Y	N	N/A
14.1. DO ALL INFILTRATION AREAS HAVE PRETREATMENT DEVICES?	☐	☐	☐

15. DESCRIPTION OF AREAS OF NON-COMPLIANCE NOTED DURING THE INSPECTION, REQUIRED CORRECTIVE ACTIONS, AND RECOMMENDED DATE OF COMPLETION OF CORRECTIVE ACTIONS:

16. PROPOSED AMENDMENTS TO THE SWPPP:

17. POTENTIAL AREAS OF FUTURE CONCERN:

18. ADDITIONAL COMMENTS

DISCLOSURES:

- AFTER DISCOVERY, THE PERMIT REQUIRES MANY OF THE DEFICIENCIES THAT MAY BE FOUND IN THIS CHECKLIST BE CORRECTED WITHIN A SPECIFIED PERIOD OF TIME. SEE PERMIT FOR MORE DETAILS.
- THIS INSPECTION CHECKLIST IS AN OPTION FOR SMALL CONSTRUCTION SITES. LARGE CONSTRUCTION SITES AND LINEAR PROJECTS REQUIRE MORE EXTENSIVE/MORE LOCATION SPECIFIC INSPECTION REQUIREMENTS.
- THE PERMITEE(S) IS/ARE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMP'S AS WELL AS EROSION PREVENTION AND SEDIMENT CONTROL BMP'S UNTIL ANOTHER PERMITEE HAS OBTAINED COVERAGE UNDER THIS PERMIT ACCORDING TO PART I.B.5, OR THE PROJECT HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MPCA.

ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEM

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.

Joseph D. Phillips
JOSEPH D. PHILLIPS
DATE: 07/28/21 LICENSE NO. 555988

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
2021.07.28	CITY & STATE
2021.07.28	PERMANENT SUBMITTAL
2021.07.28	NO SET
2021.07.28	LOCAL GOVERNMENT
2021.07.28	CITY RESUBMITTAL
2021.07.28	STATE
2021.07.28	CITY RESUBMITTAL

DRAWN BY: RL, KW REVIEWED BY: RL, JD

PROJECT NUMBER: 21029

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - ATTACHMENTS

SW1.5



1 PRESENTATION ELEV - SOUTH - OVERALL



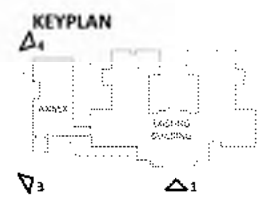
2 3D VIEW A



3 3D VIEW B



4 3D VIEW C





THE MOMENTS OF
WAYZATA
BUILDING RENOVATIONS
163 WAYZATA BLVD.
WAYZATA, MN 55391



M.H. MUNKSGAARD & ASSOCIATES
10000 Timber Oaks Center
Dr.
Suite 200
Wayzata, MN 55391
Tel: 952.426.7000
Fax: 952.426.7440

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.

100% COMPLETE
CONSTRUCTION

100% COMPLETE
CONSTRUCTION

THE ARCHITECT SHALL BE DEEMED THE AUTHORITY AND
OWNER OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE
AND SHALL RESIGN ALL LEGAL RIGHTS, INCLUDING
VARIABLES AND VARIOUS RIGHTS, INCLUDING
COPYRIGHTS OF THE ATTACHED DOCUMENTS

NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/20/2021
2	DESIGN DEVELOPMENT	11/10/2021
3	SCHEMATIC DESIGN	12/10/2021
4	FINAL DESIGN	01/10/2022
5	CONSTRUCTION	02/10/2022

PROJECT NUMBER: 2021

DESIGNED BY: MHA

CHECKED BY: C. MHA

DATE: 01/10/2022

COMPILED BY: MHA

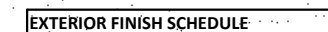
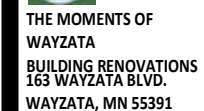
100% COMPLETE
CONSTRUCTION

OVERALL
ELEVATION AND 3D
VIEWS

PUD AMENDMENT

A300

Page 80 of 266



ARCHITECT

MH
MENKSHEN HANSEN
ARCHITECTS

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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.

TODD W. MAGEN, AIA, NC
REGISTRATION NUMBER: 18074

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

[illegible]

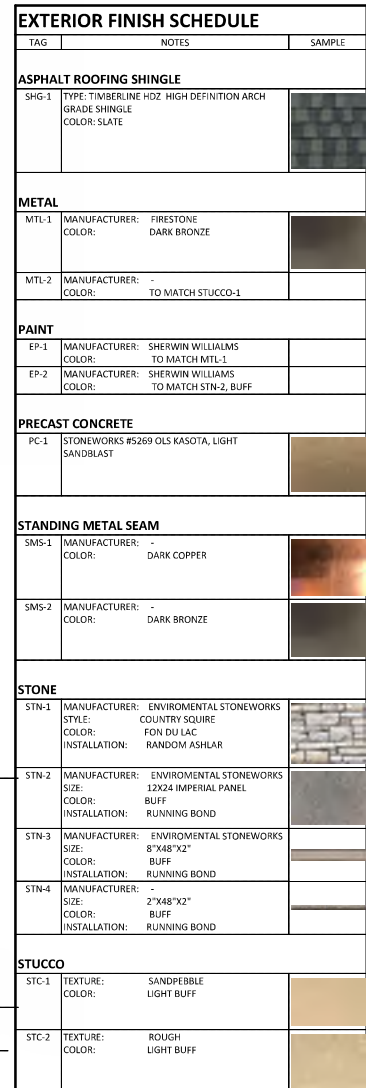
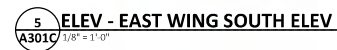
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	DRAWN BY:	T.NICHOLIE
	CHECKED BY:	S.OLIVER
	DATE:	02/08/2018

**EXTERIOR
BUILDING
ELEVATIONS**

PUD AMENDMENT

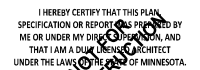
A301







TAG	NOTES	SAMPLE
ASPHALT ROOFING SHINGLE		
SHG-1	TYPE: TIMBERLINE HDZ HIGH DEFINITION ARCH GRADE SHINGLE COLOR: SLATE	
METAL		
MTL-1	MANUFACTURER: FIRESTONE COLOR: DARK BRONZE	
MTL-2	MANUFACTURER: - COLOR: TO MATCH STUCCO-1	
PAINT		
EP-1	MANUFACTURER: SHERWIN WILLIAMS COLOR: -	
EP-2	MANUFACTURER: SHERWIN WILLIAMS COLOR: TO MATCH STN-2, BUFF	
PRECAST CONCRETE		
PC-1	STONEWORKS #5269 OLS KASOTA, LIGHT SANDBLAST	
STANDING METAL SEAM		
SMS-1	MANUFACTURER: - COLOR: DARK COPPER	
SMS-2	MANUFACTURER: - COLOR: DARK BRONZE	
STONE		
STN-1	MANUFACTURER: ENVIRONMENTAL STONEWORKS STYLE: COUNTRY SQUIRE COLOR: FON DU LAC INSTALLATION: RANDOM ASHLAR	
STN-2	MANUFACTURER: ENVIRONMENTAL STONEWORKS SIZE: 12X24 IMPERIAL PANEL COLOR: BUFF INSTALLATION: RUNNING BOND	
STN-3	MANUFACTURER: ENVIRONMENTAL STONEWORKS SIZE: 8"x48"x2" COLOR: BUFF INSTALLATION: RUNNING BOND	
STN-4	MANUFACTURER: - SIZE: 2"x48"x2" COLOR: BUFF INSTALLATION: RUNNING BOND	
STUCCO		
STC-1	TEXTURE: SANDPERRLE COLOR: LIGHT BUFF	
STC-2	TEXTURE: ROUGH COLOR: LIGHT BUFF	



TODD M. HAGEN, AIA, NCARB
REGISTRATION NUMBER: 18074

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[illegible]

PROJECT NUMBER: 20185

DRAWN BY: Author

CHECKED BY: Checker

DATE: 06/28/2021

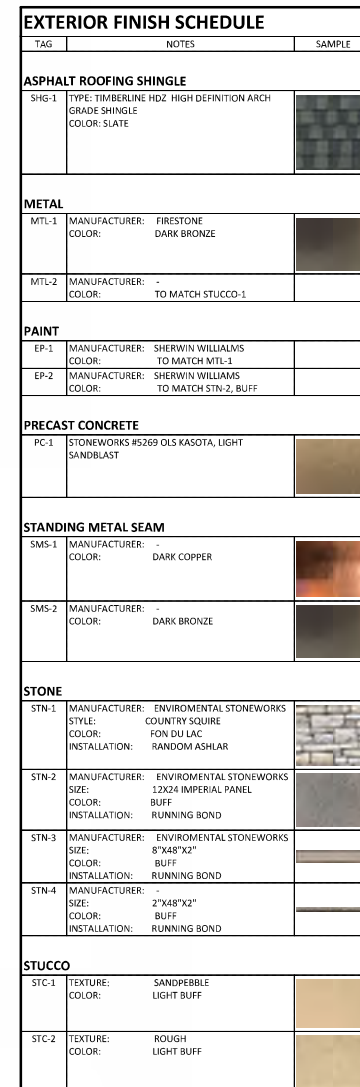
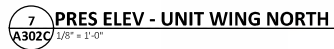
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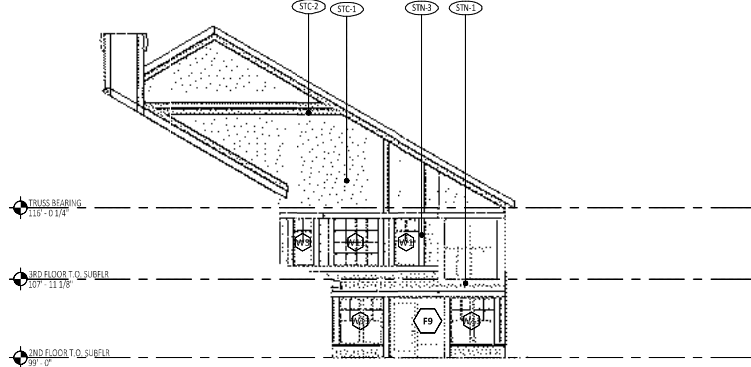
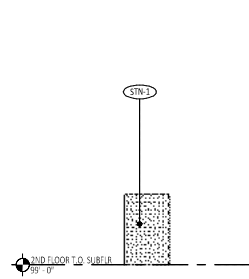
K:\Jobs\Waite Holdings\Moments of Wayzata 20185

EXTERIOR BUILDING ELEVATIONS

PUD AMENDMENT

A302 Page 83 of 266





MH
MORGAN HANSEN
Real Estate • Sales • Leasing

1000 Twelve Oaks Center
Dr.
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Wayzata MN 55391

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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.

TODD MORGAN, AIA, NCARB
REGISTRATION NUMBER: 18074

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[illegible]

PROJECT NUMBER: 20185

DRAWN BY: T. NICHOLE

CHECKED BY: S. OLIVER

DATE: 06/26/2021

COMPUTER DIRECTORY:
KJobs/Wake Holdings/Moments of Wayzata 20165

EXTERIOR BUILDING ELEVATIONS

PUD AMENDMENT



MH
MORGAN HAUS
Architectural • Interior • Exterior

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Fax 952-426-7440

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.

TODD JOHNSON, AIA, NCARB
REGISTRATION NUMBER: 18074

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PROJECT NUMBER: 20185

DRAWN BY: Author

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DATE: 06/28/2021

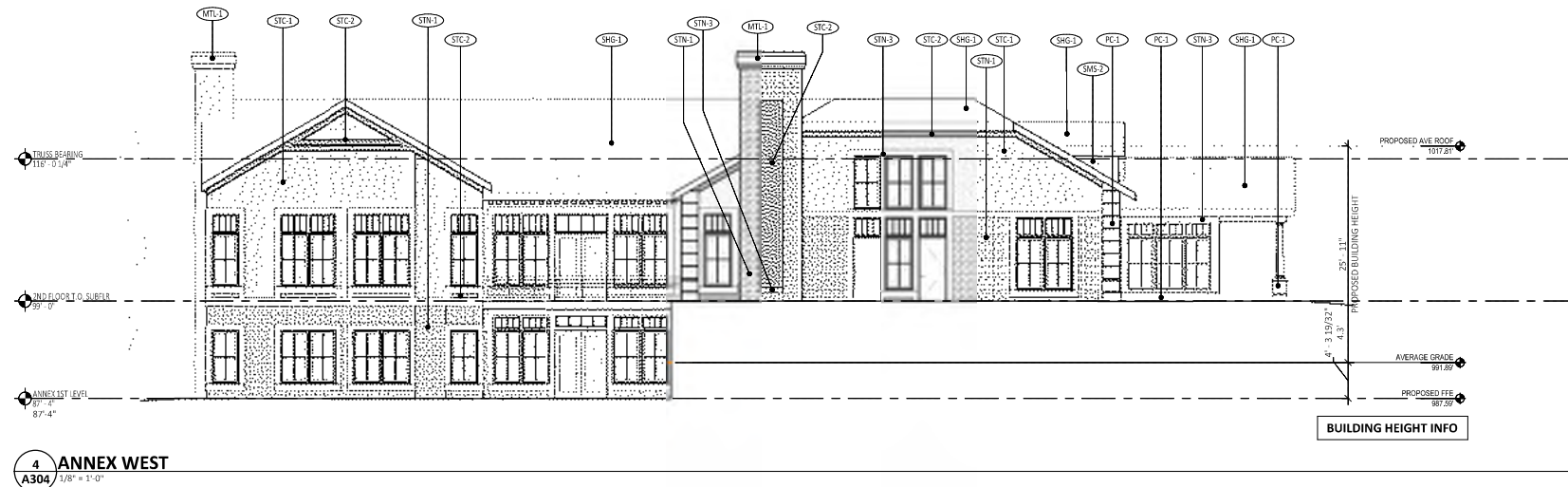
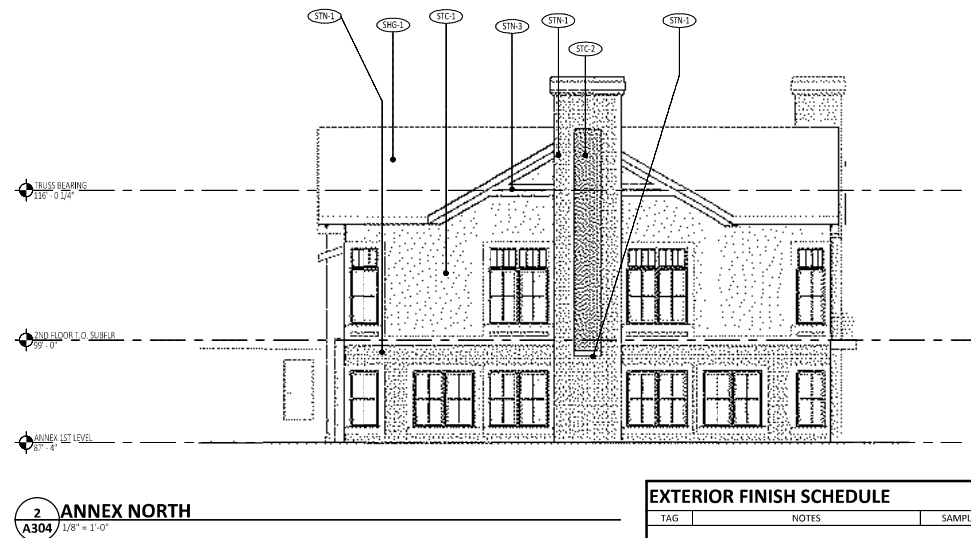
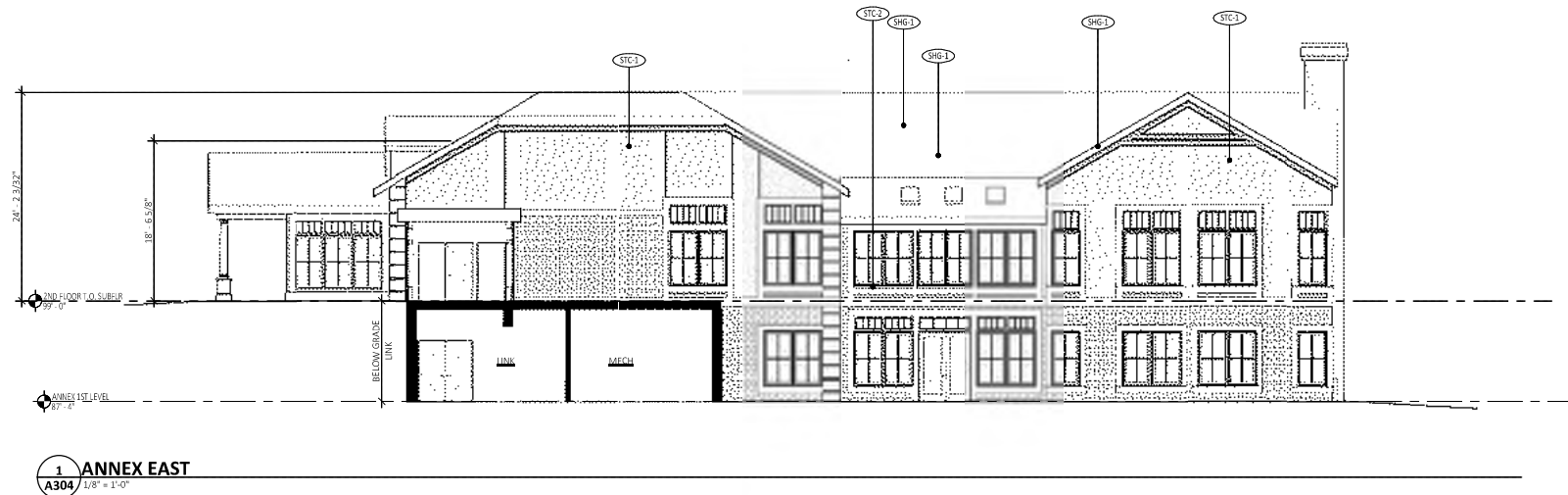
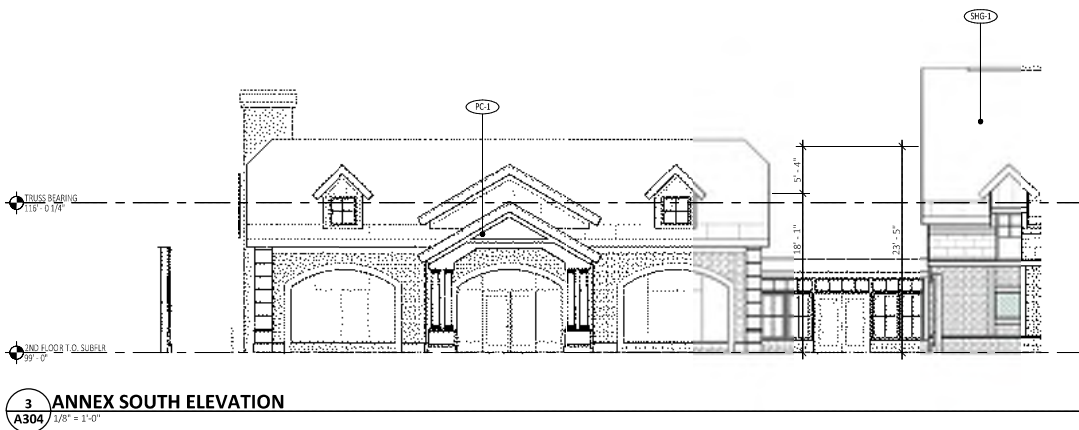
COMPUTER DIRECTORY:

K:\Jobs\Rate Holdings\Moments of Wyzas\20185

**COLORED
BUILDING
ELEVATIONS**

PUD AMENDMENT

A303C



EXTERIOR FINISH SCHEDULE		
TAG	NOTES	SAMPLE
ASPHALT ROOFING SHINGLE		
SHG-1	TYPE: TIMBERLINE HDZ HIGH DEFINITION ARCH GRADE SHINGLE COLOR: SLATE	
METAL		
MTL-1	MANUFACTURER: FIRESTONE COLOR: DARK BRONZE	
MTL-2	MANUFACTURER: - COLOR: TO MATCH STUCCO-1	
PAINT		
EP-1	MANUFACTURER: SHERWIN WILLIAMS COLOR: TO MATCH MTL-1	
EP-2	MANUFACTURER: SHERWIN WILLIAMS COLOR: TO MATCH STN-2, BUFF	
PRECAST CONCRETE		
PC-1	STONEWORKS #5269 OLS KASOTA, LIGHT SANDBLAST	
STANDING METAL SEAM		
SMS-1	MANUFACTURER: - COLOR: DARK COPPER	
SMS-2	MANUFACTURER: - COLOR: DARK BRONZE	
STONE		
STN-1	MANUFACTURER: ENVIRONMENTAL STONEWORKS STYLE: COUNTRY SQUIRE COLOR: FON DU LAC INSTALLATION: RANDOM ASHLAR	
STN-2	MANUFACTURER: ENVIRONMENTAL STONEWORKS SIZE: 12X24 IMPERIAL PANEL COLOR: BUFF INSTALLATION: RUNNING BOND	
STN-3	MANUFACTURER: ENVIRONMENTAL STONEWORKS SIZE: 8"X48"X2" COLOR: BUFF INSTALLATION: RUNNING BOND	
STN-4	MANUFACTURER: - SIZE: 2"X48"X2" COLOR: BUFF INSTALLATION: RUNNING BOND	
STUCCO		
STC-1	TEXTURE: SANDEBBLE COLOR: LIGHT BUFF	
STC-2	TEXTURE: ROUGH COLOR: LIGHT BUFF	

**1000 Twelve Oaks Center
Dr.
Suite 200
Wayzata MN 55391**

**Tel 952-426-7400
Fax 952-426-7440**

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.

TODD M. JAGEN, AIA, NCARB
REGISTRATION NUMBER: 18074

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

[illegible]

PROJECT NUMBER: 20185

DRAWN BY: T. NICHOLE

CHECKED BY: S. OLIVER

DATE: 06/28/2021

COMPUTER DIRECTORY:

K:\Jobs\Waite Holdings\Moments of Wayzata 20185

**ADDITION
BUILDING
ELEVATION**

PUD AMENDMENT



Diagram showing the rear elevation of the building. Key structural elements and labels include:

- Roof structure with labels: SHG-3, STN-3, STC-1, STN-1, STN-3, MTL-1, STN-1, STC-2, STN-1, STC-1, MTL-1.
- Chimneys and roof sections labeled: STN-3, STN-1.
- Horizontal reference lines:
 - CRUISS BEARING: 118° 0' 17"
 - 1ST FLOOR T.O. SUBFLR: 207° 11' 06"
 - 2ND FLOOR T.O. SUBFLR: 207° 0'
 - BASELINE 1ST LEVEL: 207° 4'

[illegible]

EXTERIOR FINISH SCHEDULE		
TAG	NOTES	SAMPLE
ASPHALT ROOFING SHINGLE		
SHG-1	TYPE: TIMBERLINE HDZ HIGH DEFINITION ARCH GRADE SHINGLE COLOR: SLATE	
METAL		
MTL-1	MANUFACTURER: FIRESTONE COLOR: DARK BRONZE	
MTL-2	MANUFACTURER: - COLOR: TO MATCH STUCCO-1	
PAINT		
EP-1	MANUFACTURER: SHERWIN WILLIAMS COLOR: TO MATCH MTL-1	
EP-2	MANUFACTURER: SHERWIN WILLIAMS COLOR: TO MATCH STN-2, BUFF	
PRECAST CONCRETE		
PC-1	STONEWORKS #5269 OLS KASOTA, LIGHT SANDBLAST	
STANDING METAL SEAM		
SMS-1	MANUFACTURER: - COLOR: DARK COPPER	
SMS-2	MANUFACTURER: - COLOR: DARK BRONZE	
STONE		
STN-1	MANUFACTURER: ENVIRONMENTAL STONEWORKS STYLE: COUNTRY SQUIRE COLOR: FON DU LAC INSTALLATION: RANDOM ASHLAR	
STN-2	MANUFACTURER: ENVIRONMENTAL STONEWORKS SIZE: 12X24 IMPERIAL PANEL COLOR: BUFF INSTALLATION: RUNNING BOND	
STN-3	MANUFACTURER: ENVIRONMENTAL STONEWORKS SIZE: 8"x48"x2" COLOR: BUFF INSTALLATION: RUNNING BOND	
STN-4	MANUFACTURER: - SIZE: 2"x48"x2" COLOR: BUFF INSTALLATION: RUNNING BOND	
STUCCO		
STC-1	TEXTURE: SANDEBBLE COLOR: LIGHT BUFF	
STC-2	TEXTURE: ROUGH COLOR: LIGHT BUFF	

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TODD JOHNSON, AIA, NCARB
REGISTRATION NUMBER: 18074

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

[illegible]

PROJECT NUMBER: 20185

DRAWN BY: Author

CHECKED BY: Checker

DATE: 06/28/2021

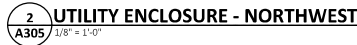
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**ADDITION
COLORED
BUILDING
ELEVATION**

PUD AMENDMENT

A304C



KEYPLAN



TAG	NOTES	SAMPLE
ASPHALT ROOFING SHINGLE		
SHG-1	TYPE: TIMBERLINE HDZ HIGH DEFINITION ARCH GRADE SHINGLE COLOR: SLATE	
METAL		
MTL-1	MANUFACTURER: FIRESTONE COLOR: DARK BRONZE	
MTL-2	MANUFACTURER: - COLOR: TO MATCH STUCCO-1	
PAINT		
EP-1	MANUFACTURER: SHERWIN WILLIAMS COLOR: - TO MATCH MTL-1	
EP-2	MANUFACTURER: SHERWIN WILLIAMS COLOR: TO MATCH STN-2, BUFF	
PRECAST CONCRETE		
PC-1	STONWORKS #5269 OLS KASOTA, LIGHT SANDBLAST	
STANDING METAL SEAM		
SMS-1	MANUFACTURER: - COLOR: DARK COPPER	
SMS-2	MANUFACTURER: - COLOR: DARK BRONZE	
STONE		
STN-1	MANUFACTURER: ENVIRONMENTAL STONWORKS STYLE: COUNTRY SQUIRE COLOR: FON DU LAC INSTALLATION: RANDOM ASHLAR	
STN-2	MANUFACTURER: ENVIRONMENTAL STONWORKS SIZE: 12X24 IMPERIAL PANEL COLOR: BUFF INSTALLATION: RUNNING BOND	
STN-3	MANUFACTURER: ENVIRONMENTAL STONWORKS SIZE: 8"X48"X2" COLOR: BUFF INSTALLATION: RUNNING BOND	
STN-4	MANUFACTURER: - SIZE: 2"X48"X2" COLOR: BUFF INSTALLATION: RUNNING BOND	
STUCCO		
STC-1	TEXTURE: SANDPEBBLE COLOR: LIGHT BUFF	
STC-2	TEXTURE: ROUGH COLOR: LIGHT BUFF	



MOMENTS OF LAKEVILLE



**THE MOMENTS OF
WAYZATA
BUILDING RENOVATIONS
163 WAYZATA BLVD.
WAYZATA, MN 55391**



1000 Twelve Oaks Center
Dr.
Suite 200
Wayzata MN 55391

Tel 952-426-7400
Fax 952-426-7440

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REGISTRATION NUMBER: 18074

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[illegible]

PROJECT NUMBER: 20185

DRAWN BY: TNSH

CHECKED BY: TM:SO

DATE: 06/28/2021

COMPUTER DIRECTORY:

K:\Jobs\Waste Holdings\Moments of Wayzata 20185

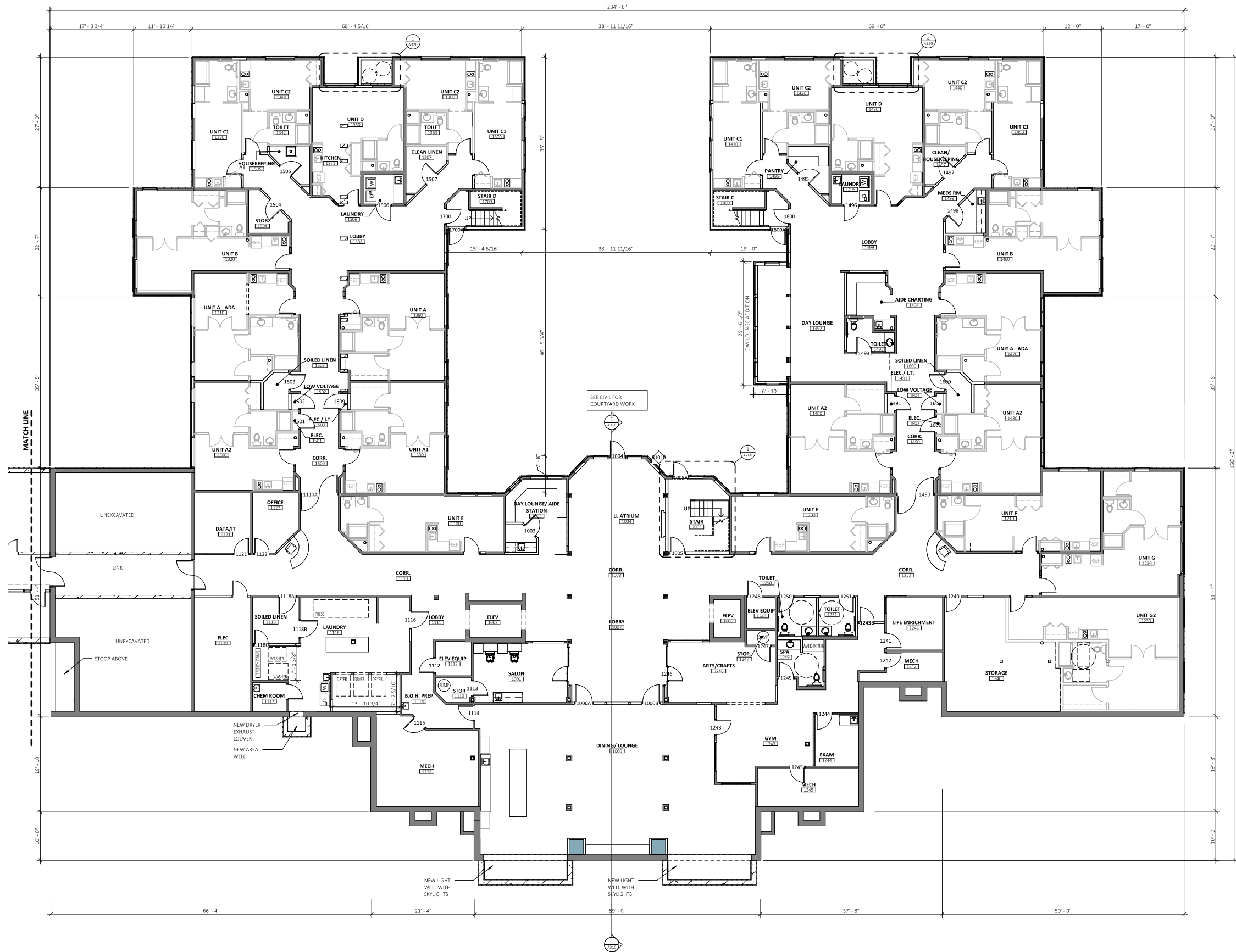
**FLOOR PLAN -
FIRST LEVEL**

PUD AMENDMENT



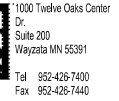
A200

Page 90 of 266





**THE MOMENTS OF
WAYZATA
BUILDING RENOVATIONS
163 WAYZATA BLVD.
WAYZATA, MN 55391**



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TODD MORGAN, AIA, NCARB
REGISTRATION NUMBER: 18074

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[illegible]

PROJECT NUMBER: 20185

DRAWN BY: TNSH

CHECKED BY: TMSO

DATE: 06/28/2021

COMPUTER DIRECTORY:

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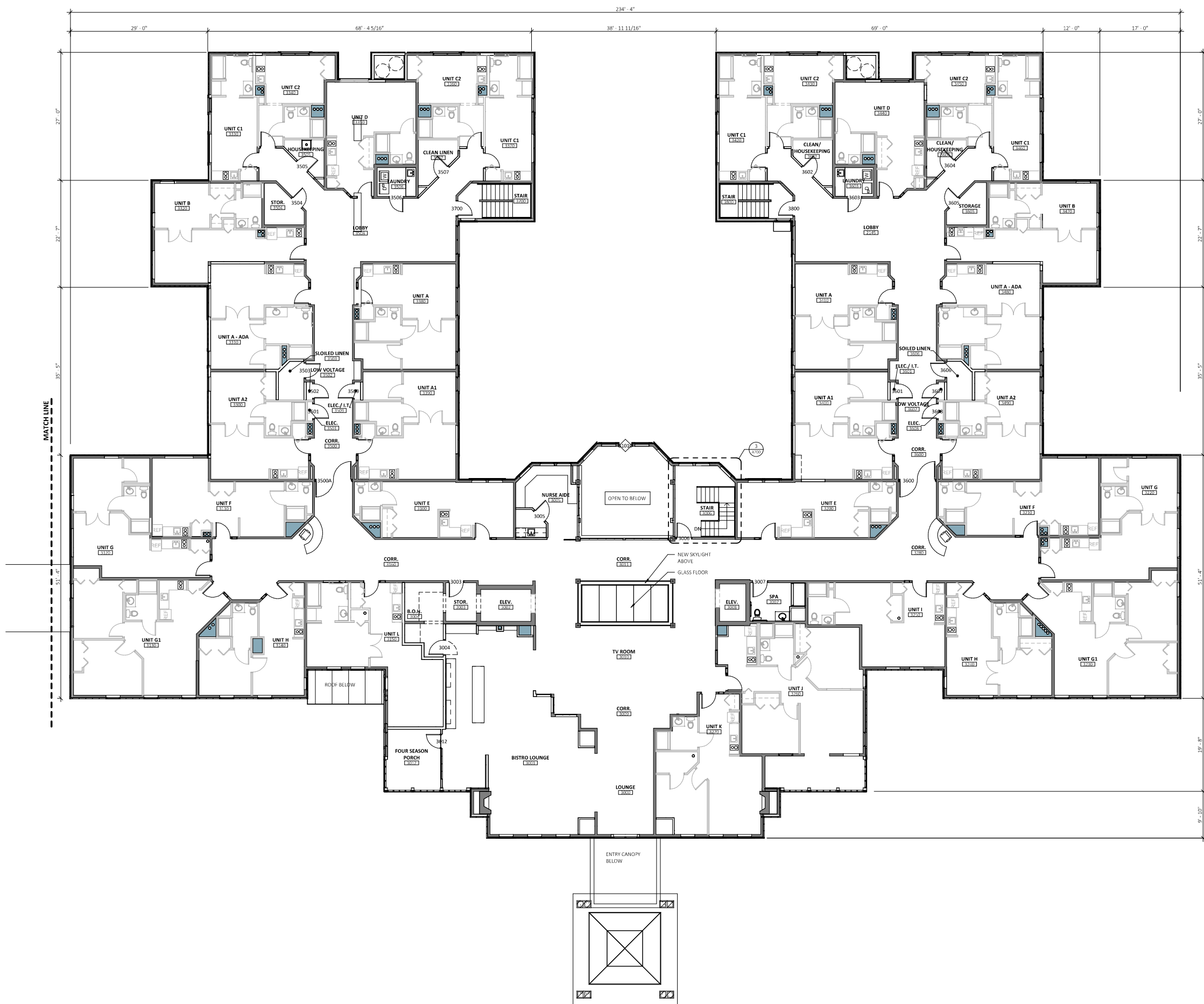
**FLOOR PLAN -
THIRD FLOOR**

PUD AMENDMENT



A202

Page 92 of 266



1 3RD LEVEL - FLOOR PLAN
A202 1/8" = 1'-0"

C:\Revit Projects\20185_Moments\Wayzata_shayes@mohagenhansen.com.rvt

PROJECT NAME

1000 Twelve Oaks Center
Dr.
Suite 200
Wayzata MN 55391

Tel 952-426-7400
Fax 952-426-7440

[illegible]

PROJECT NUMBER: 20185

DRAWN BY: TNSH

CHECKED BY: TMSO

DATE: 06/28/2021

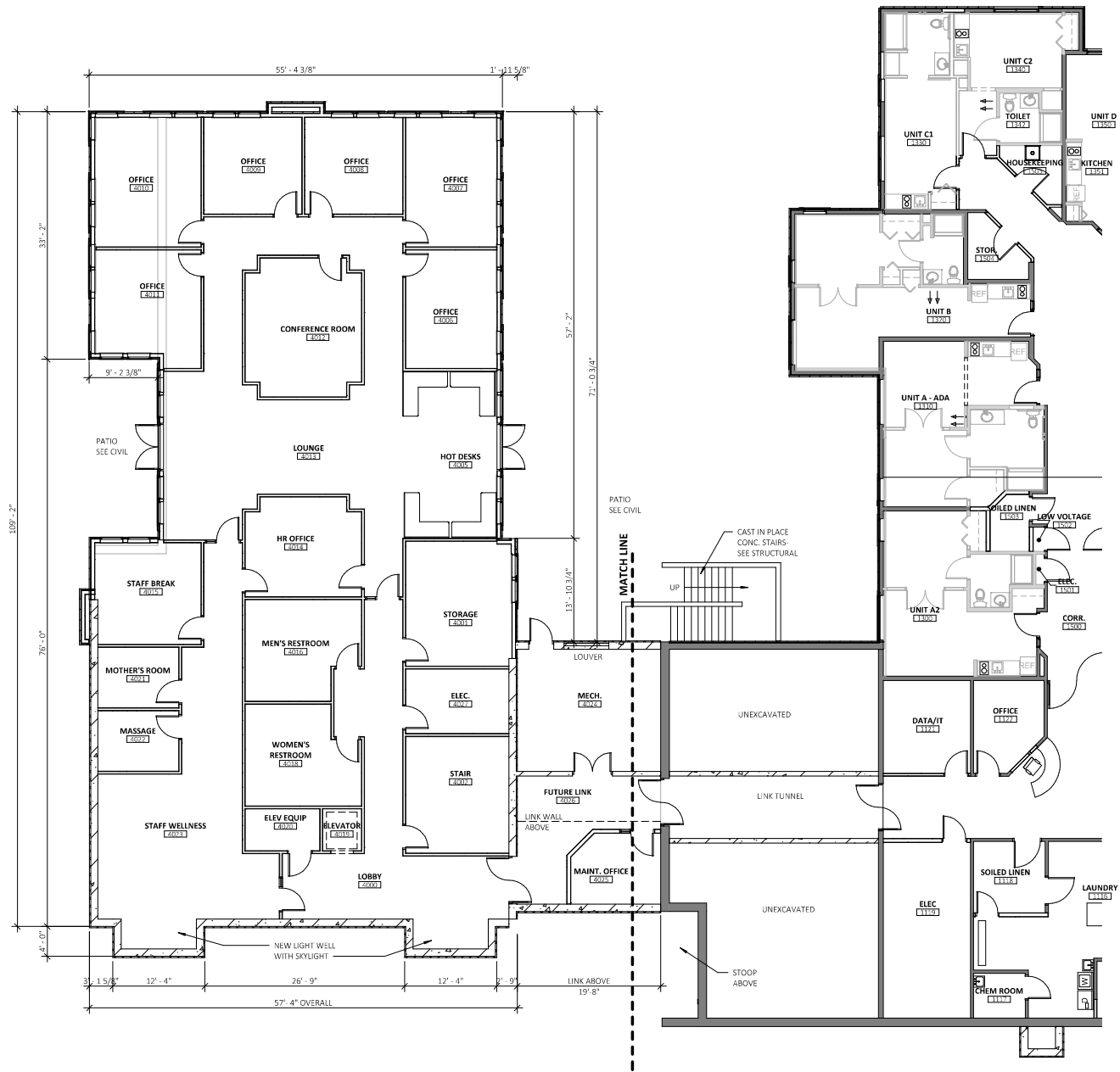
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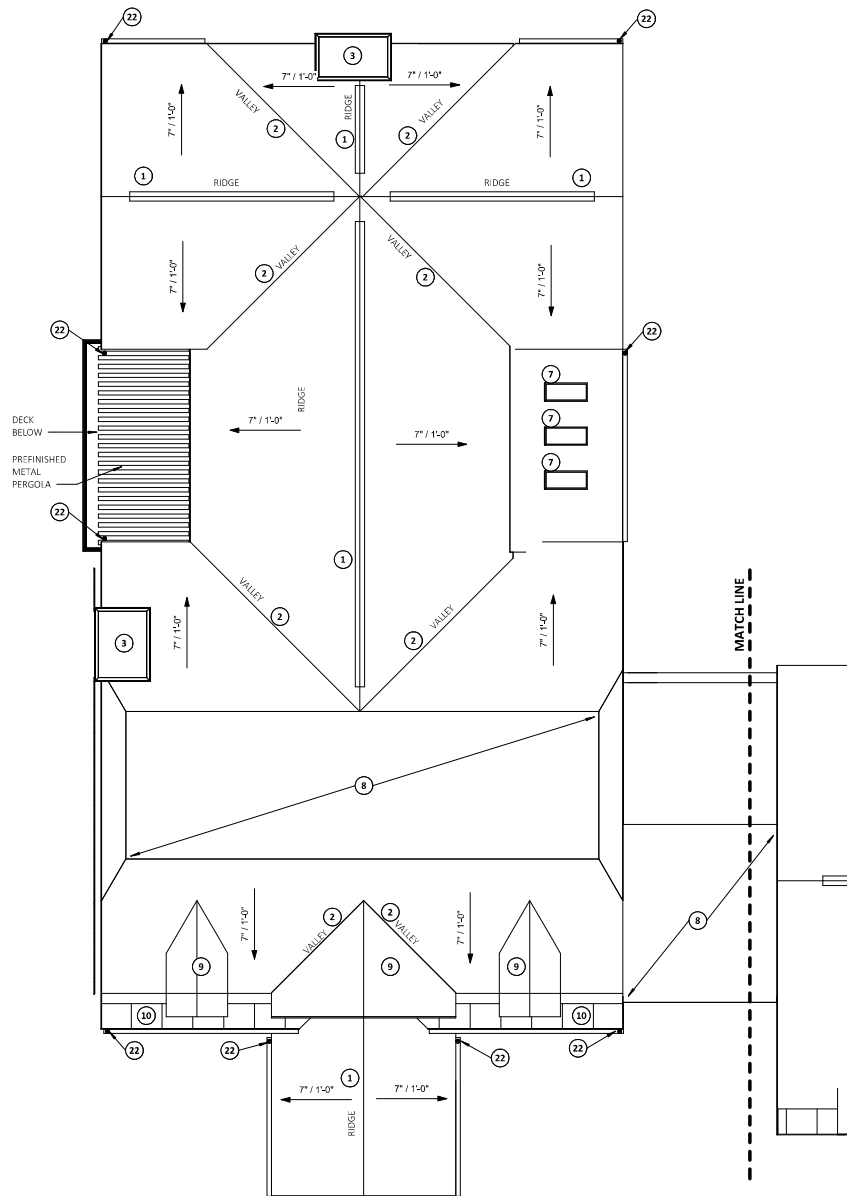
A203

Page 93 of 266





A206 | Page 95 of 266



GENERAL ROOF NOTES

1. MIN. ROOF R-VALUE OF R-30 ON MAIN BUILDING ROOF PER ENERGY CODE.
2. SEAL ALL ROOF PENETRATIONS W/ CLOSED CELL SPRAY FOAM FOR VAPOR AND AIR CONTROL. FOAM FILM SHALL BE PLENUM RATED OR ENCAPSULATED WITH PLENUM-RATED MATERIALS (FIRE STOPPING OR SEAL METAL), FULLY ENGAGE VAPOR BARRIER AT ALL PENETRATIONS.
3. TAPE/ID INSULATION MUST MAINTAIN MINIMUM 1/4" SLOPE; ROOFING CONTRACTOR TO VERIFY CRICKS/ LOCATIONS.
4. MECHANICAL CONTRACTOR TO COORDINATE RTU/EXHAUST FANS WITH STRUCTURAL.
5. ALL ROOF TOP MOUNTED EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS, CONTRACTOR TO VERIFY AND COORDINATE CLEARANCES.
6. PROVIDE FRT ROOF SHEATHING AT ALL DRAFT STOP LOCATIONS, MIN. 4" 0" EACH SIDE.
7. LOCATIONS OF ALL ROOF PENETRATIONS TO BE VERIFIED WITH APPROPRIATE SUB-CONTRACTOR. ROOF PENETRATIONS MAY NOT BE INDICATED ON THIS PLAN, HOWEVER, ALL ROOF FLASHING WORK SHALL BE PROVIDED BY ROOFING CONTRACTOR.
8. ROOF MEMBRANE TO BE INSTALLED PER MANUFACTURER.
9. PROVIDE 1/300 VENTING OF ATTIC AREAS, EQUALLY DISTRIBUTED BETWEEN SOFFITS AND RIDGE/ROOF VENTS - VERIFY WITH FINAL VENTING PRODUCT EMPLOYED.

ROOF TYPES

TYPE 1: ARCHITECTURAL GRADE HIGH DEFINITION TIMBERLINE HDZ SHINGLES

TYPE 2: 60 MIL FULLY ADHERED TPO ON TAPERED POLYISO ON POLYISO BASE LAYER WITH VAPOR BARRIER MEETING ALL REQUIRED FIRE RATINGS AND SURFACE BURNING CHARACTERISTICS.

ROOF PLAN KEYNOTES

TAG	KEYNOTE
1	SHINGLE OVER RIDGE VENT
2	PREFINISHED METAL VALLEY FLASHING
3	PREFINISHED METAL CHIMNEY CAP
4	EXHAUST - SEE MECHANICAL
5	PREFINISHED ROOF ACCESS HATCH
6	ELEVATOR VENT
7	NEW SLOUGHT
8	FLAT ROOF - NEW FULLY ADHRED ROOF MEMBRANE - R3
9	ROOF DORMER
10	COPPER STANDING SEAM ROOF ICE BELT - EXTEND 4' 0" UP ROOF, TYP.
11	HIRE PLATE FLUE
12	EXHAUST FAN - SEE MECHANICAL
13	PREFINISHED METAL CHIMNEY CAP WITH FLUE
14	COPPER STANDING SEAM ROOF
17	COPPER GUTTERS AND DOWNSPOUT - CONNCT TO UNDERGROUND STORM SEWER - SEE CIVIL
18	NEW INSULATED ROOF HATCH WITH INTEGRAL CURB
19	ICE/WATER SHIELD M-MEMBRANE
20	ROOF CRICKET
21	LINE OF WALL BELOW
22	PRE-FINISHED METAL GUTTERS AND DOWNSPOUT - MLT-1, CONNCT TO UNDERGROUND STORM SEWER - SEE CIVIL
23	ROOF DRAIN - CONNECT TO UNDERGROUND STORM SEWER - SEE CIVIL
24	PREFINISHED METAL VALLEY GUTTER DIVERTER



**THE MOMENTS OF
WAYZATA
BUILDING RENOVATIONS
163 WAYZATA BLVD.
WAYZATA, MN 55391**

PROJECT NAME

ARCHITECT



1000 Twelve Oaks Center
Dr.
Suite 200
Wayzata MN 55391

Tel 952-426-7400
Fax 952-426-7440

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REGISTRATION NUMBER: 18074

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[illegible]

DRAWING INFORMATION	PROJECT NUMBER:	20165
	DRAWN BY:	Author
	CHECKED BY:	Checker
	DATE:	06/26/2021
	COMPUTER DIRECTORY:	

K:\Jobs\Waste Holdings\Moments of Wayzata 20165

**ADDITION ROOF
PLAN**

PUD AMENDMENT



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PROJECT NUMBER: 7680-000

DRAWN BY: RA.TM

CHECKED BY: KDB

DATE: 6-28-21

ELECTRICAL
PHOTOMETRIC
PLAN

EP01



Plan View
Scale - 1" = 25ft

MEMORANDUM

1000 Twelve Oaks Center Drive Tel 952.426.7400
Suite 200 Fax 952.426.7440
Wayzata, MN 55391 www.mohagenhansen.com



Date: 7-21-2021

Memo To: Nick Keiser, Planning
City of Wayzata

From: Stephen M. Oliver, AIA, NCARB, Principal
Mohagen Hansen Architecture | Interiors

Project: Moments of Wayzata, 163 Wayzata Boulevard

Project No.: 20185

Neighborhood Meeting Notes

Meeting time/date: 5:00 – 6:30 PM, 7/8/2021. Additional Q&A continued until 7:00 PM.

Meeting location: Project site, 163 Wayzata Boulevard

Meeting Attendees (other than applicant and design consultants):

Kris Johnson, 166 Babcock Lane
David Kirkland, 176 Babcock Lane
Dan & Eileen Drotning, 120 Westwood Lane S
David Knoll, Wayzata Community Church, 125 Wayzata Blvd East

1. Neighbor related that the primary concern is to keep the project looking residential in character and to establish good screening.
2. Neighbor related that the purchase of the property prior to having entitlement approvals must mean that the building works as is, as a business model. Making it bigger should not be necessary.
 1. **Applicant reviewed** the canopy size indicating a reduction in footprint from 24' x 32' to 22' x 24' and projection from the building from 50' to 35', as well as a reduction in height from 24' to 15', approximately. The clear height under the canopy at 13'-6" is provided as required by the Wayzata Fire Marshal and North Memorial Hospital ambulance service.
3. Neighbor stated that if the operator really cared about residents, they would put the resident entry on the west end of the building in a climate controlled, conditioned drive-in parking area.
 1. **Applicant responded** that the philosophy of Moments is that the main entry is the "front door" for residents and families, as though it is the front door of their home. Safety concerns of weather and ice are addressed via the protection of the porte cochere, as designed, but also by way of care and maintenance as performed by maintenance staff.
4. Resident simply asked why the project must be so big.
 1. **Applicant responded** that they have taken in to account the original concerns and;
 2. **Applicant reviewed the** drive lane adjustments indicating that the porte cochere was repositioned closer to building, one way circulation was re-established at the east entry, and the east turn lane has been restored. The new layout allows more trees, including the large heritage tree, to be saved.
 3. **Applicant indicated** that new trees are being provided at much larger sizes than required.
5. **The civil engineering and landscape** consultant reviewed the tree work in detail indicating the following:
 - a. The heritage tree will be maintained and protected to ensure health.
 - b. Four significant trees by the east parking lot will be saved with the new layout.
 - c. Plantings were added on the boulevard between Babcock and Wayzata Boulevard and will enhance the screening between the residences and Moments of Wayzata.
 - d. The retaining wall in front of the parking area will be at least 3.5' tall, shielding headlights.

July 22, 2021
 Moments of Wayzata: Neighborhood Meeting Notes
 Page 2 of 4

-
- EXISTING TREE
- ARBOR VITAE SPACE AT 5'
- PROPERTY LINE
- EXISTING PARKING
- WAYZATA BLVD
- NEW SIDEWALK
- EXISTING GROUND PLANE
- DECORATIVE RETAINING WALL WITH ORNAMENTAL METAL TOP RAIL
- SLOPE CONDITION TO BE REVIEWED TO FLATTEN OUT

MEMORANDUM

July 22, 2021

Moments of Wayzata: Neighborhood Meeting Notes

Page 3 of 4

13. Neighbor was interested in how snow removal would be accomplished. **Applicant responded** that large snow events would be handled by hauling offsite while small events could be accommodated on site. Moments does their own snow removal, so they can control those activities in a manner that can't be done as well with outside vendors.
14. **Applicant discussed** the potential to save more trees in the southeast corner of the site by plucking them and replanting them on site. There were two trees identified in that area and others on the site, that may be eligible for relocation. Applicant will work creatively to salvage additional trees.
15. The group walked the site to review the plans for the outdoor spaces and the walking path. **The Moments** integrates the use of outdoor spaces into their model in ways other providers do not. As a result, the investment in landscaping and the creation of various outdoor experiences is unmatched in the market.
16. **The applicant** discussed how the exterior investments in the property – site improvements, landscaping, exterior repairs, and improvements, are top-rate, long-term investments.
17. **The applicant** explained that the trees and benches along the sidewalk are per the city ordinance, but that Moments will also incorporate flower beds in addition to the basic requirements.
18. **The applicant** discussed marking trees that would be saved versus those that would be removed so that it was obvious to neighbors and the city. *[As of 7/22/2021 trees have been marked as follows: green = save; yellow = relocate; red = remove.]*
19. **The applicant** discussed the nature of deliveries indicating that regular deliveries to the link between the existing building and addition would be achieved with smaller class of trucks. As an independent operator, Moments can limit and manage deliveries to minimize disruption. Access for deliveries would normally occur at the west curb cut.
20. Neighbor commented that when the project is done, they want to be able to say, "It is way better than we thought it would be."
 1. **Applicant agreed and indicated the belief that this vision will elicit that response.**
21. Applicant offered to share with the neighbors some photos of select landscape elements from their Lakeville property. Reference the following:



Figure 1: Service drive with retaining walls, plantings, and decorative railings.

MEMORANDUM

July 22, 2021

Moments of Wayzata: Neighborhood Meeting Notes

Page 4 of 4



Figure 2: Stone textured retaining wall with accent railing, and plantings.



Figure 3: Decorative railing with accent plantings.

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20185\01_Admin\CODE_Entitlement\20210708_NeighborhoodMeeting\20185_MoW_NeighborhoodMeeting_20210721 R1.docx

From: [Daniel Drotning](#)
To: [Emily Goellner](#)
Subject: Moments of Wayzata
Date: Wednesday, July 28, 2021 4:16:41 PM

Neighborhood meeting notes and responses. The primary concerns of the neighbors is to keep the building no larger than its current foot print and to keep it looking residential in character. The existing "front door" entrance meets that goal. Adding a 22' x 24' canopy that projects 35' from the building will make it look like a Motel Six. We believe the existing exterior design and size will meet the applicants needs or they would have had a contingency. By adding a west side addition to the existing property a needed access road to the rear of the lot and pound will not be possible. Also trash dumpsters will have to be in the front of the building in view of the neighbors. TMSC of Wayzata has informed the neighbors that the garages on the west side of the lot will be removed. That will allow for additional parking spaces with out removing any live trees, or moving them. Trees with a diameter of 8" or larger can not be guaranteed to survive if moved. Wayzata saved the Big Woods, can we not also save Moments trees as well. Not allowing a building addition will save those trees and TMSC will still be able to provide memory case services for 80 people in Wayzata in the existing property TMSC purchased with any adjustments inside the structure as they see fit.
Daniel Drotning 120 Westwood Lane

Sent from [Mail](#) for Windows 10

From: [Wendy VanLoy](#)
To: [Emily Goellner](#)
Subject: Meridian Manor Redevelopment Project
Date: Thursday, July 29, 2021 9:51:28 AM

Good Morning, Emily -

It has come to our attention that the proposed redevelopment project for the site of the former Meridian Manor Senior Living property is not in the best interest of either the Highlands neighborhood it borders or the city of Wayzata as a whole. I am hoping you will pass this note along to all members of the Planning Commission as they review the proposal before them. Thank you.

To All Members of the Wayzata Planning Commission -

As long time residents of the Highlands, we treasure and value the intimacy of this neighborhood. The tradition of caring for and protecting it was long ago established and passed on to us by some of the original residents of these homes. It is very much our responsibility as residents of this neighborhood and as citizens of this city, and your job as representatives of all of us on the Planning Commission, to maintain and preserve the small town character of Wayzata so long ago established by these founding families. It does appear that the proposed redevelopment of the Meridian Manor site is in excess of what would be appropriate for a neighborhood such as ours - scale, footprint, loss of existing established greenspace - all seem as though they would overwhelm the neighborhood and destroy the character we so diligently work to maintain. The precedent that would be set for Wayzata by approving such a project would not be in the best interest of a city that prides itself on enhancing and preserving treasured assets and that, thankfully, has a long history of supporting development which follows the philosophy that bigger is not always better.

Thank you very much for your time and thoughtful consideration of our concerns.

Cordially -
Joe and Wendy VanLoy
136 Birch Lane West

From: [Keith Johnson](#)
To: [Public Comment](#)
Subject: Moments of Wayzata proposal
Date: Thursday, July 29, 2021 3:04:39 PM

As a resident of the Highlands and in very close proximity to Moments of Wayzata I am in favor of the suggestions proposed on behalf of the neighborhood. I agree with others that maintaining a residential feel to the new improvements is essential. I also agree with the need for such an establishment and feel the goals can be met without the need for the expansion dedicated to corporate offices and a day care facility which should reside within the proper zoning of commercial.

Sent from [Mail](#) for Windows 10

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From: [Rebecca Hawthorne](#)
To: [Public Comment](#)
Subject: Comments on Moments of Wayzata Proposal
Date: Thursday, July 29, 2021 7:25:44 AM

As a resident of the Highlands neighborhood, I have attended one of the neighborhood meetings hosted by Moments of Wayzata, researched the company's Lakeville facility, and followed the changes made to the plans thus far. My concerns remain the following:

Meridian Manor was built and operated as a residential facility for senior care. The building structure, materials and landscaping were designed to reflect its residential purpose. The brick facade, gardens, entrance and driveway are all scaled appropriately for a residence, and the facility "fits" with the neighborhood - tucked beside churches and homes in the midst of mature trees.

Moments of Wayzata proposes to alter the fundamental nature of the facility by introducing corporate offices and an adult day care that will generate substantial traffic. These uses are not residential but commercial and do not belong in the Highlands neighborhood but in a commercially zoned area such as the Folkestone complex in downtown Wayzata.

As well, the proposed addition of a 14,000 square foot building to the property, the removal of 59 trees, the addition of a stone and metal-topped retaining wall, and expanded parking in the front of the building will significantly alter the residential feel to that of an institution. Moments of Lakeville projects a very institutional feel on the exterior. This is not a "fit" with the Highlands neighborhood.

I believe that Moments of Wayzata can deliver its well-designed memory care within the existing footprint of the 75,000 square foot structure. I am impressed with the design principles used by the company to construct interiors and services appropriate for seniors with memory issues. There is a definite need in our community for such well-designed services.

Thank you for consideration of the neighbors' concerns in the on-going planning process.

Regards,

Rebecca Hawthorne

179 West Birch Lane

Wayzata, MN 55391

Rebecca K. Hawthorne, Ph.D.
Assistant Director, Innovation Scholars: Mayo Innovation Scholars Program and Innovation Partners
Professor Emerita, Organizational Leadership
St. Catherine University
612.840.9068
rkhawthorne@stkate.edu

From: kirklanddm@gmail.com
To: [Emily Goellner](#); [Nick Kieser](#)
Cc: lanthony208@msn.com; krisjohns53@gmail.com; danielcmb@outlook.com; Rkhawthorne@stkate.edu
Subject: Fwd: Moments of Wayzata proposed development plan
Date: Thursday, July 29, 2021 2:59:28 PM

Sent from my iPad

Begin forwarded message:

From: kirklanddm@gmail.com
Date: July 29, 2021 at 2:54:21 PM CDT
To: PublicComment@wayzata.org
Subject: Moments of Wayzata proposed development plan

This is David Kirkland. I reside at 176 Babcock Lane . I have lived on the west end of Babcock for 16 years and over this time have watched the Meridian Manor property and landscape mature developing a friendly residential feel fitting for the surrounding neighborhood. The two story red brick and white siding front architecture, the limited one lane, one way ingress, the modest entry protecting awning, the enclosed trash on the west end along with all deliveries and emergency vehicles using this same west entry and exit enhanced by the now mature landscape featuring a variety of mature hardwoods all important in a residential setting.

I have attended the 3 neighborhood meetings with the applicant, have toured their ‘ flagship Lakeville development and attended the tree preservation meeting at Shaver Park a few weeks ago.

With that as background I would like to summarize what I believe to be the neighborhood concerns that have not been adequately addressed by the applicant, and are generally referred to in the ‘Purpose of PUDs’ document provided by staff.

1) the proposed removal of 59 significant hardwood trees (-/+ 65% of the total on site).

To date the applicant has only agreed to saving the heritage maple at the front entry.

This is unacceptable. Multiple times in our meetings the applicant has stated “ we love trees” which is a just not the case. The PUD provisions refer to “ the conservation and more efficient use of the land; the preservation and enhancement of desire able site characteristics such as natural topography; and higher standards of site and building design.” Not much of this is evident in the proposed plan.

2) the addition of the +/- 14,000 ft building on the west end of the property to house the a corporate office for the applicant’s many business fails to meet the standard of a true accessory use, nor does the adult drop in daycare business(potential to generate 100 added trips in and out daily. 20customers morning, 20 afternoon + staff) as the potential customers will not be limited to those transitioning to the facility or necessarily related to the building occupants. It is the addition of this building that is the catalyst for the site changes that are problematic for the neighbors.

The applicant purchased the property knowing the limitations contained in the PUD stating that it was “a no-brainer” and now they are looking for more. The residents of Wayzata rely on the Planning Commissioners and the City Council to limit this development creep. The applicant has been operating their Lakeville facility in a 36 unit building less than half the size of MM so to say they need more space to operate their concept does not make sense.

3) uncovered garbage now moved to the front of the site and uncovered where today covered in the west end of the main building.

4) the increase in parking required to 67 from 52 resulting in the loss of the gardens and open space on the east front of the site to be replaced by surface parking and a block

retaining wall to shield the headlights.

5) the neighbors requested that the entry drive on the east end remain unchanged and the applicant said yes- but now the plan shows the drive widened to 2 car widths further encroaching on the Heritage maple. Not as promised.

Lastly, I think it is worth the commissioners time to drive to Lakeville and walk the applicant's flagship property to gain perspective on the style of development to expect from the applicant. The Moments facility is just off I-35W on the west side of the freeway. Take the first exit after Buck Hill ski area.

In summary I recommend denial of the applicant's plan as presented.

If the applicant returns with a plan to expand the approved use of senior car residential showing a higher standard of site and building design while preserving the trees and other desirable site characteristics they may well gain the neighbors support.

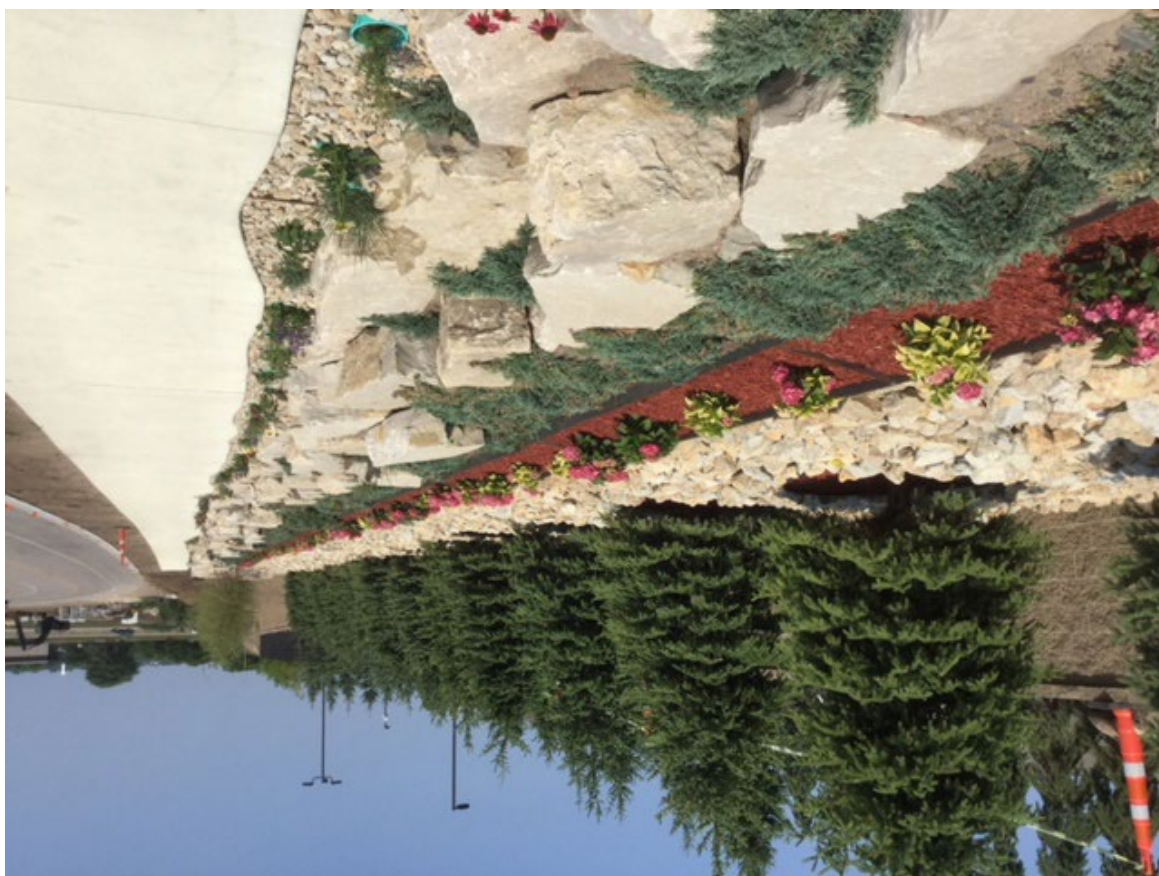
Thank you. Sincerely, David Kirkland

Attached please find a few Lakeville photos- phase 1; phase 2; trash enclosure; sample landscape etc.









Sent from my iPad



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 2, 2021	AGENDA ITEM: 5.b
TITLE: Consider Development Application for Planned Unit Development Concept Plan for 200 Lake Street East	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: September 12, 2021	

BACKGROUND:

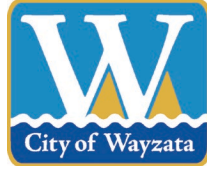
The applicant, Lake West Development, LLC, has submitted a Development Application for the property owned by Huntington National Bank at 200 Lake Street East. The applicant is proposing to remove the existing office building on site to construct a mixed-use development with two new, three-story buildings: (i) a 27 unit condominium building to the east (Building A) with first level commercial and restaurant space and an underground parking lot; and (ii) an 8 unit condominium building to the west (Building B) with an underground parking lot.

ACTION REQUESTED:

After considering the items outlined in this report, holding the public hearing on the application, and discussing the requests of the Application, the Planning Commission should direct staff to prepare a draft 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 - 200 Lake St E
2. 200 Lake St E Application for PC Review - August 2 2021
3. Public Comments Received by July 29 2021 - 200 Lake St E



**Staff Report
Wayzata Planning Commission
August 2, 2021**

Project Name: 200 E Lake Street
Planned Unit Development Concept Plan and Design
Standard Deviations

Applicant: Lake West Development, LLC

Addresses of Request: 200 Lake Street East

Prepared by: Emily Goellner, Community Development Director
Eric Zweber, Consulting Planner

“60 Day” Deadline: September 12, 2021

Development Application

Introduction

The applicant, Lake West Development, LLC, has submitted a Development Application for the property owned by Huntington National Bank (successor of TCF National Bank) at 200 Lake Street East. The applicant is proposing to remove the existing vacant office building on site to construct a 35-unit mixed-use development with two new, three-story buildings: (i) a 27 condominium building to the east (Building A) with first level commercial and restaurant space and an underground parking lot; and (ii) an 8 unit condominium building to the west (Building B) with an associated underground parking lot. Building A has a common lower parking level and two separate structures (East Core and West Core) that each contain a first story of commercial uses, a second story of residential, and a third story of residential. The eastern of the two structures is named the East Core and the western structure is the West Core. Pocket parks would be established on the east (East Park) and west (West Park) ends of the property. In addition, two plazas are proposed and utilized as means to break up the buildings mass and provide articulation. The East Plaza is located between the East Core and the West Core while the West Plaza is located between the West Core and Building B.

This property is currently bound by the terms of the existing Planned Unit Development (PUD) Zoning and Agreement in place for the office building and related areas on the property owned by TCF. Since this property is uniquely restricted by the existing PUD Zoning and Agreement and is generally guided by the Comprehensive Plan, several types of requests are necessary in order to add new residential and commercial buildings on

the site. The applicant is proposing to maintain the property within the Planned Unit Development (PUD) Zoning District and requests approval of a new PUD Concept Plan for the site.

No variances would be needed for the proposed project, but a total of two deviations from the Design Standards would be required:

1. A deviation from the six required massing breaks of at least 25 feet each, into two massing breaks: one 50 feet wide, and the other 215 feet wide.
2. A deviation from the third floor setback standard for a maximum of a 15 foot third floor setback, and the setback standard for the two lower levels of at least 10% of the façade length. The West Core of Building A would have a façade length of 450 feet which would require a third floor setback of 45 feet.

PUD Concept Review (First Phase of Review and Approval)

The applicant has applied for approval of a PUD Concept Plan, and if approved, would then apply for approval of a PUD General Development Plan. With PUD Concept Plan Review, not every civil engineering issue and architectural detail has been solidified by the applicant. That will follow with the PUD General Development Plan if the Concept Plan is approved.

The major questions with this application surround the proposed new uses of the land, impervious surface coverage, open space, and the Design Standard deviations necessary to build this proposal.

If this PUD Concept Plan receives approval, an additional application request of a Shoreland Impact Plan/Conditional Use Permit for impervious surface will be required for this proposal concurrent with the PUD General Development Plan application.

Property Information

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

Address	PID	Owner
200 Lake Street East	06-117-22-32-0029	Huntington National Bank

The current zoning and land use designation for the property is as follows:

Current Zoning:	Planned Unit Development (PUD)
2040 Comp Plan Designation:	Central Business District
Overlay Districts:	S/Shoreland Overlay District
Design District:	Lake Street District

Project Location

The property is located on the south side of Lake Street East between Ferndale Road South and Barry Avenue South. The BNSF railroad is located adjacent to this property.

Map 1: Project Location



Application Requests

The applicant is requesting approval of the following land use approvals with the application:

- A. PUD Concept Plan (Section 933.05): Approval of a Concept Plan for two (2) new three-story buildings, with a total of 35 residential units and about 35,000 square feet of office/restaurant space.
- B. Design Standard Deviations (Section 909): Approval of the following two (2) deviations from the Design Standards:
 - 1) Significant Massing Breaks (Section 909.07): The Design Standards require a significant massing break of at least 25 feet in width for every 150 feet of façade length. The Applicant requests that the West Core of Building A have a façade length of 450 feet in length in exchange for a single massing break of 50 feet in width between the West Core and the East Core of Building A and a single break of 215 feet in width between the West Core of Building A and Building B to the west.
 - 2) Upper (Third) Story Building Stepbacks (Section 909.08): The Design Standards requires a third story setback of at least 10% of the façade length. The East Core of Building A and Building B have a façade length of 150 feet which requires a third floor setback of at least 15 feet. The applicant is requesting the same 15 foot third floor

setback for the West Core of Building A even though the West Core has a façade length of 450 feet that would require a 45 foot third floor setback.

Additional Approvals (Second Phase of Review and Approval)

The following land use approvals would need to be applied for, receive a Planning Commission recommendation, and City Council approval before the applicant could submit an application for a building permit and construct the project:

- PUD General Development Plan
- Shoreland Impact Plan/Conditional Use Permit (SIP/CIP) for an impervious surface greater than 75%

Public Hearing Notice

Notice of the public hearing on the Application was published in the *Sun Sailor* on July 22, 2021 and mailed to all property owners located within 350 feet of the subject property on July 22, 2021.

Neighborhood Meeting

The applicant hosted a neighborhood meeting on June 30, 2021. Notices were mailed to all property owners within 750 feet of the subject property. There were 43 people in attendance and a summary of the meeting was included with the application submittal. Topics of discussion consisted of questions regarding parking, materials proposed and design of the new structures, if the property would create any light trespass onto surrounding properties, and concerns voiced about the surrounding property values if a viewshed to the lake were to be blocked.

Public Comments

Several public comments are attached to this report. In general, comments note concerns of the development blocking lake views, increasing in traffic, causing safety issues and marketability concerns with its proximity to the railroad.

History

The property was most recently developed as a PUD with the TCF office building and associated parking lots in 1990. The building was used as the corporate office for TCF National Bank until more recently when TCF moved the offices to other locations and listed the property for sale. Huntington National Bank is now the current property owner following a merger with TCF National Bank. Lake West has signed a purchase agreement for the property.

The City approved the subdivision, SIP/CUP for impervious coverage, a drive-in banking facility CUP, and rezoning to PUD (along with a development contract) for TCF in December 1989. The approved project included:

- Three-foot wide landscaping and streetscape easement along the south side of the Lake Street East right-of-way;
- Three public utility easements running north to south through the property for a water main, sanitary sewer, and storm sewer;

- A pocket/mini park easement of the northeastern corner of the property; and
- The dedication of right-of-way for improvements at the Lake Street and Ferndale Road intersection.

There is a canopy structure located in the west parking lot that was previously used as the drive-in banking facility. In conjunction with any approvals for redevelopment, the CUP for drive-in banking would be revoked and no longer applicable to the site.

Summary and Analysis of Application

Convert Existing Building

The applicant is proposing to remove the existing TCF National Bank building in order to construct two new buildings that would accommodate both multi-family dwellings and commercial space on the ground floor. In addition, the applicant has proposed (i) an updated public park at the corner of Barry and Lake Street that includes seating, new landscaping, and a path that leads to the eastern boardwalk; (ii) a new public East Plaza that is connected via boardwalk to the East Park; (iii) a new public West Plaza that will be accessible from the public sidewalk with areas for landscape, hardscape, seating and other seasonal programmable elements; and (iv) a new public West Park green space/pocket park at the corner of Ferndale and Lake Street that includes new landscaping.

The project is contained within one parcel and all parking on the parcel would serve the entire development for the property, including residential, office, restaurant, and a community/event space. Parking would be below grade and service all the buildings functions via elevator between residential and commercial areas. Each dwelling within both cores (East Core and West Core of Building A) will be assigned two standard spaces along the south side of the parking level, and each dwelling in Building B would be assigned two parking spaces within the parking below Building B. All remaining spaces will be available for the commercial/restaurant guests with tandem stalls managed by a valet service.

The location of the valet station is not shown on the site plan and it is difficult to understand where the valet stand would be located with two separate vehicle entrances to the site and no single pedestrian entrances to the buildings. The valet station will need to be describe in detail within the PUD General Development Plan.

Proposed Use

The Comprehensive Plan land use designation for the subject property is Central Business District. The Central Business District covers almost the entire length of Lake Street. The area continues to evolve into a diverse environment of retail stores, offices, restaurants, residences, and parks. This diversity is seen as healthy in that it attracts a wide variety of people into the downtown area at all times of the day. This diversity along with its proximity to Lake Minnetonka make it a destination in the region.

Residential uses are appropriate for the Central Business District but have typically included retail use on the ground floor along Lake Street (mostly east of Barry Avenue). Prior to being rezoned as a PUD, this property was zoned as C4-A.

Direction	Adjacent Use	Zoning	2040 Comp Plan Designation
North	Lake St E/Car Wash/Office/Multi-Family	PUD/C-4A Limited Central Business District	Central Business District
East	Grove Ln E	R-2 Medium Density Single Family Residential	Parks
South	Railroad	R-2 Medium Density Single Family Residential	N/A
West	Ferndale Rd S/Commercial	PUD	Central Business District

Nearby roadways include Lake Street, Barry Avenue, Ferndale Road, Edgewood Court, Grove Lane, and Shoreline Drive. Staff does not see any issues or concerns in the proposal in terms utility capacity, however, the City Engineer determined during this review process that a traffic study is necessary to determine effects on roadway and intersection capacities. The development is proposed to include 35 multiple family residential units, 29,942 gross square feet of office/restaurant space, and a 2,385 gross square foot community/events space.

Site Plan

The former TCF building is a single three-story office building near the center of the property with parking lots to the west and the east. The site also includes a mini-park located on the far east portion of the site near the intersection Grove Lane East.

The proposed development would remove the existing TCF building and install two new three-story buildings. Building A would consist of 27 condominiums and approximately 35,273 square feet of commercial/restaurant space in two separate Cores (Cores are the first, second and third floors of Building A). Building B would consist of 8 residential units. The current mini-park on the east end of the site (East Park) would be redesigned with new elements, and a new mini-park would be installed on the west end of the development (West Park). The proposed development also includes an East Plaza that is 50 feet wide located between the West Core and East Core of Building A and a 215 feet wide West Plaza between the West Core of Building A and Building B.

The proposed East Plaza would maintain a vista corridor along the existing creek north of Lake St and the marina lagoon south of the railroad tracks. The West Plaza would provide a vista corridor from the car wash and office building sites north of Lake St to the Grove Lane homes south of the railroad tracks. The West Core of Building A would block

the current vista corridor from Edgewood Court to the marina lagoon south of the railroad tracks. The applicant has stated that while the East Core of Building A does not contain and significant massing break, the two-story community/events space located at the intersection of Edgewood Court and Lake Street East will have glass on both the north and south facades to provide visibility through the building. These vista corridors should be considered when the Planning Commission reviews the request for a Design Standards deviation to not require a significant building break every 150 feet along the West Core of Building A. If the significant building break deviation request is denied, then the third-floor setback deviation request would no longer be needed because the 150 façade length would only require a 15 foot third floor setback.

The existing TCF site has four access points (driveways) onto Lake Street East, but no access onto Ferndale Road or Grove Lane East/Barry Avenue. The proposed development would include just two vehicular access points onto Lake Street East. Both driveways into the development would provide immediate access to underground parking within Building A and surface parking for Building B.

Zoning

The property is currently zoned PUD and is located within the Shoreland Overlay District.

The PUD regulations require that the residential portions of the proposal (except usage) comply with the R-5 Zoning District (Section 933.03); and the nonresidential portions of the proposal comply with the C4-A Zoning District (Section 933.04).

The following table outlines the zoning standards for the PUD, R-5, C-4A, and Shoreland Overlay Districts applicable to the proposal:

Regulation	PUD	R-5	C-4A	Shoreland Overlay District	Proposal
Lot Area (min.)	None	20,000 sq. ft.	12,000 sq. ft.	Same as underlying zoning district	98,964 square feet
Residential Density	Consistent with Comprehensive Plan (20-30 units/acre)	One unit per 2,500 sq. ft. (As high as one unit per 2,000 sq. ft. with allowances)	N/A	Tiered based on underlying zoning district	22.17 du/ac
Height (max.)	35 feet or 3 stories, whichever is less	35 feet or 3 stories, whichever is less*	30 feet or 2 stories, whichever is less	35 feet	35 feet
Lot Coverage (max.)	N/A	30%	N/A	N/A	Residential: Commercial:
Impervious Surface (max.)	N/A	35%	N/A	25% or 75% with stormwater management or	**82.2%

Regulation	PUD	R-5	C-4A	Shoreland Overlay District	Proposal
				100% with Shoreland Impact Plan/CUP**	
Floor to Area Ratio (F.A.R.)	N/A	0.7	2.0	Same as underlying zoning district	1.25
Setbacks (min.)	Same as underlying zoning district	Multiple Family: None	None	The average distance of the two adjacent principal structures (~102 feet)	~6 Feet
Shoreland Setbacks (min.)	N/A	N/A	N/A	The average distance of the two adjacent principal structures (~102 feet)	~110 Feet

** The Shoreland Impact Plan/Conditional Use Permit for impervious coverage will be submitted with the Final Design phase.

The R-5 standards apply to residential area and C-4A standards apply to the nonresidential area except:

- As determined by the City Council; or
- As provided within Section 933.02.A. (General Standards for Approving PUD Permits)

Since the General Standards have density, height, setback, and lot area standards, those PUD standards apply. In the case of impervious surfaces and lot coverage, the standards of the R-5 Zoning District would apply. The Shoreland Impact Plan/Conditional Use Permit for impervious surfaces over 75% would still apply to this development proposal.

Proposed Density

Under the standards in the Comp Plan, the Central Business District has a narrow range of residential density permitted (20 to 30 du/ac). This is because the downtown area should be dense enough to support retail and other commercial uses, promote walkability to enhance the pedestrian environment, yet still limit the density to maintain a small town charm. These densities were recently discussed with the community and approved in 2020 with the adoption of the 2040 Comprehensive Plan.

The overall residential density of the proposed development would be approximately 21.55 du/ac. The density of the proposed development is summarized in the following table:

Use	Square Footage	Percentage	Lot Area	Pro-Rated Lot Area
Residential	88,609 sq. ft.	71.5%	98,964 sq. ft.	70,759 sq. ft.
Commercial	35,237 sq. ft.	28.5%	98,964 sq. ft.	28,205 sq. ft.
Total	123,882 sq. ft.	100%	98,964 sq. ft.	98,964 sq. ft.

	Units	Acres	Density
Residential	35	$(70,759/43,560)=1.624$ acres	21.55 du/ac

	Lease Area	Lot Area	Floor Area Ratio
Commercial	35,237 sq. ft.	28,205 sq. ft.	1.25

Thus, the proposed buildings and their respective uses would appropriately meet the density requirements for the Central Business District of 20 to 30 du/ac. The applicable standard within the C4-A (Limited Central Business District), is a maximum floor area ratio of no greater than 2.0. The R-5 (Average Density Multiple Residential District) requires that multiple family dwelling consist of a minimum of 2,000 square feet per dwelling unit (21.78 du/ac) provided that two enclosed parking stalls are provided. Thus, the proposal of 35 dwelling units on the property adequately complies with the R-5 lot area requirements.

Unit Types and Sizes

The East Core of Building A will contain four (4) three-bedrooms units, the West Core of Building A will contain 23 two-bedroom units, and Building B will contain one (1) one-bedroom unit, five (5) two-bedroom units, and two (2) three-bedroom units. Additional information about unit sizes can be found on the attached floor plans.

Floor Area Ratio (FAR)

Floor area ratio is defined as the floor area of a building or buildings on any lot divided by the area of such lot, or in the case of planned developments by the net site area. The floor area ratio requirements vary by Zoning District. In the case of a mixed-use development, the lot area is pro-rated based on the commercial gross leasable area compared to the total gross leasable area. In the C4-A the required minimum lot area is 12,000 sq. ft. and the FAR limit is 2.0.

Use	Gross Floor Area (square feet)	Pro-Rated Lot Size (square feet)	FAR
Commercial	35,237	28,205	1.25

<u>FAR of Nearby Projects (Approved)</u>	
<u>Project</u>	<u>FAR</u>
401 Lake St E	2.33
Wayzata Blu (before land donation)	.94
Swan's Corner	2.35
Melvin's 235 (before land donation)	.92
Ventana Apartments (before land donation)	.89

Building Height

Building height is measured from the average grade along the building footprint to the average height of the highest gable roof. The heights of proposed Buildings A & B would meet the maximum height standard of no more than 35 feet.

Open Space

The PUD standards require that the common open space within the PUD be at least sufficient to meet the minimum requirements of the Comprehensive Plan (Section 933.02.A.5). To meet this standard, the application proposes 42,419 square feet of the site (42.9% of the total site) be preserved as common open space.

The PUD standards further require the public open space and the private open space be identified. The application identifies 40,698 square feet of the open space that will be covered by a public access easement (88.1% of the total open space) as public open space. Of the 40,698 square feet of public open space, the applicant is requesting that 31,064 square feet of that area contain a provision within the public access easement that the owner/landlord be able to close off that space from the public for special events with approval of the City Manager.

The area proposed to remain as private open spaces is the boardwalk between the West Core and the new retaining wall adjacent to the railroad tracks; and the areas directly west of the East Core and the areas directly east and west of the West Core. The applicant proposes that the private boardwalk area would always be private. The private areas directly west of the East Core and the areas directly east and west of the West Core are proposed to be used by the adjacent business for activities such as outdoor seating. The applicant would allow these private areas to be used by the public when the season prevents the business from operating within these spaces.

The boardwalk to the south of the West Core of Building A is proposed to be private open space. This boardwalk is adjacent to the office and restaurant uses proposed on the first floor. Should the Planning Commission consider approval of the Design Standards deviation to not require building mass breaks along the proposed façade length of the West Core of Building A, the Planning Commission should consider requiring that the boardwalk south of the West Core be preserved as public open space through an easement to preserve public views of Lake Minnetonka.

Tree Replacement

The applicant has provided a tree removal calculation that 2,415 diameter at breast height (DBH) inches of healthy significant trees and no heritage trees exists on the site today. The development is proposing to remove 322 DBH inches. Section 9336.04.B.2 states that design review projects may remove up to 10% of the existing significant tree inches without replacement, which is 241.5 inches. The proposed development would require 80.5 inches of replacement (322 – 241.5). The application is proposing 121 inches of replacement trees.

The application states that about half of the existing trees on site are unhealthy and therefore exempt from replacement. The City's tree specialist will be meeting with the consultant's tree expert to determine the health of the existing trees. The health of the existing trees and the tree replacement calculations will be reexamined during the PUD General Development Plan Review.

Utilities

The City Engineer/Public Works Director conducted a review of the utility plan and noted no major concerns with the proposal. Additional conversations and coordination with City engineering staff would occur prior to the submission of a PUD General Plan (if a PUD Concept Plan is approved). It was also noted that coordination with the Metropolitan Council and Burlington Northern Santa Fe Railroad would be necessary for installation.

Lot Coverage

Lot coverage is defined as the area of a lot occupied by the principal building or buildings and all accessory buildings. Lot coverage is calculated on a per lot basis. Therefore, for this project, there is just one lot coverage calculation of 57.1%.

This lot is currently designated as Central Business District in the Comprehensive Plan, and all of the zoning districts (C-4, C4-A, C4-B, C-2, PUD) along Lake Street do not have a lot coverage limit.

Lot Coverage of Nearby Projects (Approved)	
Project	Lot Coverage
401 Lake St E	~100%
Swan's Corner	97.7%

Impervious Surface Coverage

Impervious surface is defined as a constructed hard surface that either prevents or retards the entry of water into the soil and causes water to run off the surface in greater quantities and at an increase rate of flow than prior to development. Examples include rooftops, sidewalks, patios, driveways, parking lots, storage areas, and concrete, asphalt, or gravel roads.

The application proposes an impervious surface of 82.2%. As stated within the Zoning section of this report, there is no impervious surface requirement listed within the PUD Chapter, while the residential portion of the proposal is regulated by the R-5 standard of a 35% impervious surface limitation while the nonresidential portion of the proposal is regulated by the C-4A standards while does not have an impervious surface requirement.

Total Lot Area	Proposed Impervious Surface Coverage
98,964 sq. ft.	82.2%

In a addition, during the second phase of requests for this project if it receives PUD Concept Plan approval, a Shoreland Impact Plan/Conditional Use Permit will be needed for the amount of proposed impervious surface. This CUP will describe and show the stormwater best management practices used on this site. The CUP request will be reviewed by the City Engineer/Public Works Director to ensure that the stormwater runoff will be minimized and runoff from the impervious surfaces will stay on the site for filtration. This is standard practice for all the developments along Lake Street since they are located within the Shoreland Overlay District. Several best management practices (BMPs) have been used in the past, so more detail will be provided by the applicant if the variance request is approved.

Impervious Surface Coverage of Nearby Projects (Approved)	
Project	Impervious Surface Coverage
401 Lake St E	100%
Wayzata Blu (before land donation)	78.5%
Swan's Corner	97.7%
Ventana Apartments (after land donation)	84%

Property Line Setbacks

The proposed development has a minimum setback of 6 feet. The project meets the C-4A standards and other standards of Section 933.02.A.13 for setbacks.

Shoreland Setbacks

The Shoreland Overlay District regulations (Section 991.09.D.2) state that no principal structure or building addition other than a water oriented accessory structure as specified above shall be located closer to the ordinary high water mark than the greater of:

- Seventy-five feet;
- A line which is drawn between the two closest riparian principal structures on either side of a proposed building site;
- The average setback of the two closest riparian principal structures on either side of a proposed building site; or
- The average setback line shall be measured parallel to the ordinary high water level. In all circumstances, the setback shall be established by measuring the distance from the ordinary high water level to that part of the said principal structure that is closest to the lake.

For this project, the greater setback would be subsection C with about an average of a 102 foot setback from the lake shore. The Building A setback from the lakeshore is approximately 110 feet and the Building B setback is approximately 190 feet. The shoreland setback requirement is met.

Parking

Multi-family residential projects must include a minimum of two parking spaces per unit, of which one must be enclosed. The proposed 35 units requires a minimum of 70 parking spaces, of which 59 must be enclosed. The proposed parking plan is summarized in the following table:

Parking Required	Number of Units/Sq	Total Required & Provided
Residential (2/unit)	35 Units	70

Non-Joint Parking Standards			
Parking Required	Gross SF	SF Total @ 90%	Required
Office	24,942	22,447	67.34
Restaurant	5,000	4,500	68.40
Total			205.74

Joint Parking Standards						
Use	Weekday			Weekend		
	12-7am	7am-6pm	6pm-12	12-7am	7am-6pm	6pm-12
Office	3.4	67.3	3.4	0	6.7	0
Restaurant	6.8	47.9	68.4	13.7	47.9	68.4
Multiple Family Residential	70	42	70	70	52.5	70
Total	80.2	157.2 ^a	141.8	83.7	107.1	138.4

^a The community/events space will not be allowed to be used between 7am and 6pm on weekend.

The total project provides a total of 164 spaces consisting of 128 standards parking spaces, 28 Compact and 8 Barrier Free. The joint facilities table eludes to active vehicular traffic varying throughout a day dependent on the use that is likely to be most visited at the given time. The joint parking standards for this proposal are met provided that the community/event space is not used between 7am and 6pm on weekdays.

Future Requests Required

Following the review and approval of the concept application requests, the applicant will submit an application for:

- Planned Unit Development – General Development Plan
- Shoreland Impact Plan/Conditional Use Permit (Impervious Surface greater than 75)

Standards of Planning Commission Review of Application Requests

The review and decision on the proposed PUD General Plan of Development is a legislative action, meaning that the Planning Commission acts like an advisor to a legislative body (the City Council), who has wide discretion on whether to recommend approval or denial if it has a rational basis for its decision.

The Design Deviations requested are quasi-judicial actions, meaning the action is more like a judge in a court proceeding where objectivity and fairness are critical, and if an applicant meets the legal standards, the request should be approved. In this case, each of the requested deviations should be reviewed separately and the Planning Commission should determine if the requests meet the standards described in the City Code.

Primary Questions to Consider:

1. Purpose of PUD
 - a. Does the PUD encourage innovations in development for the growing demands of all styles of economic expansion?
 - b. Does the PUD encourage higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects and engineers?

- c. Does the PUD encourage a creative use of land and related physical development which allows a phased and orderly development and use pattern?
- 2. PUD General Standards
 - a. Is the proposed PUD consistent with the City Comprehensive Plan?
 - b. Does the proposed PUD provide adequate common open space?
 - c. Does the proposed PUD meet landscaping standards in consideration to the natural features of the site, architectural characteristic of the proposed structure and the overall scheme of the PUD plan?
 - d. Is the proposed PUD consistent with the applicable height standards?
- 3. Purpose of Design Standards
 - a. Does the proposed PUD contribute to the improvement of the City's public realm?
- 4. Deviations from Design Standards
 - a. Is the negative impact caused by each Design Deviation outweighed by any of the following positives:
 - 1. alleviating an undue burden;
 - 2. having a positive effect on the area;
 - 3. permitting great conformity with other Zoning Standards or Guidance of the Design Standards or advancing policies in the City's Comprehensive Plan?

Action Steps

After considering the items outlined in this report, holding the public hearing on the application, and discussing the requests of the Application, the Planning Commission should direct staff to prepare a draft *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

PUD Concept Design Resubmittal (1 page)
Introduction Letter for PUD Concept Application (1 page)
Statement + Narrative (4 pages)
Site Plan, Information, and Context (6 pages)
Renderings (19 pages)
Building Sections (2 pages)
Building Floorplans (5 pages)
Building Metrics (1 page)
Parking Metrics (1 page)
Zoning Summary (1 page)
Plan Diagram Overlay and Photos (Massing Breaks Deviation Request) (5 pages)
Landscape Plan, East & West Parks and East & West Plazas (14 pages)
Open Space Areas (3 pages)
Impervious Area (2 pages)
Existing Conditions (3 pages)
Site Demolition Plans (3 pages)

Grading and Drainage Plans (3 pages)
Utility Plans (3 pages)
Response to Incompleteness Letter (7 pages)
Summary of June 30, 2021 Neighborhood Meeting (1 page)

Applicable Code Provisions for Review

Staff has analyzed the facts provided by the applicant in comparison with the criteria for approval. While several criteria appear to be met, staff has highlighted in bold the criteria that may require additional discussion with the Planning Commission.

2040 Comprehensive Plan:

Guiding Principles:

Walkable and Pedestrian Friendly (page 1-6)

- The argument for a more pedestrian oriented community goes beyond the social and health benefits it provides – walkable communities also lead to increased economic activity.
- For Wayzata to be more walkable, development needs to occur on a smaller human scale – smaller parks near neighborhoods, small node development for small economic activity in otherwise traditionally residential neighborhoods, and housing within traditionally commercial spaces.

City Nodes with Greater Housing Diversity (page 1-8)

- Higher density, for Wayzata, would mean City pockets with townhome developments, and housing developments in traditionally commercial areas.
- This higher density, combined with pointed efforts to make Wayzata walkable, multi-generational, and connected could bring liveliness to nodes within the City.

Residential Goals and Policies (page 3-6)

Goal: Create connected neighborhoods that provide access to services, housing and recreation for all ages and mobility types.

Policy: Monitor the need and enforce transitional uses or buffers between incompatible uses when infill or redevelopment is proposed.

Policy: Encourage and promote a balanced housing supply.

Future Lane Use (page 3-9)

- Wayzata seeks to manage development of land in a manner that results in compatible land use patterns, access to services and amenities, and efficient utilization of public services.
- Through management of the Comprehensive Plan, the City will maintain attractive, high quality living and working environments for community residents and visitors.
- The City recognizes that the plan may evolve and change in the coming years and that the City should engage in regular reviews, ideally on an annual basis, to ensure the plan is kept current.

Purpose of PUDs: Section 933.01 of the Zoning Ordinance provides for the establishment of Planned Unit Developments to allow greater flexibility in the development of neighborhoods and/or non-residential areas by incorporating design modifications as part of a PUD conditional use permit or a mixture of uses when applied to a PUD District. The PUD process, by allowing deviation from the strict provisions of the Zoning Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage:

- A. Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments.**
- B. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.**
- C. More convenience in location and design of development and service facilities.
- D. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.
- E. A creative use of land and related physical development which allows a phased and orderly development and use pattern.**
- F. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
- G. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan. (PUD is not intended as a means to vary applicable planning and zoning principles.)
- H. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.

PUD General Standards. Section 933.02 sets forth the general standards for review of a PUD application. The standards that are especially relevant to this review are shown in bold:

1.Review. In its review of any application under this Section, the City Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations of the Design Review Board and any staff report on the application. The Council also shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area and shall evaluate the project's conformance with the overall intent and purpose of this Section. If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of

residents of the community and the surrounding area and that the project does conform with the overall intent and purpose of this Section, it may approve a PUD permit, although it shall not be required to do so.

2.Ownership. An application for a PUD District or conditional use permit approval must be filed by the land owner or jointly by all land owners of the property included in a project. The application and all submissions must be directed to the development of the property as a unified whole. In the case of multiple ownership, the approved Final Plan shall be binding on all owners.

3.Comprehensive Plan Consistency. The proposed PUD shall be consistent with the City Comprehensive Plan.

4.Sanitary Sewer Plan Consistency. The proposed PUD shall be consistent with the City Comprehensive Sewer Plan and shall not create a discharge which is in excess of the City's assigned regional limitations.

5.Common Open Space. Common private or public open space and facilities at least sufficient to meet the minimum requirements established in the Comprehensive Plan and such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the residents of the PUD shall be provided within the area of the PUD development.

6.Operating and Maintenance Requirements for PUD Common Open Space Facilities. Whenever common private or public open space or service facilities are provided within the PUD, the PUD plan shall contain provisions to ensure the continued operation and maintenance of such open space and service facilities to a predetermined reasonable standard. Common private or public open space and service facilities within a PUD may be placed under the ownership of one or more of the following, as approved by the City Council.

a)Dedicated to public, where a community-wide use is anticipated and the City Council agrees to accept the dedication.

b)Landlord control, where only use by tenants is anticipated.

c)Property Owners Association, provided all of the following conditions are met:

1)Prior to the use or occupancy or sale or the execution of contracts for sale of an individual building unit, parcel, tracts, townhouse, apartment, or common area, a declaration of covenants, conditions and restrictions or an equivalent document or a document such as specified by Laws 1963, Chapter 457, Section 11 and a set of floor plans such as specified by Laws 1963, Chapter 457, Section 13 shall be filed with the City of Wayzata, said filing with the City to be made prior to the filings of said declaration or document or floor plans with the recording officers of the County.

2)The declaration of covenants, conditions and restrictions or equivalent document shall specify that deeds, leases or documents of conveyance affecting buildings, units, parcels, tracts, townhouses, or apartments shall subject said properties to the terms of said declaration.

3)The declaration of covenants, conditions and restrictions shall provide that an owner's association or corporation shall be formed and that all owners shall be members of said association or corporation which shall maintain all properties and common areas in good repair and which shall assess individual property owners proportionate shares of joint or common costs. This declaration shall be subject to the review and approval of the City Attorney. The intent of this requirement is to protect the property values of the individual owner through establishing private control.

4)The declaration shall additionally amongst other things, provide that in the event the association or corporation fails to maintain properties in accordance with the applicable rules and regulations of the City of Wayzata or fails to pay taxes or assessments on properties as they become due and in the event the said City of Wayzata incurs any expenses in enforcing its rules and regulations, which said expenses are not immediately reimbursed by the association or corporation, then the City of Wayzata shall have the right to assess each property its prorated share of said expenses. Such assessments, together with interest thereon and costs of collection, shall be a lien on each property against which each such assessment is made.

5)Membership must be mandatory for each owner, and any successive buyer.

6)The open space restrictions must be permanent and not for a given period of years.

7)The association must be responsible for liability insurance, local taxes, and the maintenance of the open space facilities deeded to it.

8)Property owner must pay their prorated share of the cost of the association by means of an assessment to be levied by the association which meets the requirements for becoming a lien on the property in accordance with Minnesota Statutes.

9)The association must be able to adjust the assessment to meet changed needs.

7. Staging of Public and Common Open Space. When a PUD provides for common private or public open space, and is planned as a staged development over a period of time, the total area of common or public open space or land escrow security in any stage of development shall, at a minimum, bear the same relationship to the total open space to

be provided in the entire PUD as the stages or units completed or under development bear to the entire PUD.

8.Density.

a)The maximum allowable density in a PUD District shall be determined by standards negotiated and agreed upon between the applicant and the City. In all cases, the negotiated standards shall be consistent with the development policies as contained in the Wayzata Comprehensive Plan. Whenever any PUD is to be developed in stages, no such stage shall, when averaged with all previously completed stages, have a residential density that exceeds 125 percent of the proposed residential density of the entire PUD.

b)There shall be no density variation from the standards applied in an applicable zoning district for PUD conditional use permits.

9.Utilities. In any PUD, all utilities, including telephone, electricity, gas and telecable shall be installed underground.

10.Utility Connections.

a)Water Connections. Where more than one property is served from the same service line, individual unit shut off valves shall be provided as required by the City Engineer.

b)Sewer Connections. Where more than one unit is served by a sanitary sewer lateral which exceeds 300 feet in length, provision must be made for a manhole to allow adequate cleaning and maintenance of the lateral. All maintenance and cleaning shall be the responsibility of the property owners association or owner.

11.Roadways. All streets shall conform to the design standards contained in the Wayzata Subdivision Regulations unless otherwise approved by the City Council.

12.Landscaping. In any PUD, landscaping shall be provided according to a plan approved by the City Council, which shall include a detailed planting list with sizes and species indicated as part of the Final Plan. In assessing the landscaping plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.

13.Setbacks.

a)The front, rear and side yard restrictions on the periphery of the Planned Unit Development site at a minimum shall be the same as imposed in the underlying

districts, if a PUD condition use permit, or the previous zoning district, if a PUD District.

b)No building shall be located less than 15 feet from the back of the curb line along those roadways which are part of the internal street pattern.

c)No building within the project shall be nearer to another building than one-half the sum of the building heights of the two buildings.

d)In PUD Districts that were zoned commercial prior to PUD and exceed 13 acres, the allowable setbacks shall be as negotiated and agreed upon between the applicant and the City.

14.Height.

a)The maximum building height within a PUD District shall be 35 feet and three stories, whichever is lesser.

b)There shall be no deviation from the height standards applied within the applicable zoning districts for PUD conditional use permits.

c)In PUD Districts that were zoned commercial prior to PUD and exceed 13 acres, the maximum allowable height shall be as negotiated and agreed upon between the applicant and the City.

Purpose of Design Review

The following Design Standards have been developed to shape the City's physical form; to improve the quality, character, and compatibility of new development or extensive renovations; and to implement the goals and guidance of the City's Comprehensive Plan.

The Standards have three primary functions:

- To guide applicants and provide consistent standards for the significant expansion; major renovation; or new construction of commercial, mixed-use, or multifamily buildings or parking within the City;
- To assist the City and the public in reviewing such development proposals;
- **To leverage new development to contribute to the improvement of the City's public realm -- its streets, sidewalks, walkways, and its streetscape and landscape treatments**

The Standards also address issues of scale and topography that are especially critical to preserving and enhancing Wayzata's character.

Site Design Standards for Large-Scale Sites

Intent

Site design determines the relationship between buildings and their surroundings. Large-scale sites present the most opportunities for landscaping and placemaking. These sites

are large enough to comfortably fit four or more buildings and additional site amenities. Since these sites are much larger than their surrounding context, proposed site design must provide internal circulation and appropriately-scaled amenities to sensitively fit into the surrounding town fabric.

Standards

1. In areas with identifiable street patterns, internal circulation (such as drives, driveway aisles, alleys, and private streets) shall align with the surrounding street network. Connections to existing streets shall be made to the maximum extent feasible.
2. **Proposed buildings shall be located on and oriented to public rights of way and parking shall be located behind the building or in the center of the site.**
3. **Proposed buildings located on designated Hennepin County rights of way shall construct a sidewalk extension with a minimum 2 foot width on the proposed parcel.**
4. When required by Section 2.A.3 and Section 2.B.1 retail and mixed-use site design shall be centered around pedestrian walkways and plazas.

Guidance

1. Proposed commercial buildings should provide a setback between the sidewalk and building sufficient to accommodate outdoor dining and seating areas.
2. **Proposed residential buildings should provide a setback between the sidewalk and building sufficient to accommodate enhanced landscaping, stoops, or terraces as required by Section 3.B.2**
3. Site circulation elements should anticipate future connection to adjacent parcels where street or pedestrian connections are not currently feasible.
4. **Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.**
5. Proposed open spaces should be oriented appropriately for solar exposure when possible to create a more comfortable micro-climate.
6. The design and location of a building and its massing on the site should enhance solar exposure and minimize shadow impacts on adjacent structures and public areas to the maximum extent feasible.

Criteria for Granting Design Deviations

Significant Deviations shall be defined as deviations that amount to a significant departure from the Standards enumerated in Chapter 909 and do not qualify as Minor Deviations. Approval of any Significant Deviation 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:

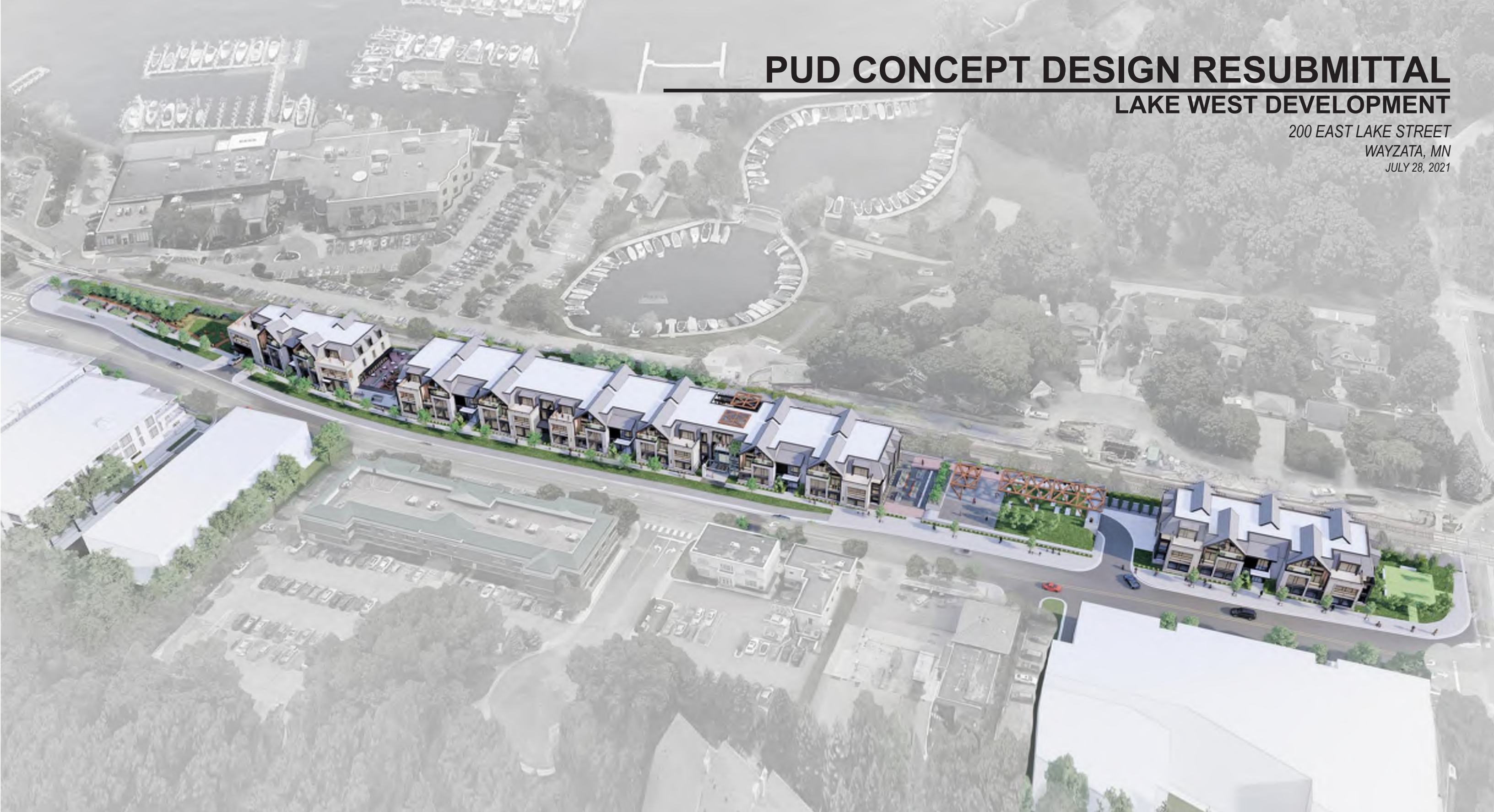
1. The extent to which the project advances specific policies and provisions of the City's Comprehensive Plan.

2. The extent to which the deviation permits greater conformity with other Standards, the Guidance of the Design 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.

PUD CONCEPT DESIGN RESUBMITTAL

LAKE WEST DEVELOPMENT

200 EAST LAKE STREET
WAYZATA, MN
JULY 28, 2021





Wednesday, June 09, 2021

City Council and Planning Commission
City of Wayzata
600 Rice Street East
Wayzata, MN 55391

RE: **Introduction Letter for PUD Concept Application**
 200 Lake Street East

Dear City Council and Planning Commission:

We are hopeful that you find our new development application responsive to the City's concerns and commends expressed throughout our 17-month approval journey. The Journey included an application denial last summer-winter and many additional Staff level iterations this year. The larger concerns we heard through this process and sought to address are:

- Reduce the mass
- Provide a pitched roof design and other new "Design Standards"
- Incorporate small town charm into the design of the building
- Implement more publicly accessible common and open space to interact with the street
- Increase the density to meet the minimum density requirements
- Include a commercial component in the development

Our team of consultants have taken a deep look into these items with the desire to create opportunities for creating usable, attractive, well-integrated open space. Per the Intent of the Site Design Standards, medium-scale sites should be seen as an opportunity to fill in gaps in the built fabric and sidewalk network of Wayzata. During our studies, we concluded that our site is unique in its length and location. Following standards including a 25' break between 150' buildings would not create the intention of useable or attractive spaces as these areas would lead to an embankment at the BNSF railroad, which lead to concerns of the safety and usability of these spaces. The amenities were designed to draw activity to the West end of Lake Street. As a result, we combined these spaces to meet the overall requirements of the breaks, with the intent to extend the walkability and integration of public space principles from the Panoway Project and Design Standards Guidance.

In conclusion, we request the commission and council approve this concept submittal and its uniqueness to move forward with the PUD General Plan review with the intent for construction in the fall of 2021.

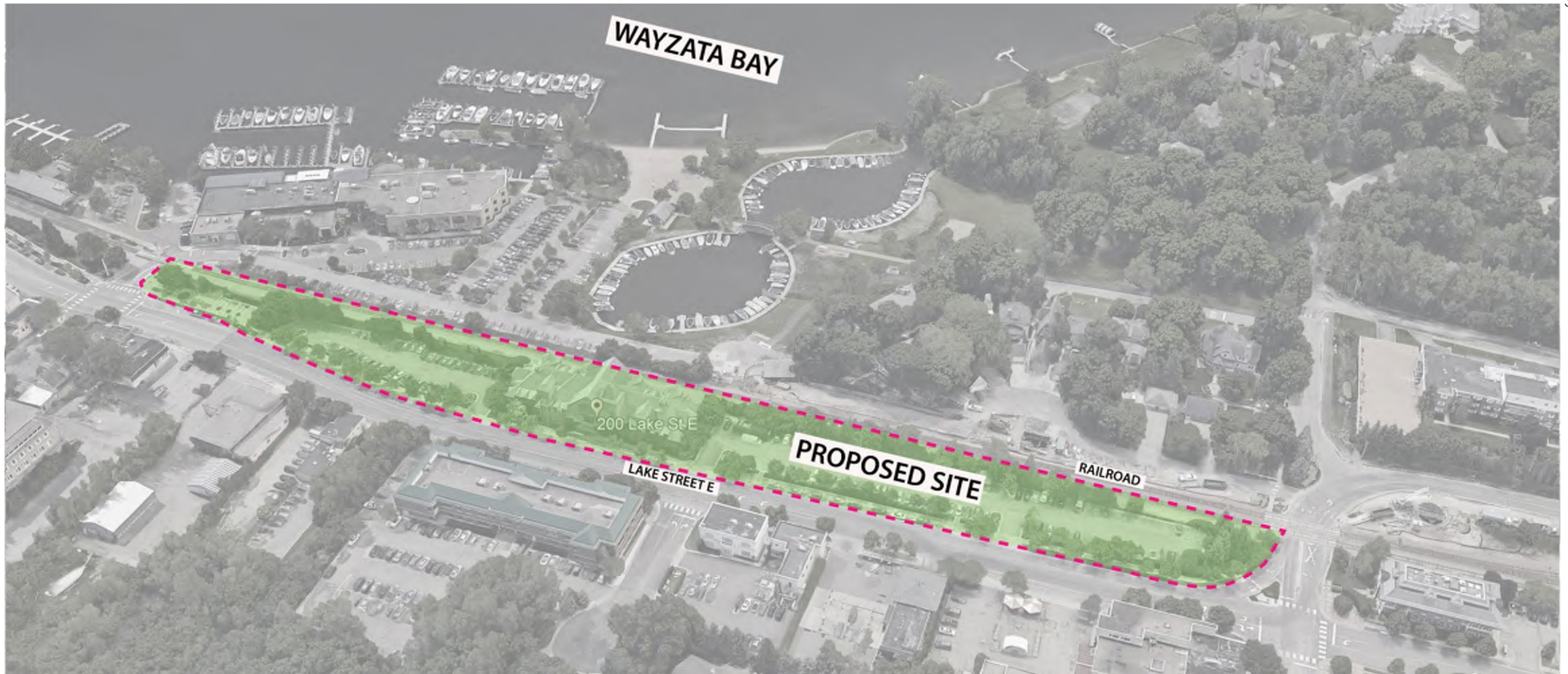
Sincerely,

A handwritten signature in blue ink, appearing to read "Curt Fretham", with a long horizontal flourish extending to the right.

Curt Fretham
Chief Executive Officer, Lake West Development, LLC.
Office: 952-930-3000
Email: curtf@lwestdev.com

CC: Emily Goellner, Community Development Director
Encl: PUD Concept Submittal for 200 Lake Street

Lake West Development | 14525 Highway 7, Suite 265, Minnetonka, MN 55345 | Phone 952-930-3000



PRINCIPLES AND GUIDANCE

The primary design objective of this proposed redevelopment is the creation of a mixed-use development including commercial, restaurant, lobby/event area and multi-family residential on the former TCF Bank site at 200 Lake St E in Wayzata, Minnesota. The proposed development will enhance the fabric and identity of downtown Wayzata by redeveloping the existing property and parking lots with 3-story quality buildings including both private and public amenities. The project vision is aligned with established urban design principles and key goals from the Wayzata Comprehensive Plan and newly developed Design Standards and Guidelines.

Guiding principles include:

- > Contributing to the established character of the community with charming but fresh architecture, building on traditional details with quality, sustainable, low maintenance materials.
- > Enhancing a walkable and pedestrian friendly environment with large expanses of glazing, elevated public access points to view Wayzata Bay, programmable private/public spaces for the community and resident interaction. Thoughtful placement and varying scales of private/public spaces to further enhance the experience and potential activities along Lake Street for both residents and visitors.
- > Enhancing connections to nature through the creation of parks at either end of the development, while activating between them with plazas and amenities with the creative use of landscape and natural elements. Varying native landscape extending from east to west creating an experience that ties into the redeveloped Lake St and enhance Panoway vision.
- > Addition of multi-generational housing within the traditionally commercial area providing higher density options in a walkable connected new development.

STATEMENT + NARRATIVE



KEY DESIGN FEATURES

> Public realm and Streetscape

- New buildings with amenities integrated into the recently upgraded Lake Street improvements.
- Enhanced landscaping in both the east and west parks, in addition to the activation of sidewalk with areas for respite and natural features.
- An updated plaza/park at the corner of Barry and Lake Street that includes seating, new landscaping and a path element that leads to the East Boardwalk experience.
- A new East Plaza that is connected via a boardwalk to the East Park and entrance into the new Panoway project. The plaza will provide area for landscape, hardscape and shade elements. Varying seating types spaced throughout the plaza with a view to the Bay will liven the experience for both residence and visitors.
- A new West Plaza that will be accessible from the public sidewalk will provide areas for landscape, hardscape, shade structure(s), seating and other potential seasonal programmable elements.
- A new green space/pocket park at the corner of Ferndale and Lake Street that includes new landscaping.
- Incorporation of a 2-story lobby/event space that could potentially be available for public evening events. The space could cater to various types of events in all four seasons while serving as functional lobby for the commercial space when not occupied in the evening.

> Parking Strategy

- Parking will be in a below grade parking level and service all the buildings functions via independent vertical transportation elements between residential and commercial. Additional parking spaces will be in an enclosed deck on the surface below the West building.
- The project is all one parcel and all parking will serve the entire development for the property. Each dwelling within both cores of Building A will be assured two standard spaces generally along the south side of the parking level. Each dwelling in Building B will be assured two parking spaces within the parking below Building B. The remaining standard spaces will be available for the commercial/restaurant and guest users with the tandem stalls managed by a valet service.

STATEMENT + NARRATIVE



> Building Design

- Use of high-quality exterior sustainable materials, including multiple stone types, cast stone, stucco, metal accents, composite wood and large windows.
- Appropriate use of building details to maintain appropriate scale for the project in line with the city's proposed design standards. Connecting dwelling units via dedicated entry foyers to the sidewalk.
- Redistribution of building break to provide for more meaningful and useful spaces that permit the public to interact and view Lake Minnetonka. Due to existing Lake Street grades in comparison with the railroad track, the pedestrian is prohibited from viewing the lake. These new open areas will benefit the public and residents while providing a building design that maintains the scale and character of the city.
- Use of recesses in the building along Lake Street to provide facade relief and articulation to the architecture. The upper level is stepped back to reinforce the two-story character.
- Use of façade modules and articulation to provide a vertical rhythm at a scale comparable to traditional development.
- Incorporation of steep sloped roofs and mansards to align with the small-scale architectural vernacular of cold climates. Dormers are strategically placed to enhance the architecture while providing unique spaces for residents within their units.
- Balconies and terraces are incorporated into the design for the benefit of the individual residents as well as to enhance the architectural detailing, shadow lines and materiality.
- Each of the residential units has a unique balcony/terrace for their personal use. Residents also have access to an indoor/outdoor amenity space on the third level overlooking the Bay.

STATEMENT + NARRATIVE



PROJECT APPROACH OVERVIEW

The existing site is made up of two surface parking lots servicing a mid-sized office building constructed in the 1990's. In the past, the office building has been home to roughly 140 employees with the surface lots directly supporting the office use.

The proposal is to redevelop the property to bring 36 dwelling units and a first level commercial and restaurant space activating the ground plane and city sidewalk. Residential units are located on the upper 2 levels of each of the buildings with terraces and amenity space. The proposal limits height to a three-story maximum while following the guidance from the Comprehensive Plan and Lake Street Design Standards and Guidelines.

Inserted between the railroad and Lake Street, the site is a narrow linear parcel that has been conducive to surface parking in the past. By building out near the lot lines and using curb cuts near existing conditions, parking was able to be tucked under the buildings providing additional space on the ground plane to make significant open space improvements. This project is a prime example of a major private redevelopment that will provide public benefit and significant architectural addition to downtown Wayzata.

STATEMENT + NARRATIVE



RENDERED SITE PLAN



CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

NOTE:
EXISTING CONDITIONS
INFORMATION SHOWN IS FROM
A BOUNDARY & TOPOGRAPHIC
SURVEY PREPARED BY LOUCKS,
DATED JULY, 2020.

PAVEMENT TYPES

- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- LIGHT DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT

NOTE:
SEE PAVEMENT SECTIONS ON SHEET C8.1 AND C8.2 FOR
TYPE AND DEPTH INFORMATION.

SITE NOTES

1. ALL PAVING, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
2. ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
4. ALL CURB RADII SHALL BE 5.0' UNLESS OTHERWISE NOTED.
5. SEE SITE ELECTRICAL PLAN FOR SITE LIGHTING.
6. REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING AREAS, DIMENSIONS, UNIT COUNTS, STRUCTURED PARKING STALL TOTALS, FLOOR AREA RATIOS, ETC.

SITE DATA

SITE ADDRESS: 200 LAKE STREET EAST, WAYZATA, MN 55391
HENNEPIN COUNTY PID: 0611722320029
PROPERTY DESCRIPTION: LOT 1, BLOCK 1, PINEHURST 1ST ADDITION

PROPERTY AREA: 98,964 SQ. FT. / 2.27 +/- AC
DISTURBED AREA: 2.27 AC

EXISTING IMPERVIOUS AREA: 73,500 SF / 1.69 AC (74.4%)

PROPOSED PERVIOUS AREA: 17,757 SF / 0.41 AC (17.8%)
PROPOSED IMPERVIOUS AREA: 81,207 SF / 1.86 AC (82.2%)

GENERAL NOTES

1. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
2. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
7. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE DETAILS SHOWN ON THE DETAIL SHEET(S) OF THE PROJECT PLANS.
8. ALL CONSTRUCTION PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
10. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
11. ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING

RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.

12. SUBGRADE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2112. THE TOP 3 FEET SHALL BE COMPACTED TO 100% OF THE STANDARD PROCTOR DENSITY.

13. AGGREGATE BASE SHALL BE MNDOT 2211 CLASS 5. COMPACTION SHALL BE BY THE QUALITY COMPACTION METHOD.

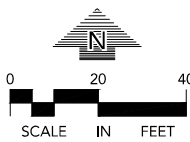
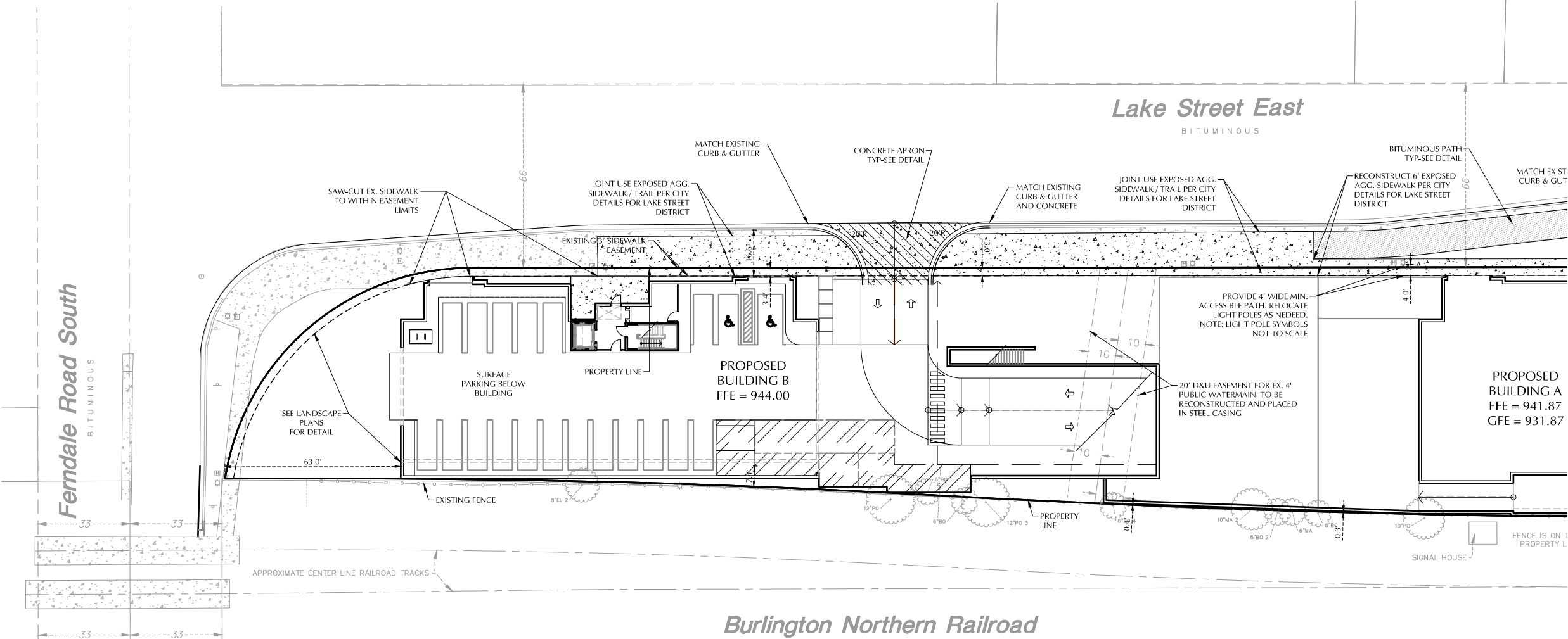
14. PLANT MIXED BITUMINOUS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH MNDOT 2360 WITH MIX DESIGN AS SHOWN ON THE DETAILS. COMPACTION SHALL BE BY THE ORDINARY COMPACTION METHOD.

15. CONCRETE CURB & GUTTER SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2531. CURING SHALL BE BY THE MEMBRANE CURING METHOD. EXPANSION JOINTS EVERY 200 FEET AT ALL FIXED OBJECTS. CONTRACTIONS JOINTS EVERY 10 FEET.

16. CONCRETE WALK SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2521. CURING SHALL BE BY THE MEMBRANE CURING METHOD. EXPANSION JOINTS AT ALL FIVES OBJECTS. CONTRACTION JIINTS EVERY 5 FEET.

17. A CITY RIGHT-OF-WAY PERMIT IS REQUIRED TO WORKING WITHIN CITY ROW.

Drawing: W:\2020\2037\ACADD\DATA\WILL.dwg Sheet: Files\C2.1 C2.3 - SITE PLAN.dwg
Date: Jul 07, 2021 11:11:19pm Layout: A Plotted by: JOK



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.

Trevor D. Gruys - PE
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Date

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PUD SUBMITTAL 06/09/2021

PUD CONCEPT DESIGN RESUBMITTAL 07/09/2021

DATE ISSUED

JDK

DRAWN BY

NMM

CHECKED BY

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www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN
LAKE WEST
DEVELOPMENT, LLC

PROJECT

LOUCKS JOB #05071.00

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

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

CONSULTANT

SITE
PLAN - A

SHEET TITLE

21-803

PROJECT NUMBER

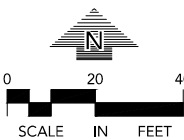
C2.1
Page 143 of 266
SHEET NUMBER



	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	LIGHT DUTY BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT

NOTE:
SEE PAVEMENT SECTIONS ON SHEET C8.1 FOR TYPE AND
SECTION INFORMATION.

NOTE:
EXISTING CONDITIONS
INFORMATION SHOWN IS FROM
A BOUNDARY & TOPOGRAPHIC
SURVEY PREPARED BY LOUCKS,
DATED JULY, 2020.



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200 LAKE ST E
WAYZATA, MN



LAKE WEST
DEVELOPMENT LLC

PROJECT

LOUCKS JOB #20371.0



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Maple Grove, MN 55369
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CONSULTANT

**SITE
PLAN - B**

SHEET TITLE

21-803

PROJECT NUMBER

C2.2

~~Page 144 of 260~~
SHEET NUMBER

Drawing: W:\2020\2037\ICADD DATA\CIVIL.dwg Sheet Files\2.1 C2.3 - SITE PLAN.dwg
Date: Jul 07, 2021, 11:19pm Layout: B Plotted by: JDK



CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

NOTE:
EXISTING CONDITIONS
INFORMATION SHOWN IS FROM
A BOUNDARY & TOPOGRAPHIC
SURVEY PREPARED BY LOUCKS,
DATED JULY, 2020.

PAVEMENT TYPES



CONCRETE SIDEWALK



CONCRETE PAVEMENT

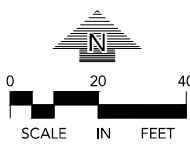
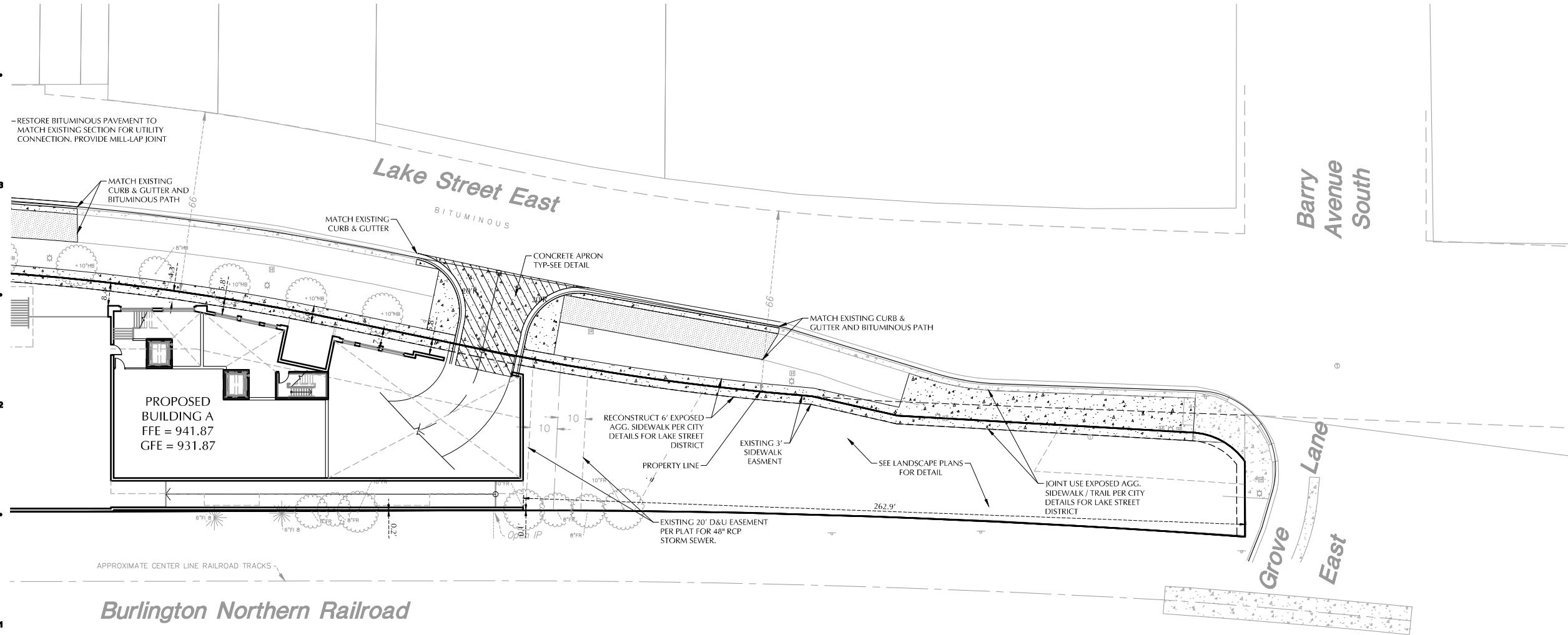


LIGHT DUTY BITUMINOUS PAVEMENT



HEAVY DUTY BITUMINOUS PAVEMENT

NOTE:
SEE PAVEMENT SECTIONS ON SHEET C8.1 FOR TYPE AND SECTION INFORMATION.



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.

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200 LAKE STREET
WAYZATA, MN
LAKE WEST
DEVELOPMENT, LLC

PROJECT
LOUCKS JOB #20371.00
LOUCKS
PLANNING
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SITE PLAN - C
SHEET TITLE

21-803
PROJECT NUMBER

C2.3
SHEET NUMBER

Drawing: W:\2020\20371\CAADD\DATA\WILLIAMS\Sheet Files\C2.1 C2.3 - SITE PLAN.dwg
Date: Jul 07, 2021 1:11:20pm Layout: C Plotted by: JDK

PROJECT SUMMARY:

NAME OF PROJECT: 200 East Lake

TYPE OF PROJECT: Mixed-Use-Commercial / Multi-Family Residential

LOCATION: 200 Lake St E, Wayzata, MN 55391

ACREAGE: 2.272 Acres

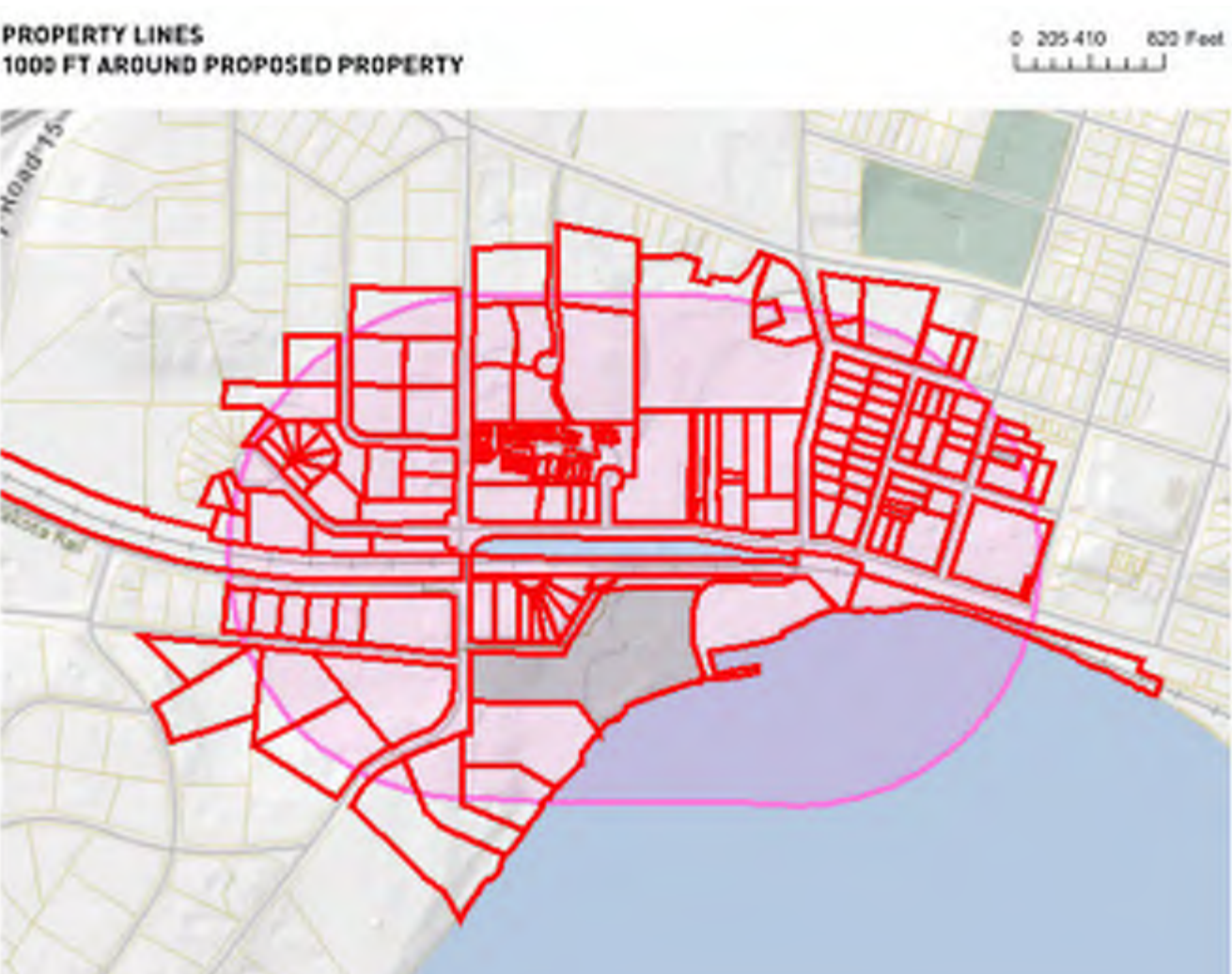
OWNER(S): West Lake Development, LLC

ARCHITECT: Hobbs+Black Architects

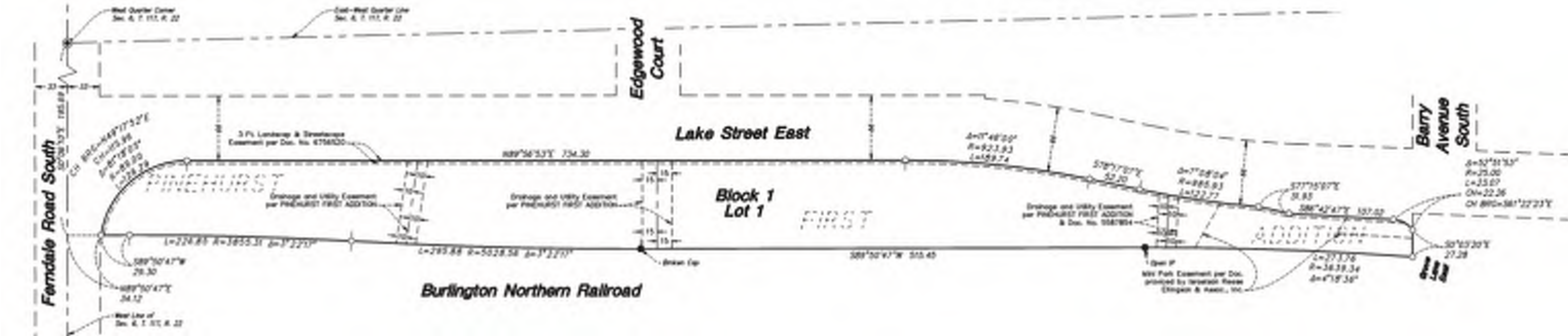
DEVELOPMENT STATEMENT:

The project consists of two buildings, one free-standing building on the west, and another with continuous below grade parking under two buildings above, all contributing to the Comprehensive Plan Goals in a variety of ways. Those include but are not limited to the following: building of new ownership housing, increasing housing options and the diversity of housing types. This review as proposed is consistent with the overall goals of the City’s Comprehensive Plan.

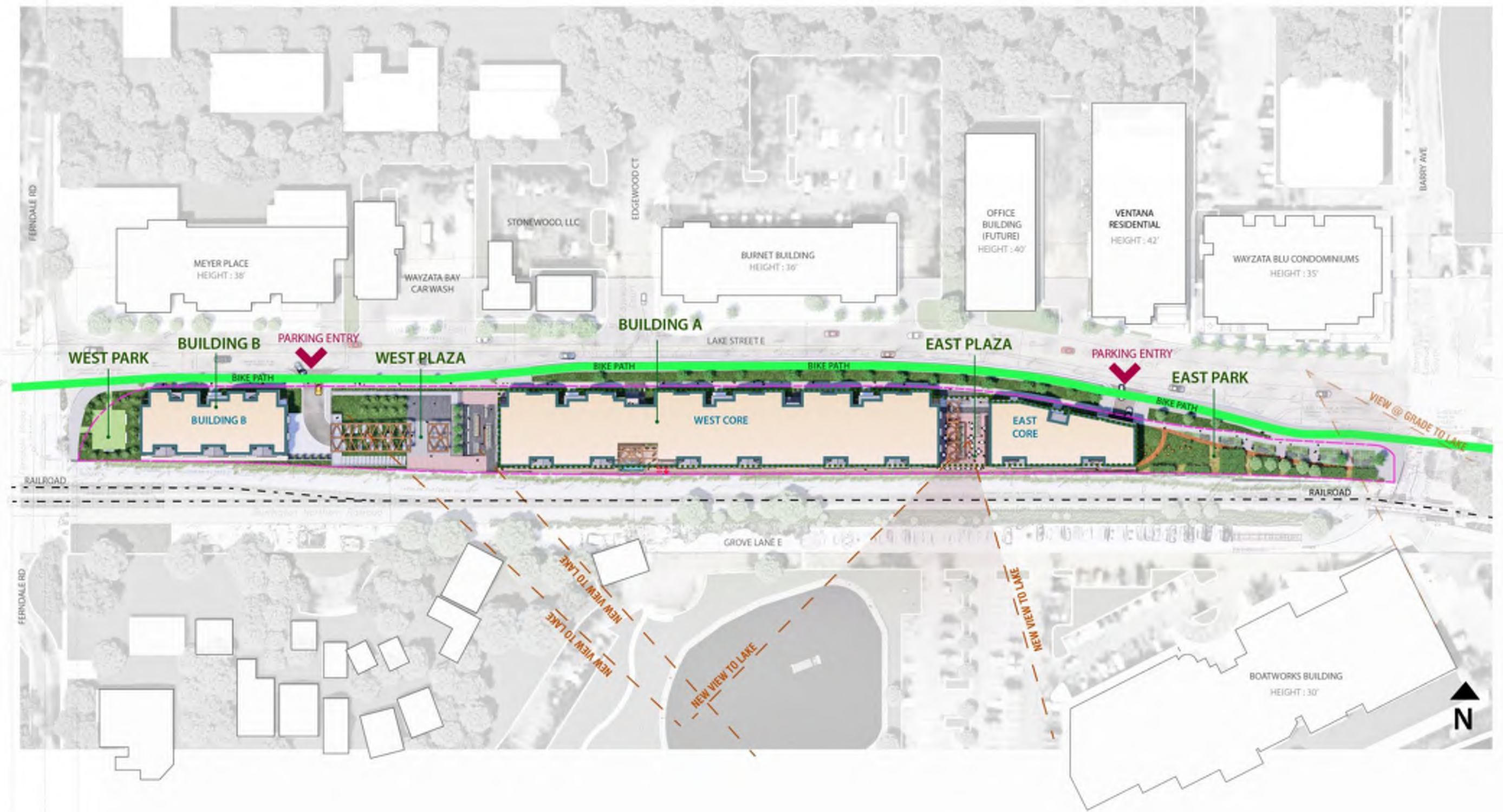
The proposal intends to serve market demand multi-family ownership housing (condominium) with dedicated on-site parking. Additional, providing Class A professional office space and approximately 20% of the space able to accommodate restaurant space. A unique lobby/event space has been incorporated into the development as the ‘front door’ to the commercial portion. The lobby is available to transform into an event space in the evenings and service the community.



PROPERTY EASEMENTS



SITE INFORMATION



SITE CONTEXT

NORTHEAST AERIAL



RENDERING

HOBBS + BLACK ARCHITECTS

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PUD CONCEPT DESIGN RESUBMITTAL

|

200 EAST LAKE ST

|

WAYZATA, MN

|

2021-07-09



RENDERING

STREET VIEW 1



RENDERING

STREET VIEW 2



RENDERING

STREET VIEW 3



RENDERING



RENDERING

STREET VIEW - BUILDING B



RENDERING

EAST PLAZA - AERIAL



RENDERING



EAST PLAZA - VIEW 1

RENDERING

EAST PLAZA - VIEW 2



RENDERING



WEST PLAZA - AERIAL
RENDERING

WEST PLAZA - VIEW 1



RENDERING

WEST PLAZA - VIEW 2



RENDERING

REAR VIEW 1



RENDERING

REAR VIEW 2



RENDERING

REAR VIEW - LOBBY



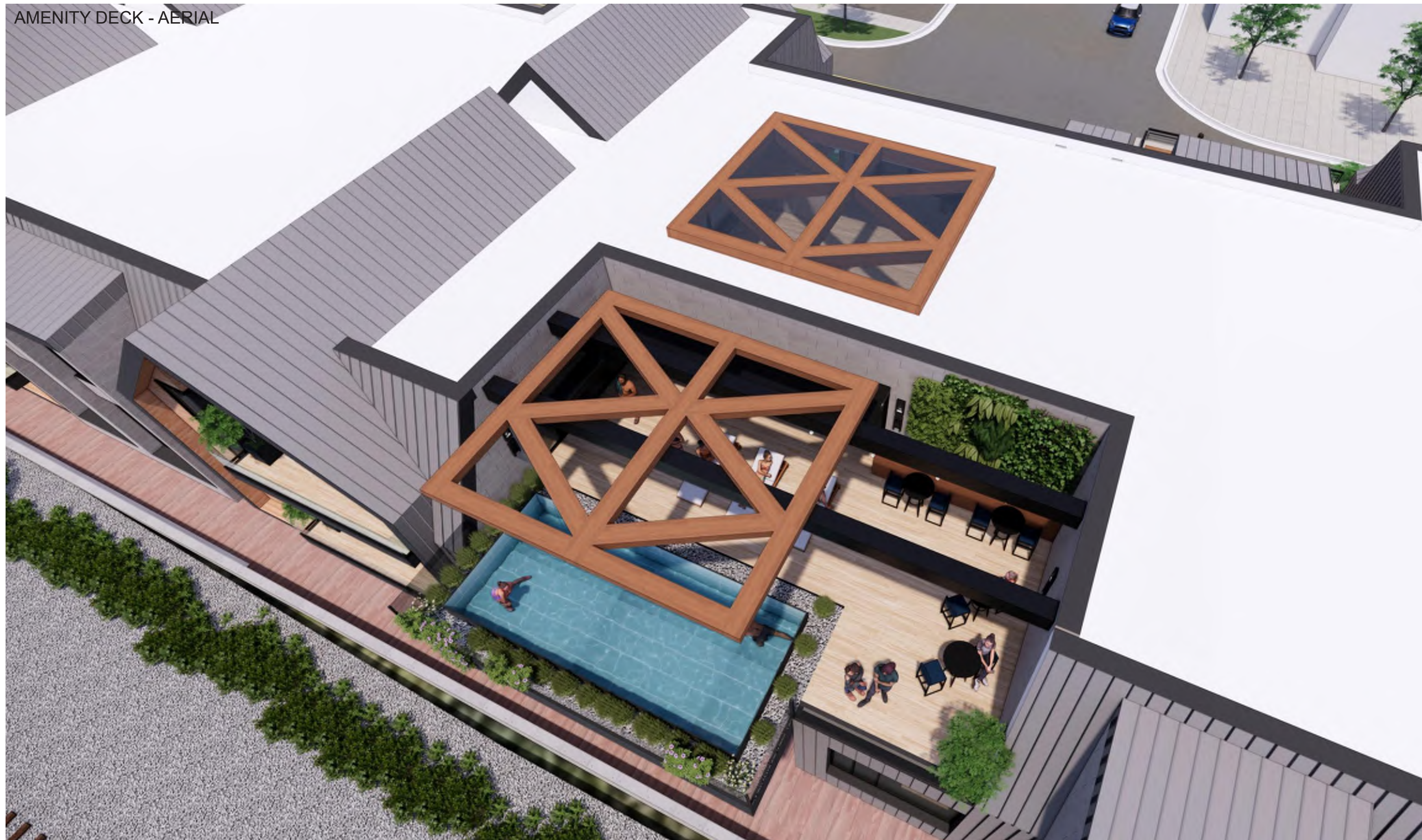
RENDERING

AMENITY DECK



RENDERING

AMENITY DECK - AERIAL



RENDERING

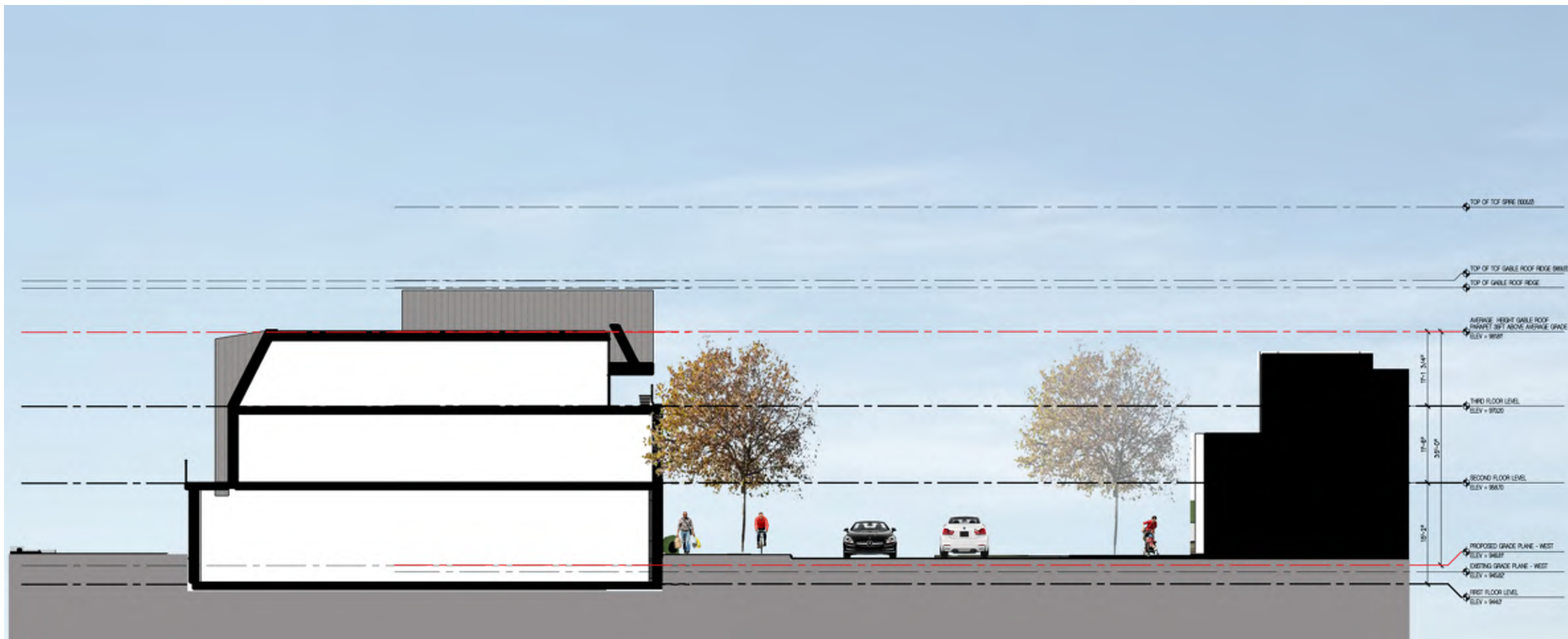
STREET VIEW LOBBY ENTRANCE- DUSK RENDEIRNG



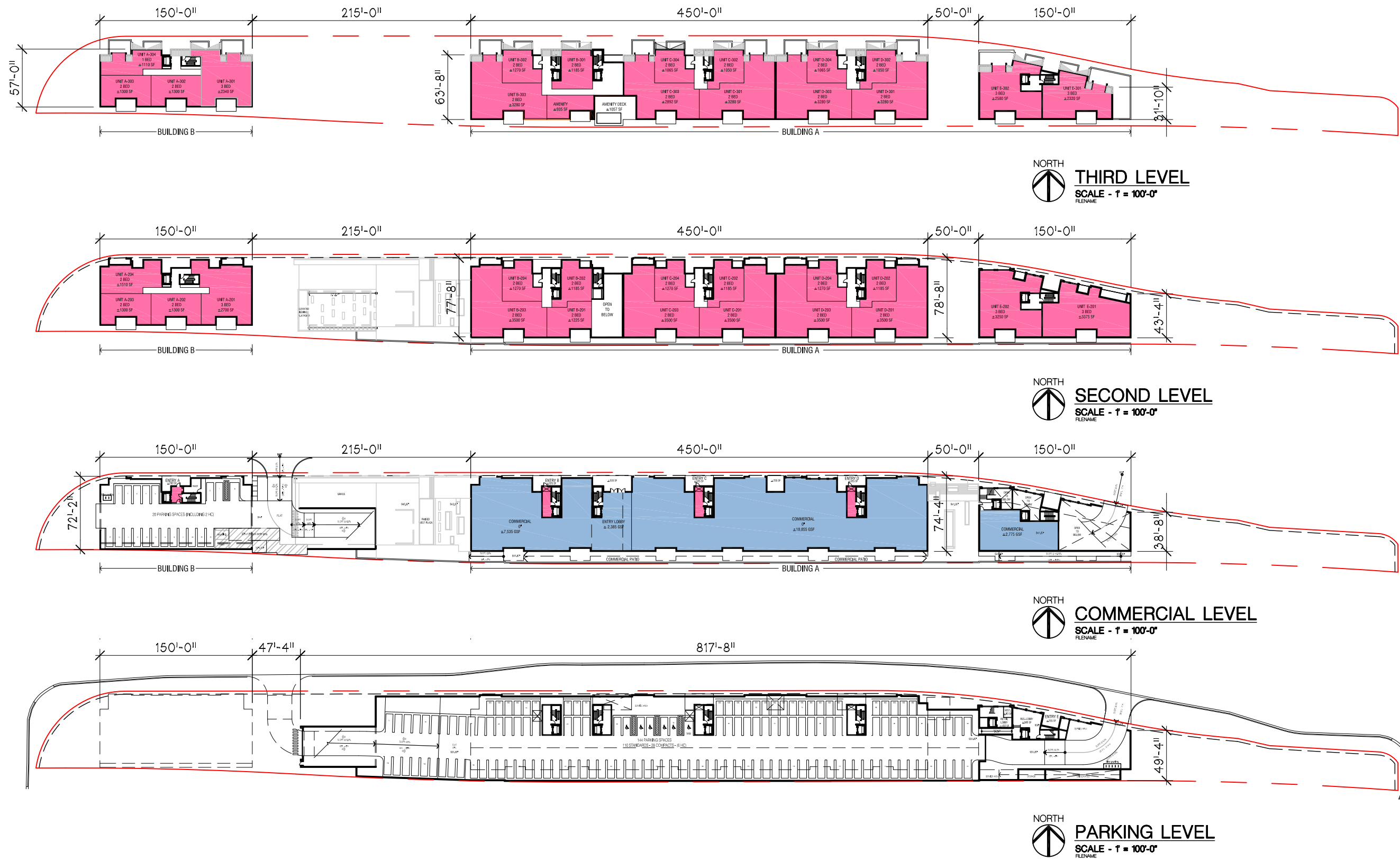
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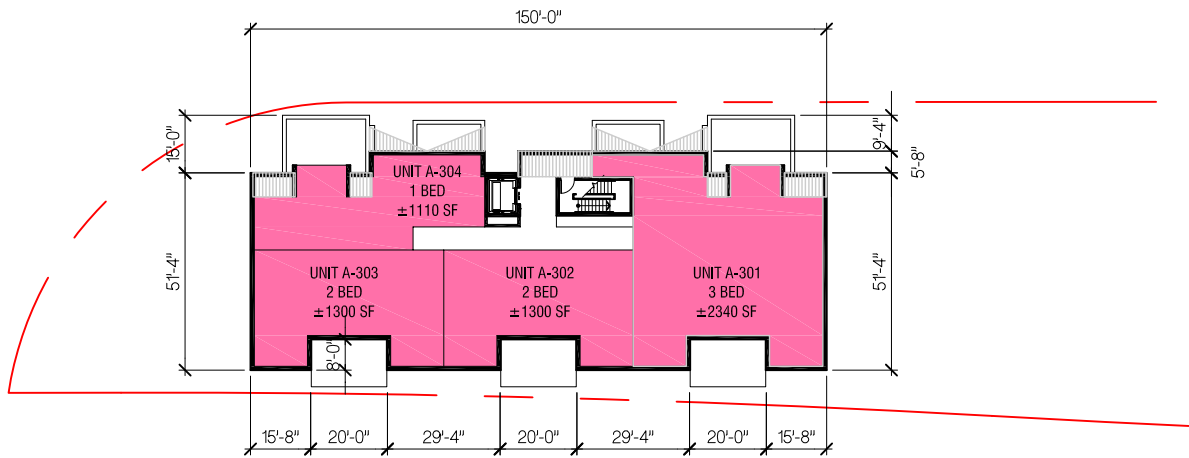


EAST BUILDING SECTION

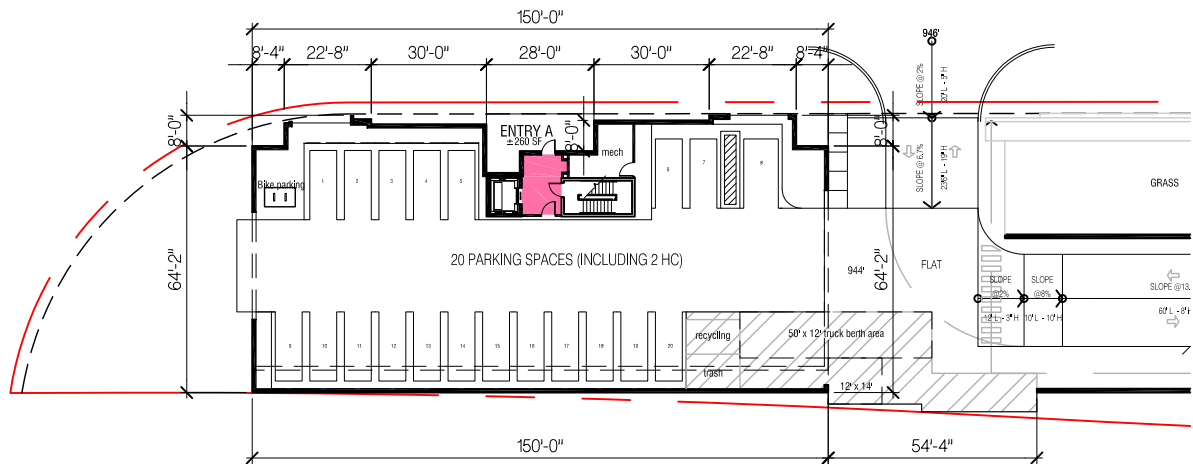


WEST BUILDING SECTION

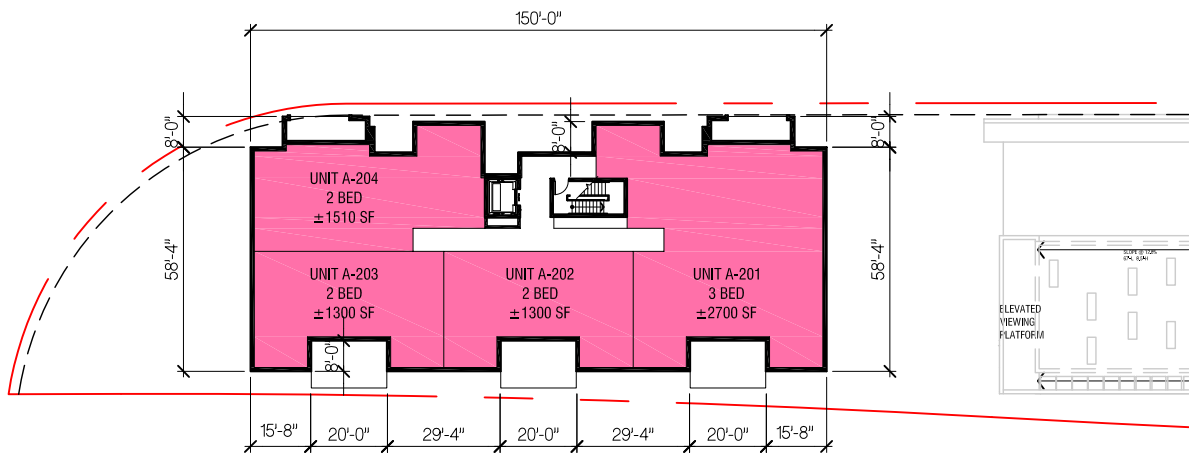




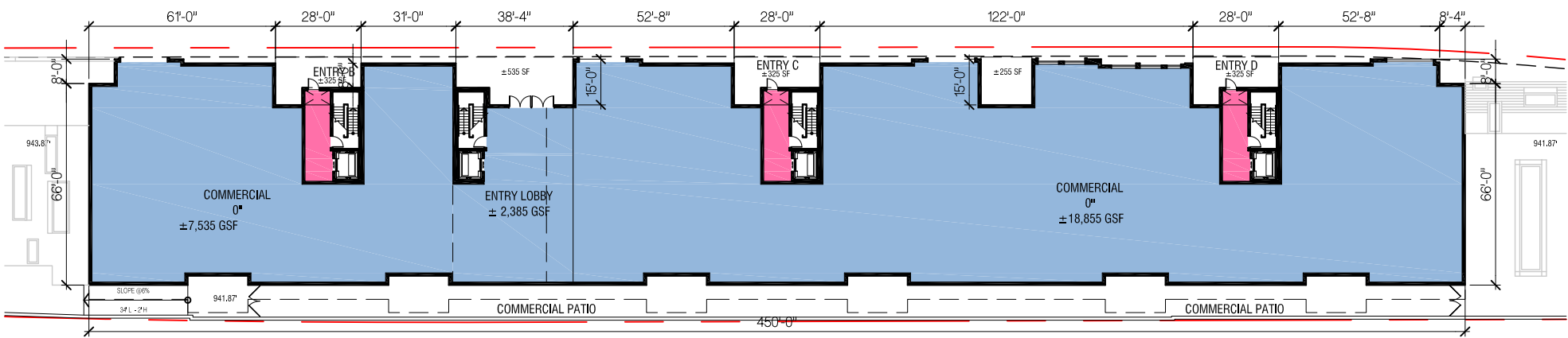
NORTH
THIRD LEVEL PLAN
SCALE - 1" = 50'-0"
FILENAME



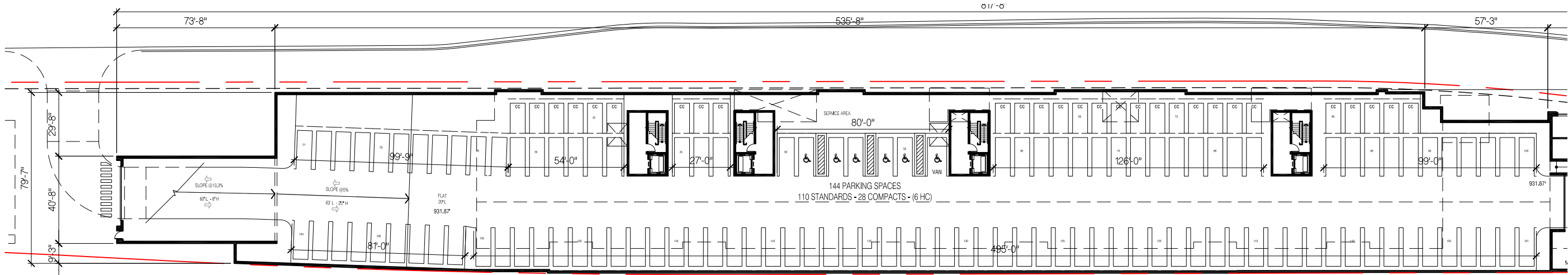
PARKING PLAN
SCALE - 1" = 50'-0"
FILENAME



NORTH
SECOND LEVEL PLAN
SCALE - 1" = 50'-0"
FILENAME

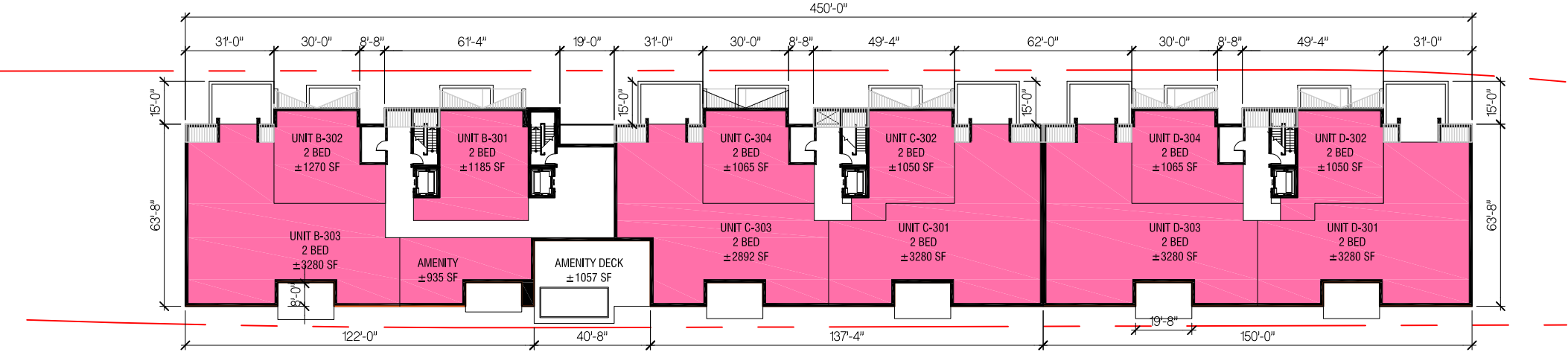


NORTH
COMMERCIAL LEVEL PLAN
SCALE - 1" = 50'-0"
FILENAME

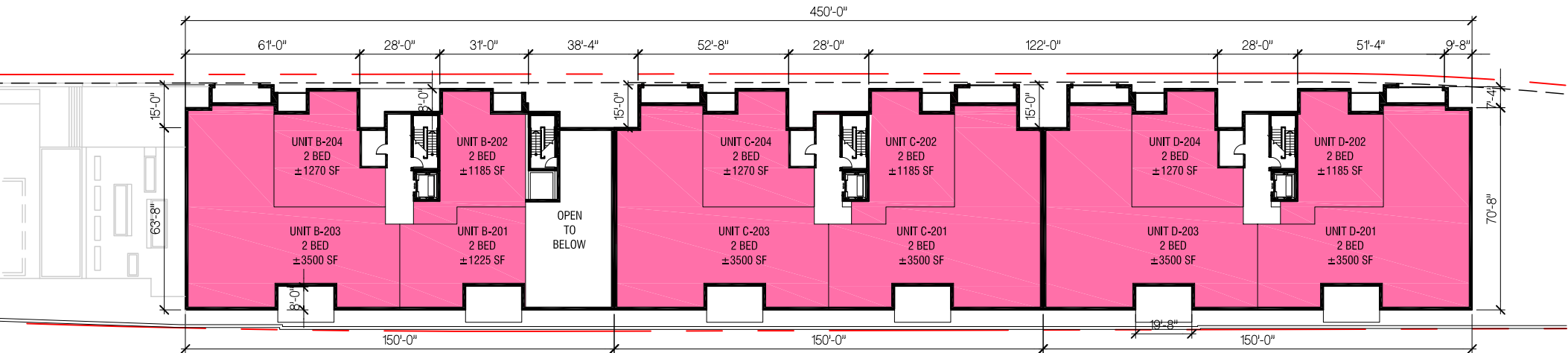


NORTH
PARKING LEVEL PLAN
SCALE - 1" = 50'-0"
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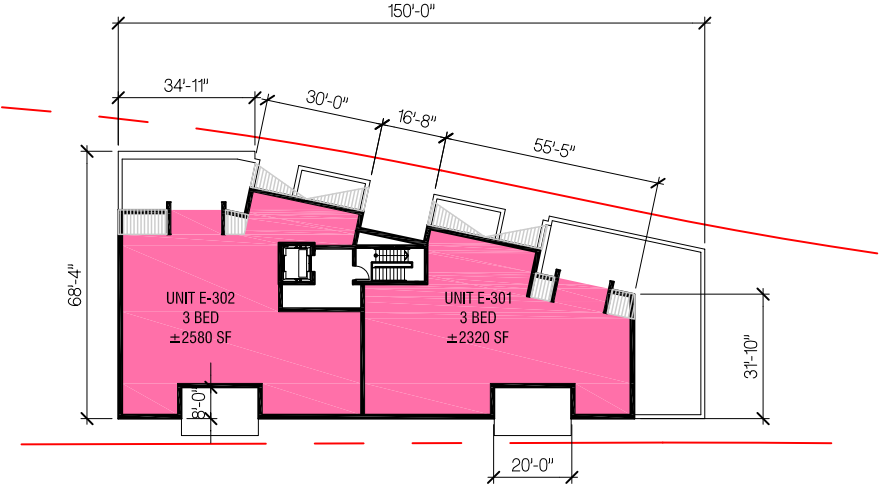
BUILDING A (WEST CORE) LOWER LEVEL PLANS



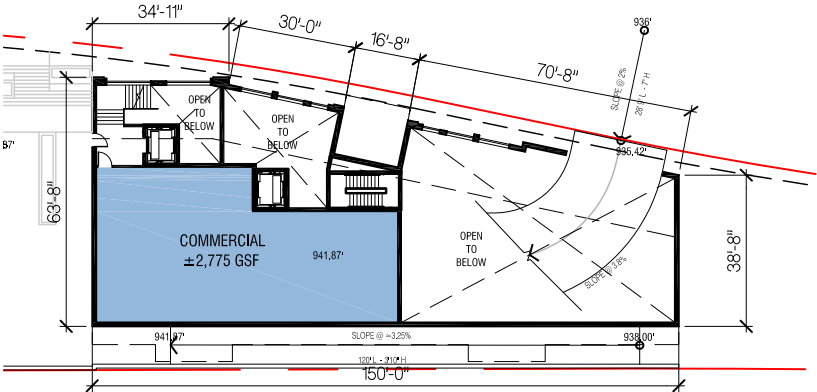
NORTH
THIRD LEVEL PLAN
SCALE - 1" = 50'-0"



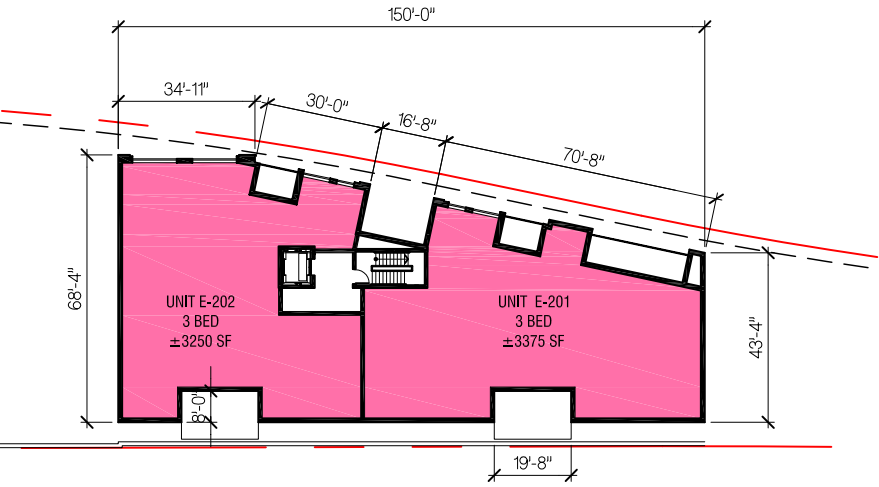
NORTH
SECOND LEVEL PLAN
SCALE - 1" = 50'-0"



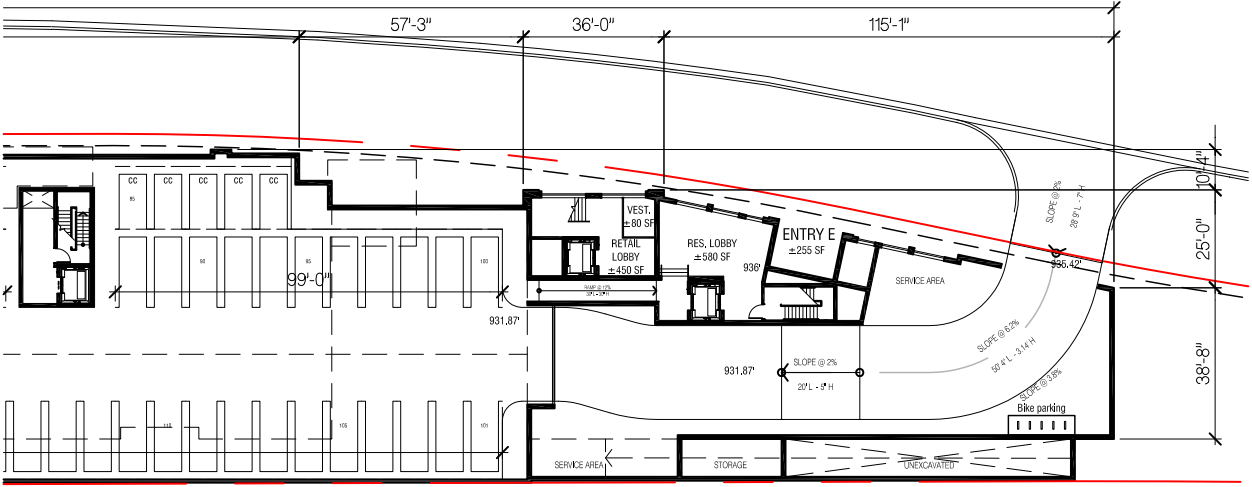
NORTH
THIRD LEVEL PLAN
SCALE - 1" = 50'-0"
FLENAME



NORTH
COMMERCIAL LEVEL PLAN
SCALE - 1" = 50'-0"
FLENAME



NORTH
SECOND LEVEL PLAN
SCALE - 1" = 50'-0"
FLENAME



NORTH
PARKING LEVEL PLAN
SCALE - 1" = 50'-0"
FLENAME

BUILDING A (EAST CORE) FLOOR PLANS

BUILDING B METRICS

FLOOR	USE	TOTAL GSF	PARKNG GSF	AMENITY GSF	BLDG GSF	RESI GSF	Commercial GLA	CONDO SALABLE	UNITS	
Level 1	Parking/Lobby	10118	9004	0	1114	1114	0	0	0	
Level 2	Residential	8370	0	0	8370	8370	0	6860	4	
Level 3	Residential	7730	0	0	7730	7730	0	6075	4	
		26218	9004	0	17214	17214	0	12935	8	
									NSF/UNIT	1616.9
									GSF/UNIT	2151.8
									EFF	0.75

BUILDING A METRICS

FLOOR	USE	TOTAL GSF	PARKING GSF	AMENITY GSF	BLDG GSF	Commercial GLA	CONDO SALABLE	UNITS
Level P1	Parking/Lobby/Service	61529	47829	0	13700	0	0	0
					Bldg GSF includes lobbies and ramps			

WEST CORE BUILDING METRICS

FLOOR	USE	TOTAL GSF	PARKING GSF	AMENITY GSF	BLDG GSF	Resi GSF	Commercial GLA	CONDO SALABLE	UNITS	
Level 1	Commercial/Restaurant	30739	0	0	30739	3434	27305	0	0	
Level 2	Residential	29427	0	0	29427	29427	0	25172	12	
Level 3	Residential	29294	0	2128	29294	29294	0	19479	11	
		89460	0	2128	89460	62155	27305	44651	23	
									NSF/UNIT	1941.3
									GSF/UNIT	2702.4
									EFF	0.7

EAST CORE BUILDING METRICS

FLOOR	USE	TOTAL GSF	PARKING GSF	AMENITY GSF	BLDG GSF	RESI GSF	Commercial GLA	CONDO SALABLE	UNITS	
Level 1	Commercial/Restaurant	4534	0	0	4534	917	2637	0	0	
Level 2	Residential	7749	0	0	7749	7749	0	6648	2	
Level 3	Residential	6039	0	0	6039	6039	0	5070	2	
		18322	0	0	18322	14705	2637	11718	4	
									NSF/UNIT	2929.5
									GSF/UNIT	3676.3
									EFF	0.8

PROJECT METRICS

FLOOR	USE	TOTAL GSF		RESI GSF	Commercial GLA	CONDO SALABLE	UNITS
Level P1	Parking	61529	(Parking not included in FAR Calc Below)	0	0	0	0
Level 1	Parking/Lobby/Commercial	45391	(Parking not included in FAR Calc Below)	4351	29942	0	0
Level 2	Residential	45546		45546	0	38680	18
Level 3	Residential	43063		43063	0	30624	17
	TOTAL	195529	GROSS SF	92960	29942	69304	35
	Commercial/Restaurant	29,942 GSF				NSF/UNIT	1980.1
	Residential	92,960 GSF				GSF/UNIT	2656.0
		122,902				EFF	0.7

FLOOR AREA RATIO

ALLOWABLE	PROPOSED
2.0 (197,928 SF)	1.61 (122,902 SF)

PARKING TABULATION				
REQUIRED				
Unit Count				
Residential	35		70	Parking Req'd 2/ unit
		SF Total @ 90% per 920.11.A.1		
	GROSS SF			
Office	24942	22447.8	67.34	Parking Req'd 3/1000sf
Restaurant	5000	4500	68.40	Parking Req'd 15.2/1000sf
Retail		0	0.00	Parking Req'd 3/1000sf
Govt		0	0.00	Parking req'd 3/1000sf
Total Required			205.74	REFER TO JOINT FACILITIES CHART BELOW

POTENTIAL USES

- Religious Institutions
- Beauty/ Barber Shops
- Boat and Marine Sales
- Bowling Alleys
- Community Center/Physical Culture Studio, Libraries, Museums
- Furniture Sales
- Group Day Care Centers
- Medical or Dental Offices or Clinics
- Office/Professional Offices (Other than Doctors, Dentists, Banks, Public Admin Offices)
- Restaurants, Private Clubs, Lodges, Food, Dispensing Establishments
- Retail Commercial Uses (except below)
- Retail Sales and Service Business with 50% or more of GFA devoted to storage
- School
- Micro-production Facility
- Taproom/Tasting Room
- Brewpub

> Note: Although the commercial and restaurant uses are being proposed and accounted for in our submittal, above is a potential list of uses from the ordinance Section 920.11. Any future proposed use from this list could result in a re-tabulation of the Joint Facilities table and would need to fit within our established parking.

920.09 Joint Facilities							
Use	Req'd per 920.11 -see above/below	Weekday			Weekend		
		12-7am	7am-6pm	6pm-12	12-7am	7am-6pm	6pm-12
Office	67.3	3.4	67.3	3.4	0.0	6.7	0.0
Restaurant	68.4	6.8	47.9	68.4	13.7	47.9	68.4
Retail	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Government	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Multi-Fam Residential	70.0	70.0	42.0	70.0	70.0	52.5	70.0
TOTALS		80.2	157.2	141.8	83.7	107.1	138.4
Community/Event	14	N/A	N/A	14	14	14	14
Total Req'd w/ Event				156			153
PROVIDED		164 SPACES					
128 Standard + 28 Compact + 8 Barrier Free							

Bicycle Parking	Required	4	Provided	4
-----------------	----------	---	----------	---

Note:

1. Lobby/Community/Event Space - Operational from 6pm-12 (7 days) on a rented basis. Joint Facilities parking during this time period has 141 spaces allocated. The 2,385 square feet serving jointing as the Lobby/Community/Event Space would require (per 920.11 Community Center) 10 spaces + 4 spaces for a total 14 parking spaces.

2. Additional Parking above that required (5 spaces) dedicated to visitor and ride share/app delievery

PARKING

ZONING SUMMARY

- CURRENT ZONING
Planned Unit Development (PUD) Chapter 933
- COMPREHENSIVE PLAN LAND USE DESIGNATION (2030 & 2040):
Central Business District - 20-30 units/acre
- WAYZATA DESIGN STANDARDS & GUIDELINES

IDENTIFIED POTENTIAL DEVIATIONS (DESIGN STANDARDS & GUIDELINES 2021)

- Chapter 3 Significant Massing Breaks

Intent
The traditional town form of Wayzata is based on multiple buildings fitting within an average block length of 350 feet. These standards ensure that no building mass will be perceived to be larger than a half block in length. In addition, significant massing breaks will preserve views of Lake Minnetonka from inland locations.

Standards
S2. Proposed development located between Lake Street and the shoreline of Wayzata Bay shall provide any required significant massing breaks as midblock connections to provide street-level views of Lake Minnetonka and allow for potential future access to the lake.

Justification
The massing breaks have not been met in Building A – West Core, with the intent of meeting the Design Standard and provide a more meaningful space for both residence and public. Due to the existing site conditions the elevation of the railroad track is approximately 7’ above the public sidewalk and dropping as you go West. The height of the existing track prohibits pedestrians from ever getting “street-level views of Lake Minnetonka” and the existing railroad prohibits safe pedestrian access to the lake.
The proposed design has combined 2 of the required 25’ breaks into one 50’ activated public space labeled the East Plaza. The East Plaza is raised above the city sidewalk allowing the residents and public to truly experience the intended views of the lake while also enjoying the new first level commercial space with potential adjoining food and beverage. The East Plaza is also connected via a boardwalk behind the East Core, along the tracks to the East Park. The other redistributed 25’ break was added together to create the West Plaza with similar intentions resulting in an approximate 215’ massing break. The creation of a new 160’+ wide West Plaza with public amenities accessible to the sidewalk will provide ample space for programming and resident interaction.
Overall, proposed design enhances the intent of the design standards in providing a safe, accessible, functional, designed environment for the greater public benefit.
In addition to the full building breaks previously mentioned are 4 large (ranging 25’-38’ wide) building recesses in the central building that create significant architectural moves to further nod to the intent of the Design Standard.

(Refer to diagram on the following page - Plan Diagram Overview)



- Chapter 3.A.3 - Upper Story Building Stepbacks

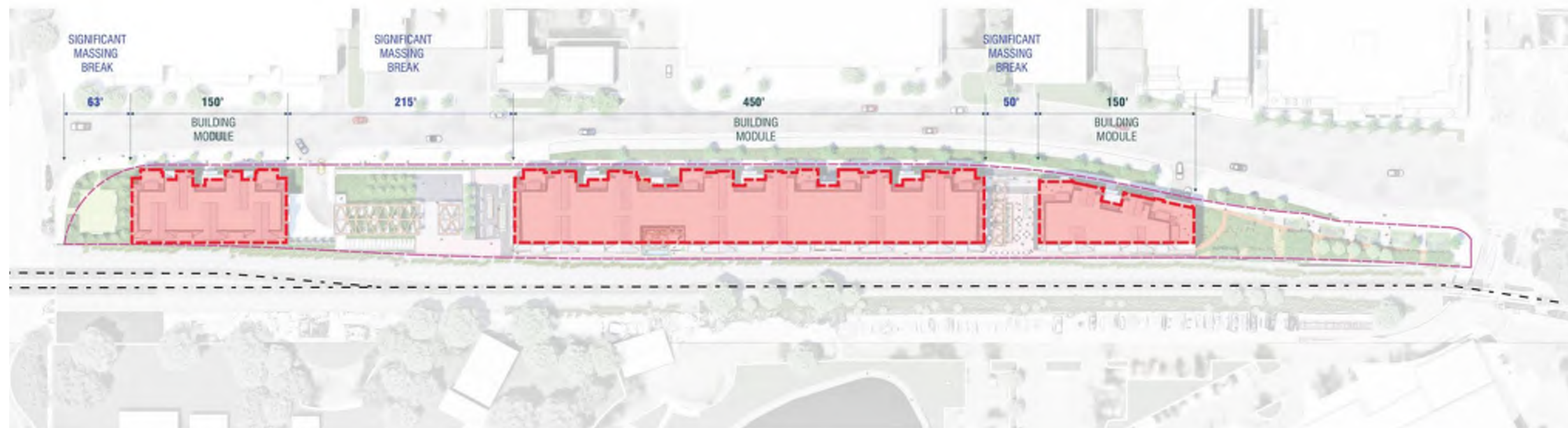
Intent
Wayzata should feel like a small town by the lake. Buildings should prioritize small-scale, two story massing to fit in. The following stepback standards are intended to subordinate the visual bulk of the third story elements to two story massing. The third story design should be distinguished from the lower stories to visually recede from the pedestrian-scale street frontage.

Standards
S2. Required Stepbacks shall recess upper floors a minimum of 10% of the frontage length inclusive of the width of any provided Building Recess (see Fig. 3.37)
S3. The required Stepback shall be allowed to be reduced where visible roof forms are located at the level of the Stepback. Refer to Section 3.B.3

Justification
Building on the justification provided for the significant massing breaks we have combined two of the 25’ breaks with their adjacent areas to create 2 large significant massing breaks that provide a great public benefit. The upper story stepback require a 10% stepback of the third level, which over the maximum permitted building would be 15 feet.
The proposed design has a 15’ stepback which is what would be required for the maximum permitted building. We have utilized the provisions permitted in section 3B.3 to further enhance the third level by complying with the allowable 40% visual roof element design. The proposed architecture of the third level aligns with the intent of the design standards and coupled with the greater public benefit provided at the ground plane creates a project that enhances Lake Street.

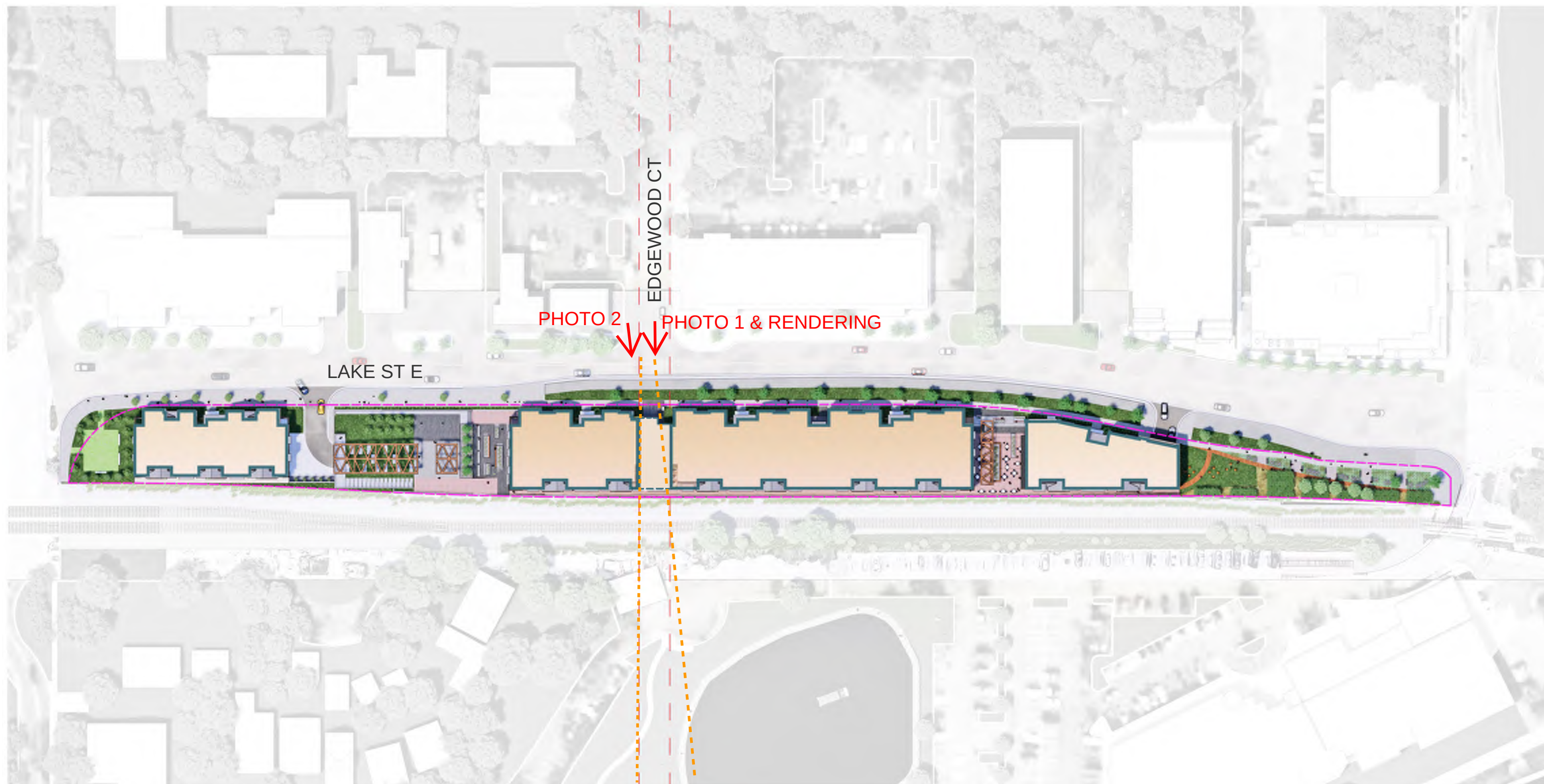


ALLOWABLE BUILDING MASSING PER WAYZATA DESIGN STANDARDS 3.A.1 - 3.A.2
 LINEAR FEET OF OPEN SPACE DUE TO SIGNIFICANT MASSING BREAKS - 178 '



PROPOSED BUILDING MASSING
 LINEAR FEET OF OPEN SPACE DUE TO SIGNIFICANT MASSING BREAKS - 328 '

PLAN DIAGRAM OVERLAY



SITE PLAN EXHIBIT



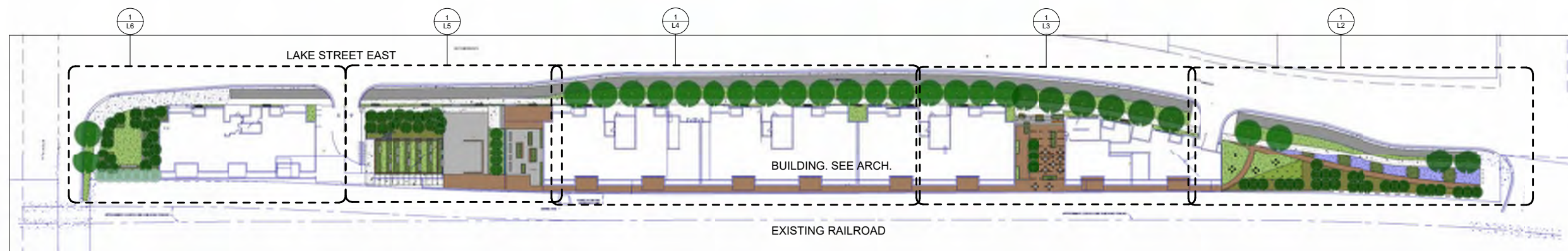
PHOTO 1 FROM LAKE ST E & EDGEWOOD CT



PHOTO 2 FROM LAKE ST E & EDGEWOOD CT



RENDERING FROM LAKE ST E & EDGEWOOD CT



1 ILLUSTRATIVE SITE PLAN

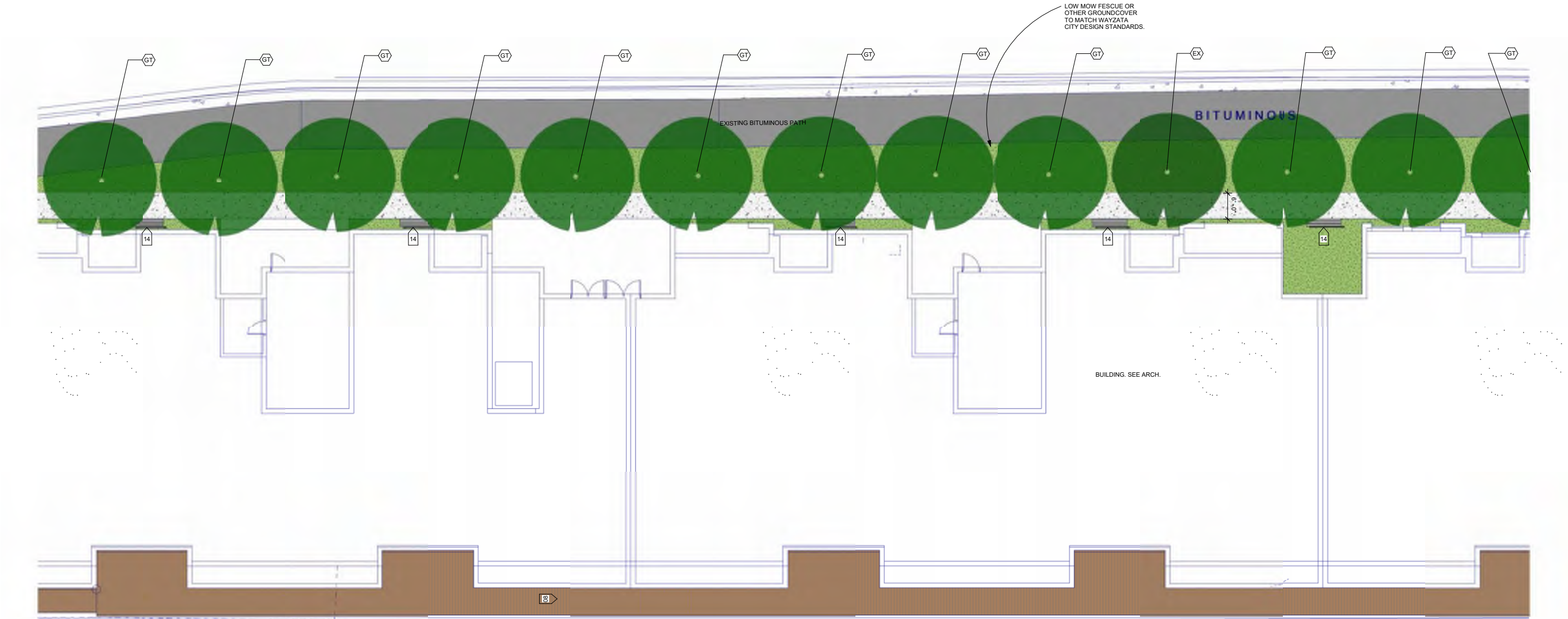
EXISTING TREE INFORMATION AND REPLACEMENT METRICS

200 JAN 31, EAST TREE SURVEY				BASED ON FIELD VERIFICATION OF THE BUNDARY AND TOPIC SURVEY PROVIDED BY LEWIS & CLARK	
Tree	Species	Replace DBH	STATUS		
26 SP	SPRUCE	YES			
24 HB	HACKBERRY	YES			
12 TB	GENERAL TREE (SAMPLE)	NO	SCABDED		
14 TB	GENERAL TREE	NO	SCABDED		
10 TB		NO	SCABDED		
8 TB		NO	SCABDED		
12 SP		NO	DEAD		
14 SP		NO	DEAD		
12 OA	OAK	NO	DEAD		
12 SP		NO	DEAD		
10 SP	MISC FRUIT	NO	SCABDED		
8 HB		NO	SCABDED		
8 HB		NO	SCABDED		
10 HB		---	SCABDED		
10 HB		YES			
10 TB		YES			
10 TB		NO	SCABDED		
8 TB		NO	SCABDED		
8 TB		NO	SCABDED		
8 TB		NO	SCABDED		
8 TB		NO	SCABDED		
6 TB	FR	NO	SCABDED		
20 HB		YES			
20 HB		YES			
8 HB		YES			
20 HB		YES			
20 HB		YES			
20 OA	Oak	YES			
22 OA		YES			
26 OA	OSALE	NO	UNHEALTHY		
24 OA		NO	UNHEALTHY		
26 TB	GENERAL TREE LIL	NO	UNHEALTHY		
8 HB		NO	UNHEALTHY		
8 HB		NO	UNHEALTHY		
10 HB		NO	UNHEALTHY		
6 HB		NO	UNHEALTHY		
12 TB		YES			
12 TB		YES			
14 OA		NO	DEAD		
6 OA	Slipped to the ground	YES			
8 HB		YES			
8 TB		YES			
6 OA		YES			
8 TB		YES			
16 OA		NO	NON EXISTENT		
6 SP		NO	UNHEALTHY		
12 SP		NO	UNHEALTHY		
12 SP		NO	UNHEALTHY		
12 SP		NO	UNHEALTHY		
15 PD		NO	UNHEALTHY		
22 SP		YES			
14 OA		NO	UNHEALTHY		
6 HB		NO	OFF PROPERTY		
6 HB		NO			
6 HB		YES			
8 HB		YES			
6 HB		NO	UNHEALTHY		
10 HB		NO	OFF PROPERTY		
8 TB		YES			
8 TB		NO	UNHEALTHY		
14 SP		NO	UNHEALTHY		
6 HB		NO	OFF PROPERTY		
8 HB		NO	UNHEALTHY		
8 HB		YES			
8 HB		YES			
8 HB		YES			
12 HB		YES			
6 OA		YES			
10 OA		NO	CHORDIS		
10 OA		NO	CHORDIS		
12 TB		NO	UNHEALTHY		
14 SP		NO	DEAD		
12 SP	DEAD	NO	DEAD		
12 SP		NO	DEAD		
12 SP	DEAD	NO	DEAD		
12 SP		NO	DEAD		
10 OA	101A (1810 4210)	NO			
20A REMOVED WITH REPLACEMENT		NO			
10A (1810 4210)		NO			

TREE SCHEDULE AND CANOPY INFORMATION							
#	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CANOPY AT 10 YRS
TREES							
32	AA	Amelanchier arborea	SERVICEBERRY	3" CAL.	B&B	CLUMP	95 SF
37	BP	Betula populifolia	WHITESPIRE BIRCH	3" CAL.	B&B	MATCHED SPECIMEN	95 SF
21	GT	Gleditsia triacanthos	SKYLINE HONEYLOCUST	3" CAL.	B&B	MATCHED SPECIMEN	165 SF
7	PP	Picea pungens	BLUE SPRUCE	(12" HEIGHT MIN.)	B&B	MATCHED SPECIMEN	44 SF
3	QR	Quercus robur 'Crimschmidt'	CRIMSON SPIRE COLUMNAR OAK	3" CAL.	B+B	MATCHED SPECIMEN	40 SF
100							
8	EX	EXISTING TREE TO PROTECT				PROTECT	
8							

Sheet List	
Sheet Number	Sheet Name
L1	OVERALL LANDSCAPE PLAN
L2	EAST PARK
L3	EAST PLAZA
L4	ENLARGED STREETScape
L5	WEST PLAZA
L6	WEST PARK

L



1 ENLARGED STREETSCAPE

NOT ALL KEYNOTES LOCATED ON THIS SHEET

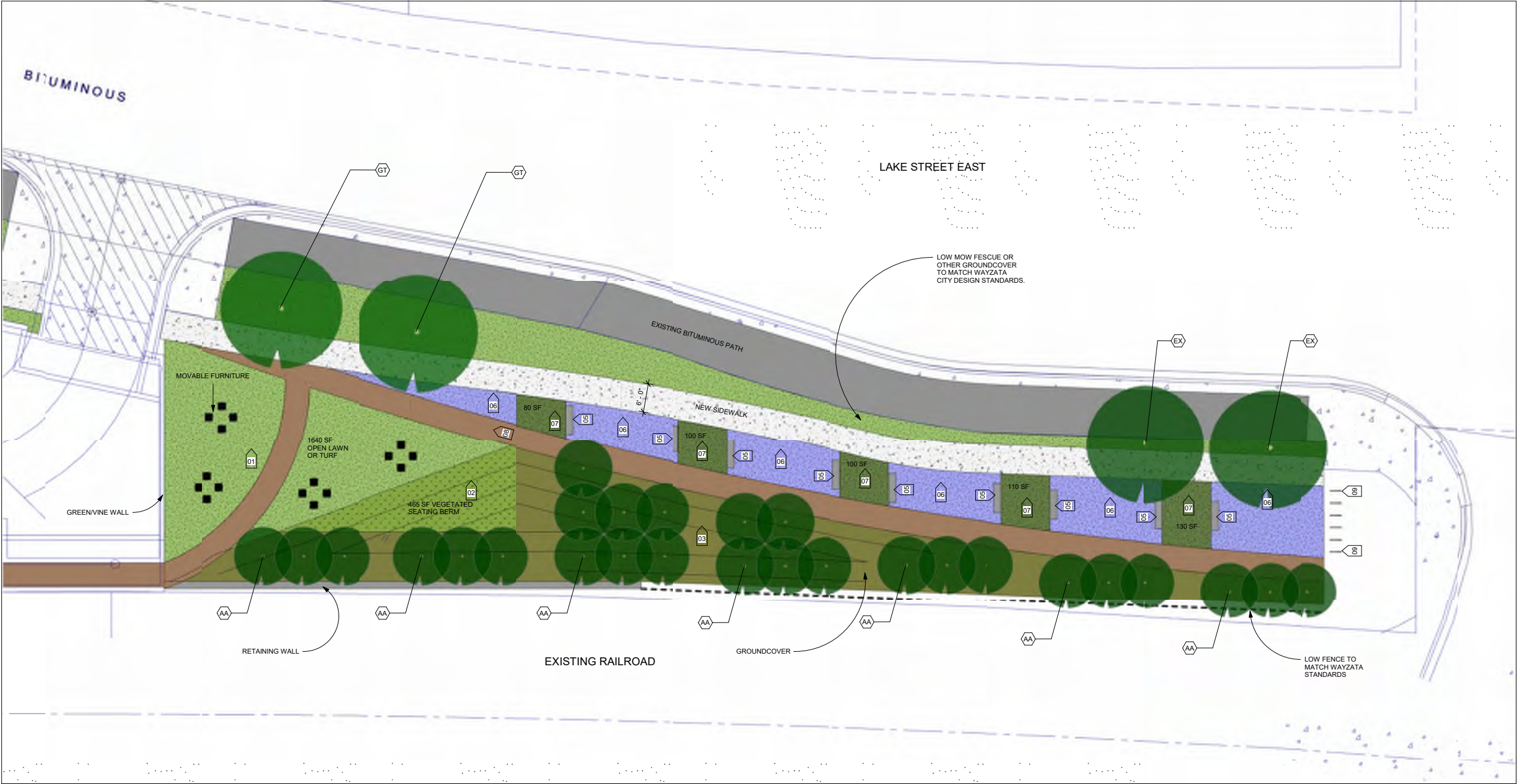
LAYOUT KEYNOTES	
KEY	CONTENT
01	OPEN LAWN SPACE
02	SLOPED LAWN SPACE
03	PLANTED LANDFORM
05	MOVABLE SEATING ELEMENTS
06	PERENNIAL BED, #1 CONT. PLANTINGS
07	TURF GRASS
08	BOARDWALK PATH
09	BIKE RACK
10	OVERHEAD STRUCTURE - SEE ARCH.
11	BUILT IN ROOF PLANTER
12	STRING LIGHTS
13	BUILT IN BENCH
14	BENCH

NOT ALL PLANTS LOCATED ON THIS SHEET

TREE SCHEDULE AND CANOPY INFORMATION							
#	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CANOPY AT 10 YRS
TREES							
32	AA	Amelanchier arborea	SERVICEBERRY	3" CAL.	B&B	CLUMP	95 SF
37	BP	Betula populifolia	WHITESPIRE BIRCH	3" CAL.	B&B	MATCHED SPECIMEN	95 SF
20	GT	Gleditsia triacanthos	SKYLINE HONEYLOCUST	3" CAL.	B&B	MATCHED SPECIMEN	165 SF
7	pp	Picea pungens	BLUE SPRUCE	(12' HEIGHT MIN.)	B&B	MATCHED SPECIMEN	44 SF
3	QR	Quercus robur 'Crimsmiad	CRIMSON SPIRE COLUMNAR OAK	3" CAL.	B+B	MATCHED SPECIMEN	40 SF
99							
9	EX		EXISTING TREE TO PROTECT			PROTECT	
9							

L4





1 EAST PARK

NOT ALL KEYNOTES LOCATED ON THIS SHEET

LAYOUT KEYNOTES	
KEY	CONTENT
01	OPEN LAWN SPACE
02	SLOPED LAWN SPACE
03	PLANTED LANDFORM
05	MOVABLE SEATING ELEMENTS
06	PERENNIAL BED, #1 CONT, PLANTINGS
07	TURF GRASS
08	BOARDWALK PATH
09	BIKE RACK
10	OVERHEAD STRUCTURE - SEE ARCH.
11	BUILT IN ROOF PLANTER
12	STRING LIGHTS
13	BUILT IN BENCH
14	BENCH

NOT ALL PLANTS LOCATED ON THIS SHEET

TREE SCHEDULE AND CANOPY INFORMATION						
#	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	CANOPY AT 10 YRS
TREES						
32	AA	Amelanchier arborea	SERVICEBERRY	3" CAL.	B&B	CLUMP 95 SF
37	BP	Betula populifolia	WHITESPIRE BIRCH	3" CAL.	B&B	MATCHED SPECIMEN 95 SF
21	GT	Gleditsia triacanthos	SKYLINE HONEYLOCUST	3" CAL.	B&B	MATCHED SPECIMEN 165 SF
7	PP	Picea pungens	BLUE SPRUCE	(12' HEIGHT MIN.)	B&B	MATCHED SPECIMEN 44 SF
3	QR	Quercus robur 'Crimschmidt'	CRIMSON SPIRE COLUMNAR OAK	3" CAL.	B+B	MATCHED SPECIMEN 40 SF
8	EX		EXISTING TREE TO PROTECT			PROTECT

KEY METRICS:
1. OVER 2600 SF OF USABLE OPEN SPACE COMPRISED OF LAWN OR ARTIFICIAL TURF.
2. OVER 4000 SF OF PERENNIAL AND GROUND COVER PLANTINGS.

L2

1



EAST PARK RENDERING

HOBBS + BLACK ARCHITECTS

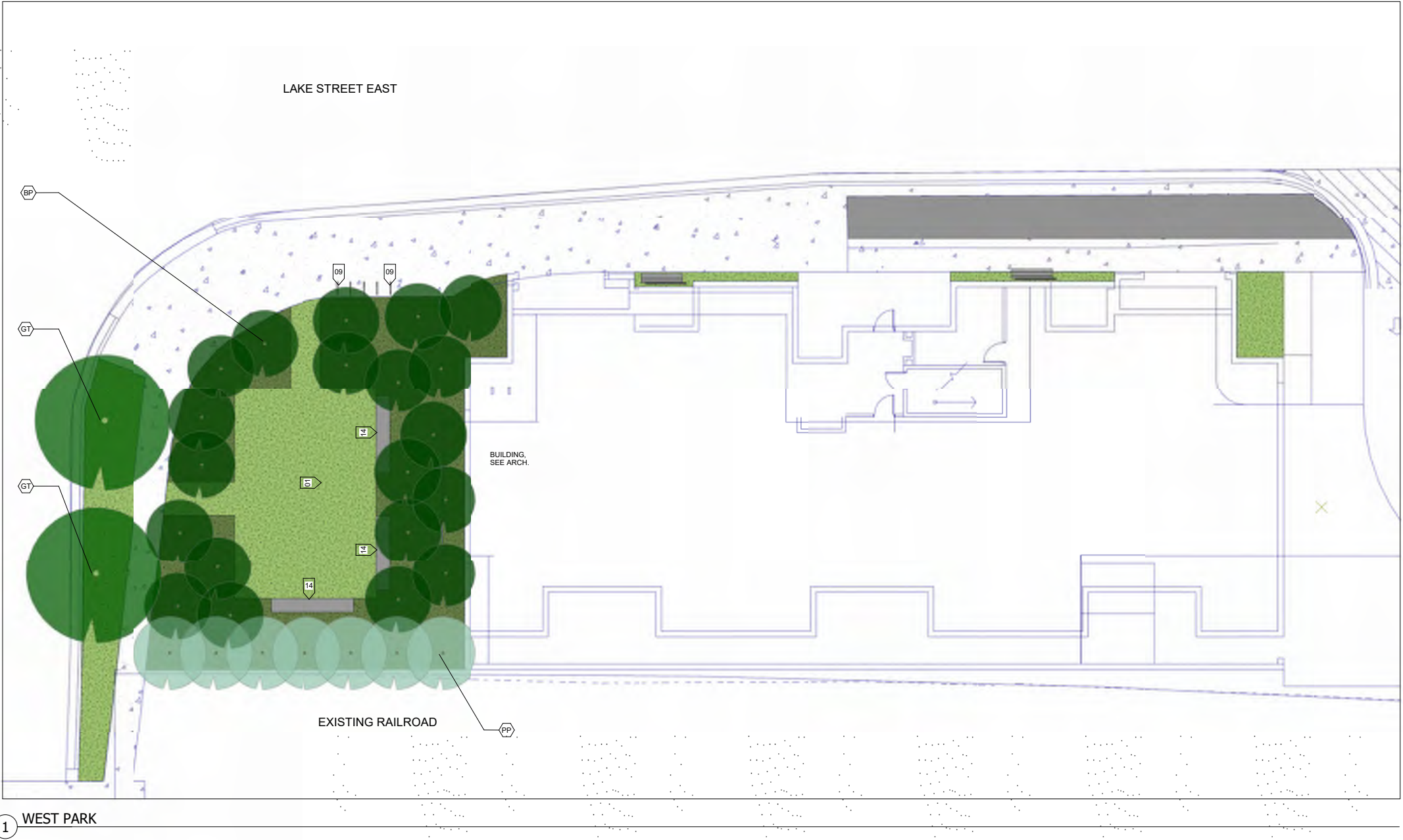
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PUD CONCEPT DESIGN RESUBMITTAL

200 EAST LAKE ST

WAYZATA, MN

2021-07-09



NOT ALL KEYNOTES LOCATED ON THIS SHEET

LAYOUT KEYNOTES	
KEY	CONTENT
01	OPEN LAWN SPACE
02	SLOPED LAWN SPACE
03	PLANTED LANDFORM
05	MOVABLE SEATING ELEMENTS
06	PERENNIAL BED: #1 CONT. PLANTINGS
07	TURF GRASS
08	BOARDWALK PATH
09	BIKE RACK
10	OVERHEAD STRUCTURE - SEE ARCH.
11	BUILT IN ROOF PLANTER
12	STRING LIGHTS
13	BUILT IN BENCH
14	BENCH

NOT ALL PLANTS LOCATED ON THIS SHEET

TREE SCHEDULE AND CANOPY INFORMATION							
#	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CANOPY AT 10 YRS
TREES							
32	AA	Amelanchier arborea	SERVICEBERRY	3" CAL.	B&B	CLUMP	95 SF
37	BP	Betula populifolia	WHITESPIRE BIRCH	3" CAL.	B&B	MATCHED SPECIMEN	95 SF
21	GT	Gleditsia triacanthos	SKYLINE-HONEYLOCUST	3" CAL.	B&B	MATCHED SPECIMEN	165 SF
7	PP	Picea pungens	BLUE SPRUCE	(12" HEIGHT MIN.)	B&B	MATCHED SPECIMEN	44 SF
3	QR	Quercus robur 'Crimschmidt'	CRIMSON SPIRE COLUMNAR OAK	3" CAL.	B+B	MATCHED SPECIMEN	40 SF
100							
8	EX		EXISTING TREE TO PROTECT			PROTECT	
8							

KEY METRICS:
1. OVER 1100 SF OF OPEN GREEN SPACE.
2. OVER 2400 SF OF PLANTINGS.
3. PERMANENT SEATING FOR 20+ PEOPLE.

L6





WEST PARK RENDERING 1

HOBBS + BLACK ARCHITECTS

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|

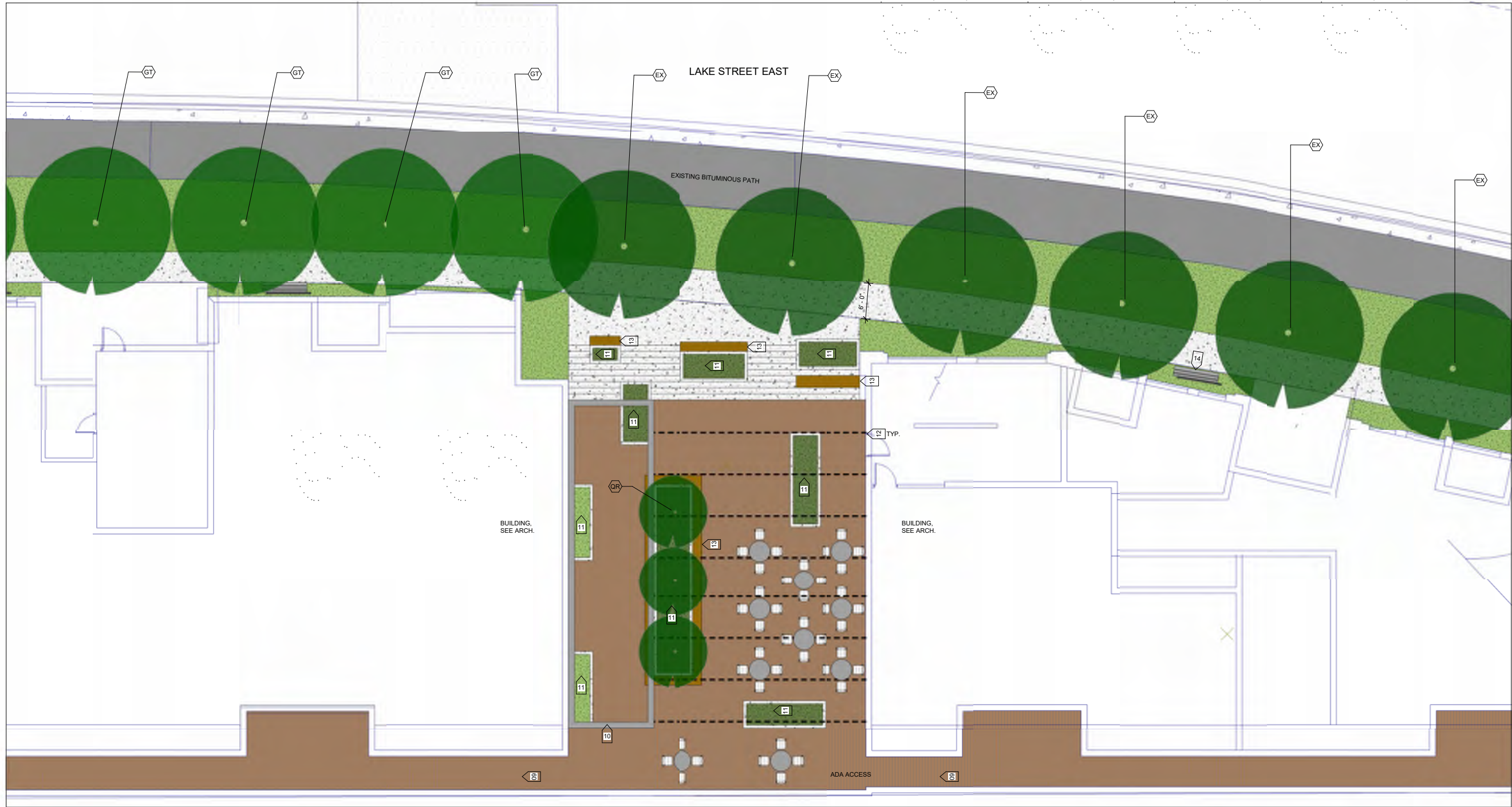
200 EAST LAKE ST

|

WAYZATA, MN

|

2021-07-09



1 EAST PLAZA

NOT ALL KEYNOTES LOCATED ON THIS SHEET

LAYOUT KEYNOTES	
KEY	CONTENT
01	OPEN LAWN SPACE
02	SLOPED LAWN SPACE
03	PLANTED LANDFORM
05	MOVABLE SEATING ELEMENTS
06	PERENNIAL BED, #1 CONT. PLANTINGS
07	TURF GRASS
08	BOARDWALK PATH
09	BIKE RACK
10	OVERHEAD STRUCTURE - SEE ARCH.
11	BUILT IN ROOF PLANTER
12	STRING LIGHTS
13	BUILT IN BENCH
14	BENCH

NOT ALL PLANTS LOCATED ON THIS SHEET

TREE SCHEDULE AND CANOPY INFORMATION							
#	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CANOPY AT 10 YRS
TREES							
32	AA	Amelanchier arborea	SERVICEBERRY	3" CAL.	B&B	CLUMP	95 SF
37	BP	Betula populifolia	WHITESPIRE BIRCH	3" CAL.	B&B	MATCHED SPECIMEN	95 SF
21	GT	Gleditsia triacanthos	SKYLINE HONEYLOCUST	3" CAL.	B&B	MATCHED SPECIMEN	165 SF
7	PP	Picea pungens	BLUE SPRUCE	(12' HEIGHT MIN.)	B&B	MATCHED SPECIMEN	44 SF
3	QR	Quercus robur "Crim Schmidt"	CRIMSON SPIRE COLUMNAR OAK	3" CAL.	B+B	MATCHED SPECIMEN	40 SF
100							
8	EX		EXISTING TREE TO PROTECT			PROTECT	
8							

KEY METRICS:
1. OVER 2500 SF BOARDWALK PLAZA.
2. OVER 500 SF OF PLANTINGS.
3. PERMANENT AND MOVABLE SEATING FOR 100+ PEOPLE.

L3





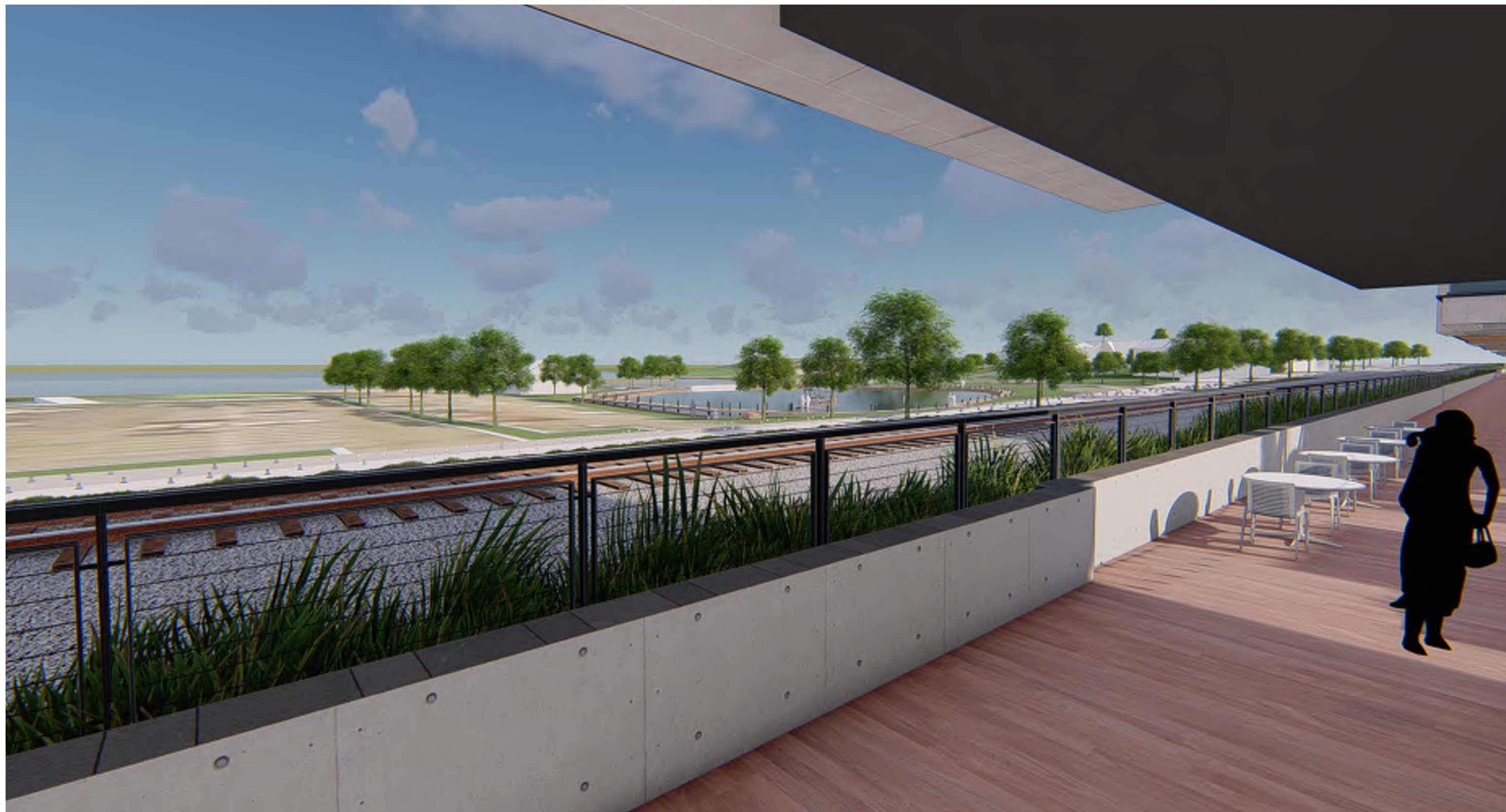
EAST PLAZA RENDERING 1



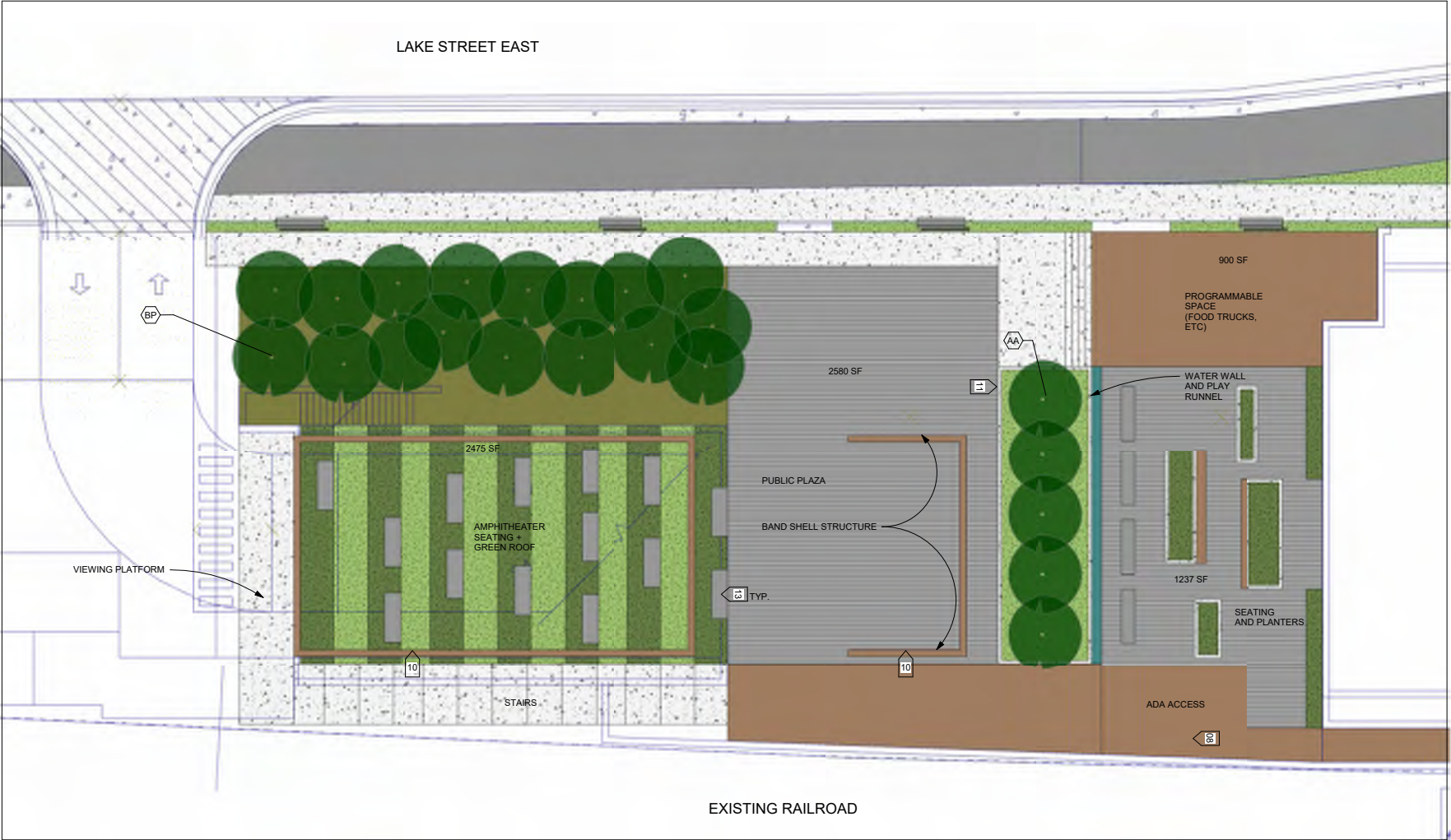
EAST PLAZA RENDERING 2



EAST PLAZA RENDERING 3



EAST PLAZA RENDERING 4



1 WEST PLAZA

NOT ALL KEYNOTES LOCATED ON THIS SHEET

LAYOUT KEYNOTES	
KEY	CONTENT
01	OPEN LAWN SPACE
02	SLOPED LAWN SPACE
03	PLANTED LANDFORM
05	MOVABLE SEATING ELEMENTS
06	PERENNIAL BED, #1 CONT. PLANTINGS
07	TURF GRASS
08	BOARDWALK PATH
09	BIKE RACK
10	OVERHEAD STRUCTURE - SEE ARCH.
11	BUILT IN ROOF PLANTER
12	STRING LIGHTS
13	BUILT IN BENCH
14	BENCH

NOT ALL PLANTS LOCATED ON THIS SHEET

TREE SCHEDULE AND CANOPY INFORMATION							
#	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CANOPY AT 10 YRS
TREES							
32	AA	Amelanchier arborea	SERVICEBERRY	3" CAL.	B&B	CLUMP	95 SF
37	BP	Betula populifolia	WHITESPIRE BIRCH	3" CAL.	B&B	MATCHED SPECIMEN	95 SF
21	GT	Gleditsia triacanthos	SKYLINE HONEYLOCUST	3" CAL.	B&B	MATCHED SPECIMEN	165 SF
7	pp	Picea pungens	BLUE SPRUCE	(12' HEIGHT MIN.)	B&B	MATCHED SPECIMEN	144 SF
3	QR	Quercus robur 'Crimschmidt'	CRIMSON SPIRE COLUMNAR OAK	3" CAL.	B+B	MATCHED SPECIMEN	40 SF
8	EX	EXISTING TREE TO PROTECT				PROTECT	

KEY METRICS:
1. OVER 2400 SF GREEN ROOF AMPHITHEATER SPACE.
2. OVER 2500 SF OPEN PROGRAMMABLE SPACE.
3. OVER 2000 SF OF OPEN SEATING AROUND WATER FEATURE AND PLANTINGS.

L5





WEST PLAZA RENDERING 1

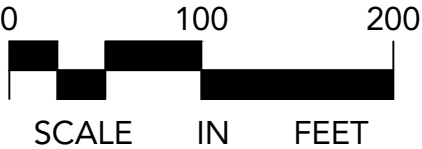
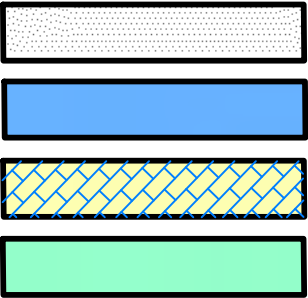


WEST PLAZA RENDERING 2



WEST PLAZA RENDERING 3

COMMON SPACE AREA = 31,064 SF / 0.71 AC = 31.28%
COMMON PRIVATE SPACE AREA = 4,670 SF / 0.107 AC = 4.71%
COMMON PRIVATE SPACE EASEMENT = 4,876 SF / 0.111 AC = 4.89%
PUBLIC SPACE AREA W/EASEMENT = 9,634 SF / 0.221 AC = 9.74%



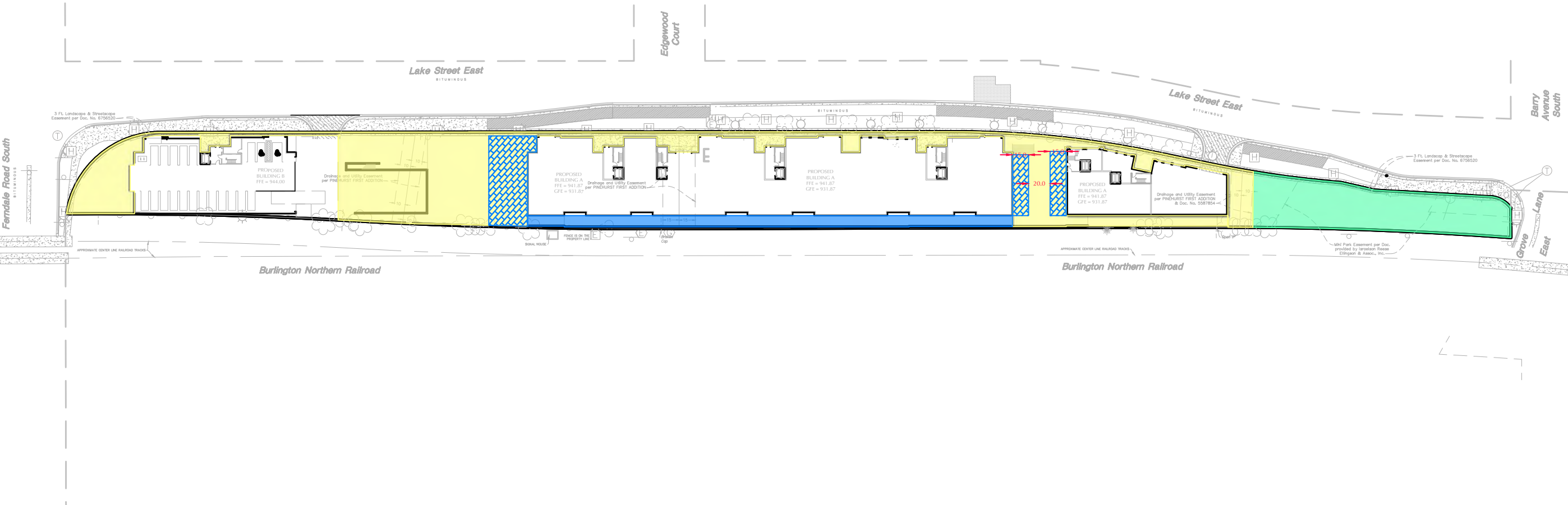
200 EAST LAKE STREET

WAYZATA, MINNESOTA

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ENVIRONMENTAL

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www.loucksinc.com



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

SUBMITTAL/REVISIONS

06/09/2021 PUD CONCEPT
07/09/2021 CITY SUBMITTAL
07/09/2021 PUD RESUBMITTAL

PROFESSIONAL SIGNATURE

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.

Nicholas M. Mannel - PE
License No. 45861
Date

QUALITY CONTROL

Loucks Project No.
Project Lead
Drawn By
Checked By
Review Date

SHEET INDEX

PRELIMINARY
PUBLIC OPEN
SPACE

EXHIBIT

Page 197 of 266

OPEN SPACE AREA (EXCLUDING BUILDINGS, PARKING STALLS & DRIVE AISLES) = 46,169 SF / 1.06 AC = 46.69%



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License No. Nicholas M. Mannel - PE 45861
Date

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PRELIMINARY
OPEN SPACE

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OPEN SPACE AREA (EXCLUDING BUILDINGS) = 47,424 SF / 1.09 AC = 48.02%



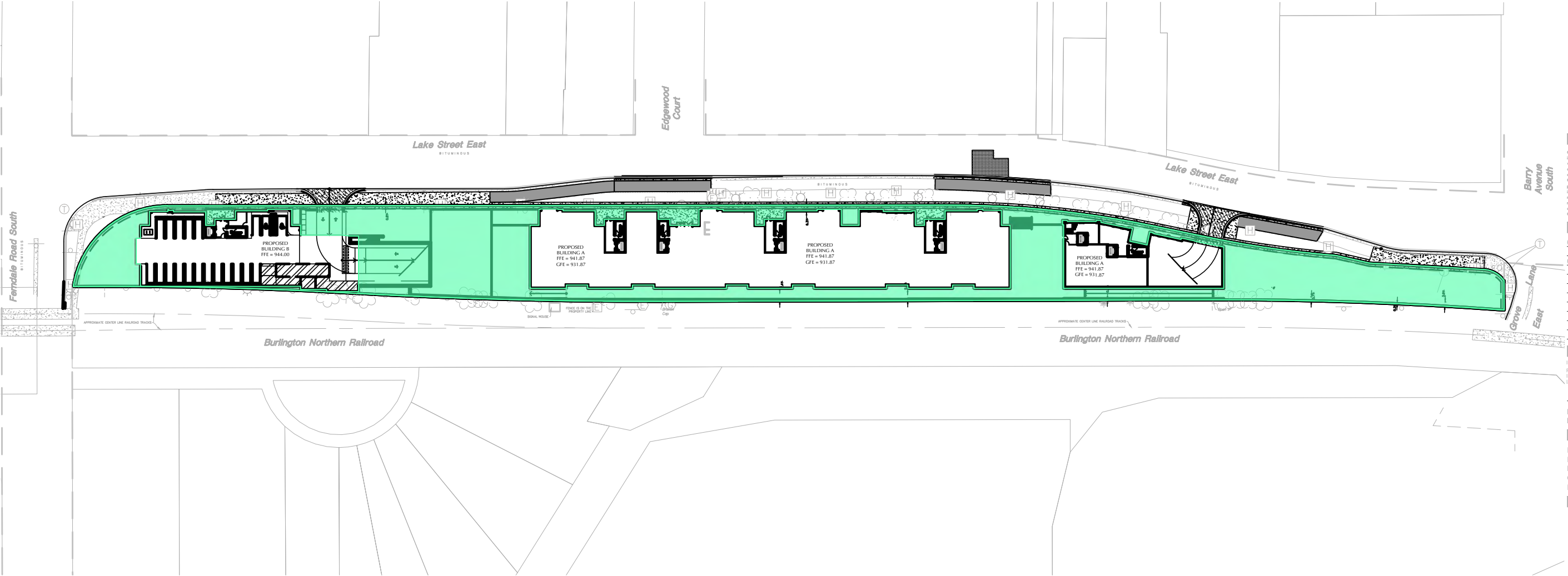
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SHEET INDEX

PRELIMINARY
OPEN SPACE

EXHIBIT

Page 199 of 266

EXISTING IMPERVIOUS AREA = 73,384.06 SF / 1.68 AC



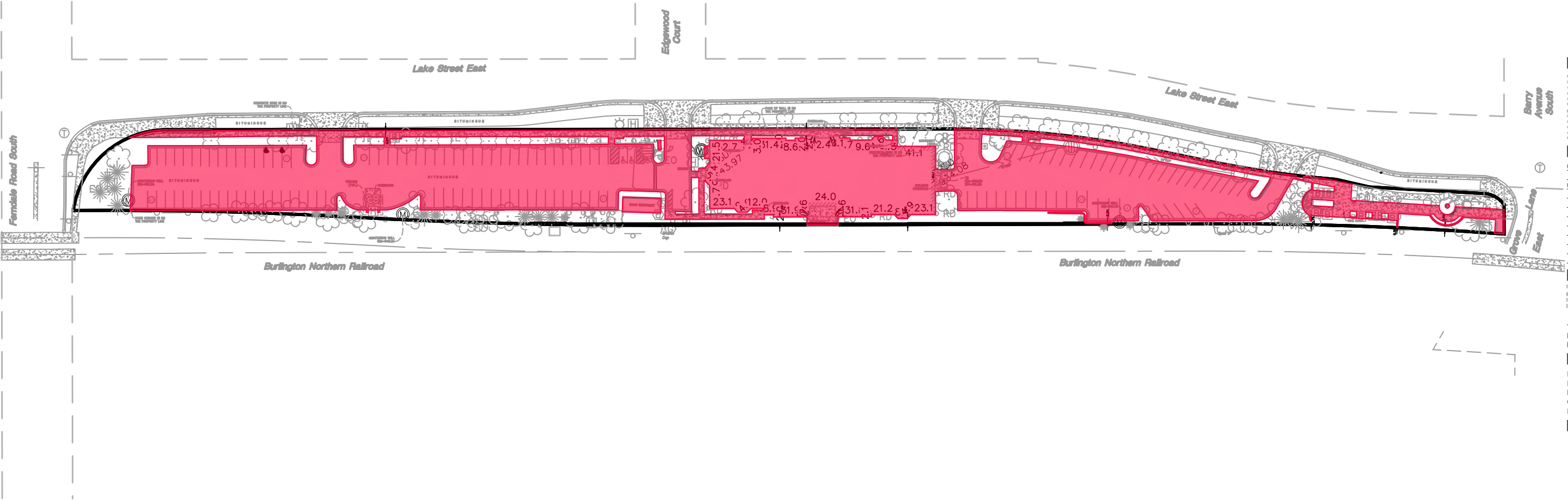
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SHEET INDEX

EXISTING IMPERVIOUS AREAS

EXHIBIT

Page 200 of 266

IMPERVIOUS AREA = 81,287 SF / 1.86 AC, 82.2%



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07/09/2021	PUD RESUBMITTAL

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SHEET INDEX

PRELIMINARY
IMPERVIOUS
AREAS

EXHIBIT



THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

NOTE:
EXISTING CONDITIONS
INFORMATION SHOWN IS FROM
A BOUNDARY & TOPOGRAPHIC
SURVEY PREPARED BY LOUCKS,
DATED JULY, 2020.

●	FOUND OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	— >> —	STORM SEWER
○	SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"	— > —	SANITARY SEWER
○	CATCH BASIN	— —	WATERMAIN
⊗	STORM MANHOLE	— S —	SANITARY SEWER SERVICE
○	SANITARY MANHOLE	— W —	WATER SERVICE
⋈	HYDRANT	— ELE —	UNDERGROUND ELECTRIC
◇	GATE VALVE	— FO —	UNDERGROUND FIBER OPTIC
⊞	ELECTRIC TRANSFORMER	— GAS —	UNDERGROUND GAS
⊞	ELECTRIC METER	— TEL —	UNDERGROUND TELEPHONE
⊞	GAS METER	— OH —	OVERHEAD UTILITY
⊞	GUY WIRE	— ○ —	CHAIN LINK FENCE
⊞	HAND HOLE	— — —	CONCRETE CURB
⊞	LIGHT POLE	▬▬▬▬▬▬	RETAINING WALL
⊞	POWER POLE	▨▨▨▨▨▨	CONCRETE
⊞	TELEPHONE PEDESTAL	▨▨▨▨▨▨	NO PARKING
—	SIGN	▨▨▨▨▨▨	EXISTING BUILDING
②	PARKING STALL COUNT	▨▨▨▨▨▨	CONTOUR
♿	DISABLED PARKING STALL	— 97.2 —	SPOT ELEVATION
1	SCHEDULE B III ITEM	— 972.5 —	TREE LINE
		☼	CONIFEROUS TREE
		PI	PINE
		DC	DECIDUOUS TREE
		AS	ASH
		MA	MAPLE
		TR	TREE (GEN)

PUD SUBMITTAL 06/09/202

DUD CONCRETE DESIGN DESCRIPTIONAL 03/20/2004

DATE ISSUED

DRAWN BY

NMR

CHECKED BY

HOBBS + BLACK
ARCHITECTS

100 N. State St.
Ann Arbor, MI 48104
P. 734.448.1189
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN

PROJECT

LOUCKS JOB #20371.0

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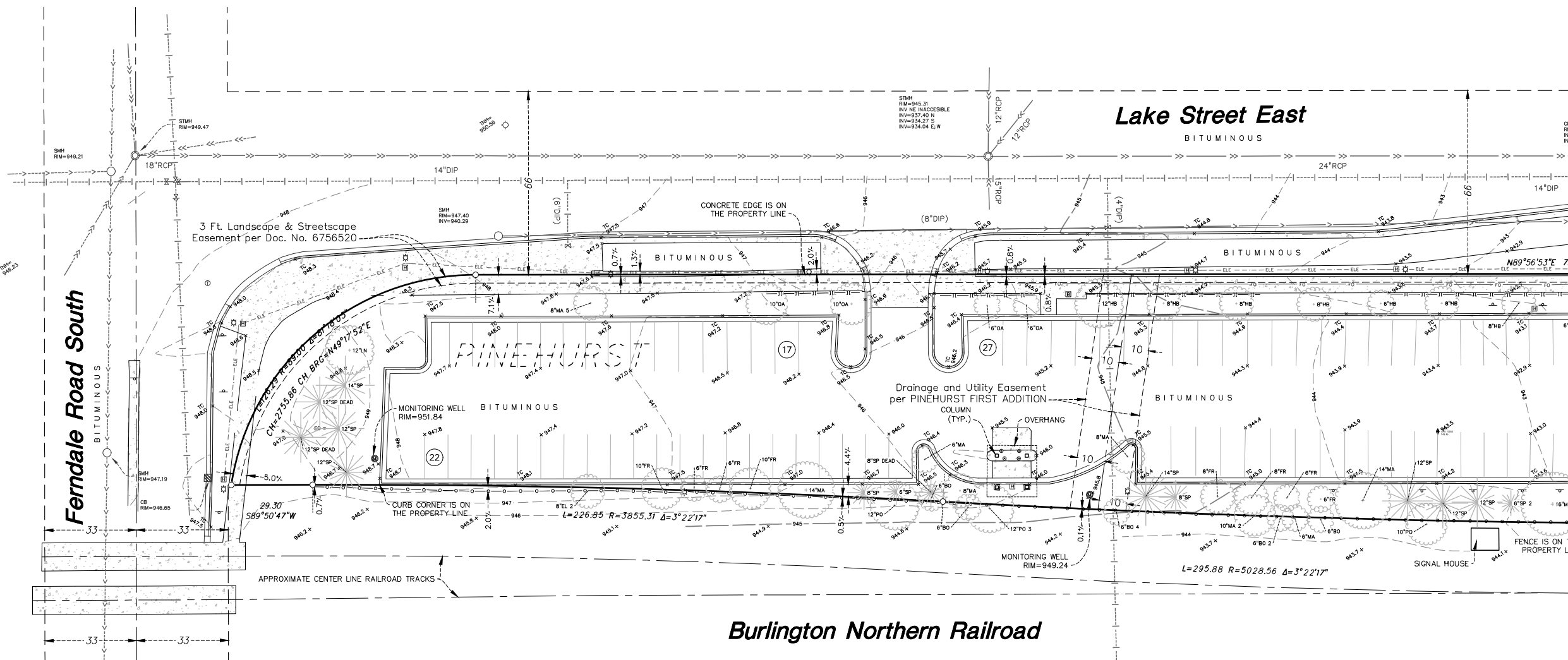
**EXISTING
CONITIONS
PLAN - A**

SHEET TITLE

21-803

PROJECT NUMBER

C1.1
Page 202 of 202
SHEET NUMBER



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.

Trevor D. Gruys - PE
License No. 53706
Date



WARNING:

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NOTE:
EXISTING CONDITIONS
INFORMATION SHOWN IS FROM
A BOUNDARY & TOPOGRAPHIC
SURVEY PREPARED BY LOUCKS,
DATED JULY, 2020.

LEGEND

- | | | | |
|---|--|---------------------------|-------------------------|
| ● | FOUND OPEN IRON MONUMENT
UNLESS SHOWN OTHERWISE | — >> — | STORM SEWER |
| ○ | SET 1/2 INCH X 14 INCH IRON
MONUMENT, MARKED "LS 48988" | — > — | SANITARY SEWER |
| ⊗ | CATCH BASIN | — — | WATERMAIN |
| ⊗ | STORM MANHOLE | — S — | SANITARY SEWER SERVICE |
| ⊗ | SANITARY MANHOLE | — W — | WATER SERVICE |
| ⊕ | HYDRANT | — ELE — | UNDERGROUND ELECTRIC |
| ⊕ | GATE VALVE | — FO — | UNDERGROUND FIBER OPTIC |
| ⊕ | ELECTRIC TRANSFORMER | — GAS — | UNDERGROUND GAS |
| ⊕ | ELECTRIC METER | — TEL — | UNDERGROUND TELEPHONE |
| ⊕ | GAS METER | — OH — | OVERHEAD UTILITY |
| ⊕ | GUY WIRE | — O — O — | CHAIN LINK FENCE |
| ⊕ | HAND HOLE | ===== | CONCRETE CURB |
| ⊕ | LIGHT POLE | ===== | RETAINING WALL |
| ⊕ | POWER POLE | [Pattern: diagonal lines] | CONCRETE |
| ⊕ | TELEPHONE PEDESTAL | [Pattern: cross-hatch] | NO PARKING |
| ② | PARKING STALL COUNT | [Pattern: wavy lines] | EXISTING BUILDING |
| ⊕ | DISABLED PARKING STALL | — 97.2 — | CONTOUR |
| 1 | SCHEDULE B III ITEM | • 972.5 | SPOT ELEVATION |
| | | [Sunburst symbol] | TREE LINE |
| | | [Cloud symbol] | CONIFEROUS TREE |
| | | [Pine symbol] | PI PINE |
| | | [Deciduous symbol] | DECIDUOUS TREE |
| | | [Ash symbol] | AS ASH |
| | | [Maple symbol] | MA MAPLE |
| | | [Tree symbol] | TR TREE (GEN) |

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LAKE WEST
DEVELOPMENT, LLC

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LOUCKS JOB #20371.0

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**EXISTING
CONSDITIONS
PLAN - B**

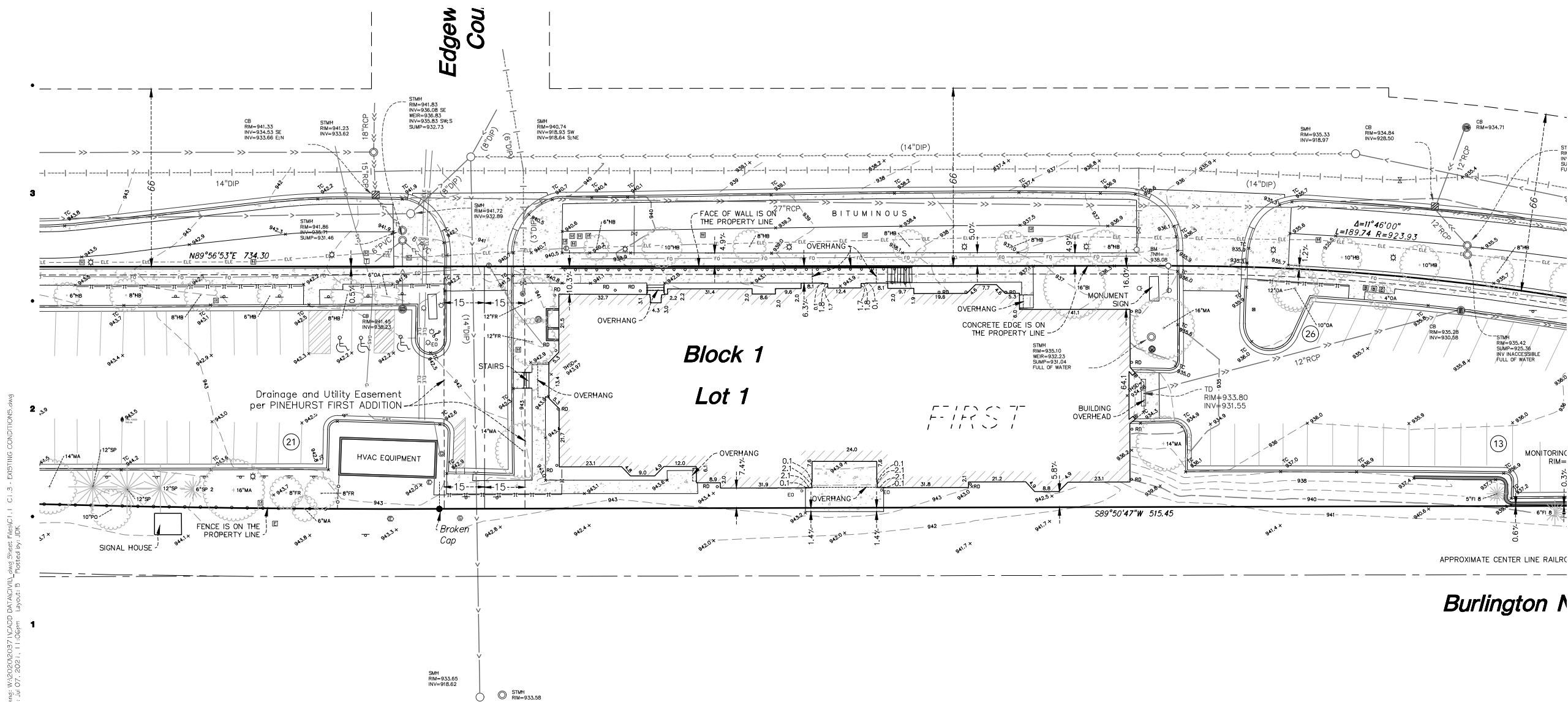
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PROJECT NUMBER

C1.2

SHEET NUMBER





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LEGEND

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| ⊞ POWER POLE | ▬ NO PARKING |
| ⊞ TELEPHONE PEDESTAL | ▬ EXISTING BUILDING |
| ⊞ SIGN | ▬ CONTOUR |
| ② PARKING STALL COUNT | ⬆ SPOT ELEVATION |
| Ⓛ DISABLED PARKING STALL | ☼ TREE LINE |
| ① SCHEDULE B II ITEM | ☼ CONIFEROUS TREE |
| | PI PINE |
| | MA MAPLE |
| | TR TREE (GEN) |

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PROJECT

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EXISTING
CONITIONS
PLAN - C

SHEET TITLE

21-803

PROJECT NUMBER

C1.3

Page 204 of 266

Drawing: W:\2020\2037\CAADD DATA\WV\Lake Street Files\C1.1 C1.3 - EXISTING CONDITIONS.dwg
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THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

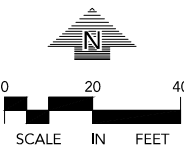
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NOTE:
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3. MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
2. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
7. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, STATE AND LOCAL REQUIREMENTS AND THE DETAILS SHOWN ON THE DETAIL SHEET(S) OF THE PROJECT PLANS.
8. ALL CONSTRUCTION PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED.
10. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
11. ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
12. A CITY RIGHT-OF-WAY PERMIT IS REQUIRED TO WORKING WITHIN CITY ROW.

1. CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES.
2. CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL.
3. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS, STRIP TOP SOIL, AND STOCKPILE ON-SITE. REFER TO GRADING PLAN AND SWPPP FOR SEDIMENT AND EROSION CONTROL REQUIREMENTS.
4. CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
5. CONTRACTOR SHALL REMOVE ALL SITE SURFACE FEATURES WITHIN REMOVAL LIMITS UNLESS OTHERWISE NOTED.
6. BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
7. CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT. SAW CUT AS NECESSARY FOR A NEAT EDGE OF REMOVAL.
8. ALL REMOVAL ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED OTHERWISE AND SHALL BE DISPOSED OF OFF-SITE IN A MANNER MEETING ALL APPLICABLE REGULATIONS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL SIGNS, MAILBOXES, ETC.
10. ANY DAMAGE TO ITEMS NOT NOTED TO BE REMOVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION WITH NO ADDITIONAL COMPENSATION.

	REMOVE EXISTING BUILDING
	REMOVE EXISTING BITUMINOUS PAVING
	REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ETC.
	MILL AND OVERLAY EXISTING PARKING LOT
	REMOVE EXISTING GRAVEL PAVEMENT
	REMOVE EXISTING TREES/WOODS
	REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.
	REMOVE EXISTING UTILITIES
	REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC.
	REMOVE EXISTING TREES



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.

Trevor D. Gruys - PE
License No. 53706
Date

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05/09/2021

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PROJECT

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CONSULTANT

SITE DEMOLITION PLAN - A

SHEET TITLE

21-803

PROJECT NUMBER

C1.4

~~SHEET NUMBER~~



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TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

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DEMOLITION LEGEND:

- REMOVE EXISTING BUILDING
- REMOVE EXISTING BITUMINOUS PAVING
- REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ETC.
- MILL AND OVERLAY EXISTING PARKING LOT
- REMOVE EXISTING GRAVEL PAVEMENT
- REMOVE EXISTING TREES/WOODS
- REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.
- REMOVE EXISTING UTILITIES
- REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC.
- REMOVE EXISTING TREES

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CONSULTANT

**SITE
DEMOLITION
PLAN - B**

SHEET TITLE

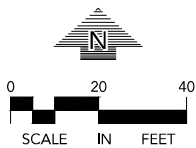
21-803

PROJECT NUMBER

C1.5

Page 206 of 266

Drawing: W:\2020\2037\CA000\DATA\WILL\200 Lake Steet\Files\CI 1.5 - SITE DEMOLITION PLAN.dwg
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License No. 53706
Date



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- REMOVE EXISTING BITUMINOUS PAVING
- REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ETC.
- MILL AND OVERLAY EXISTING PARKING LOT
- REMOVE EXISTING GRAVEL PAVEMENT
- REMOVE EXISTING TREES/WOODS
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SITE DEMOLITION PLAN - C

SHEET TITLE

21-803

PROJECT NUMBER

C1.6

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SURVEY PREPARED BY LOUCKS,
DATED JULY, 2020.

GRADING & DRAINAGE NOTES

SEE STORMWATER POLLUTION PREVENTION PLAN FOR SOIL STABILIZATION INFORMATION.

EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ESTABLISHED AROUND THE ENTIRE SITE PERIMETER AND IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, CITY REQUIREMENTS AND THE DETAILS SHOWN ON THE CIVIL DETAILS SHEETS OF THESE PLANS.

ALL CURB SPOT ELEVATIONS ARE TO GUTTER LINE-UNLESS NOTED OTHERWISE.

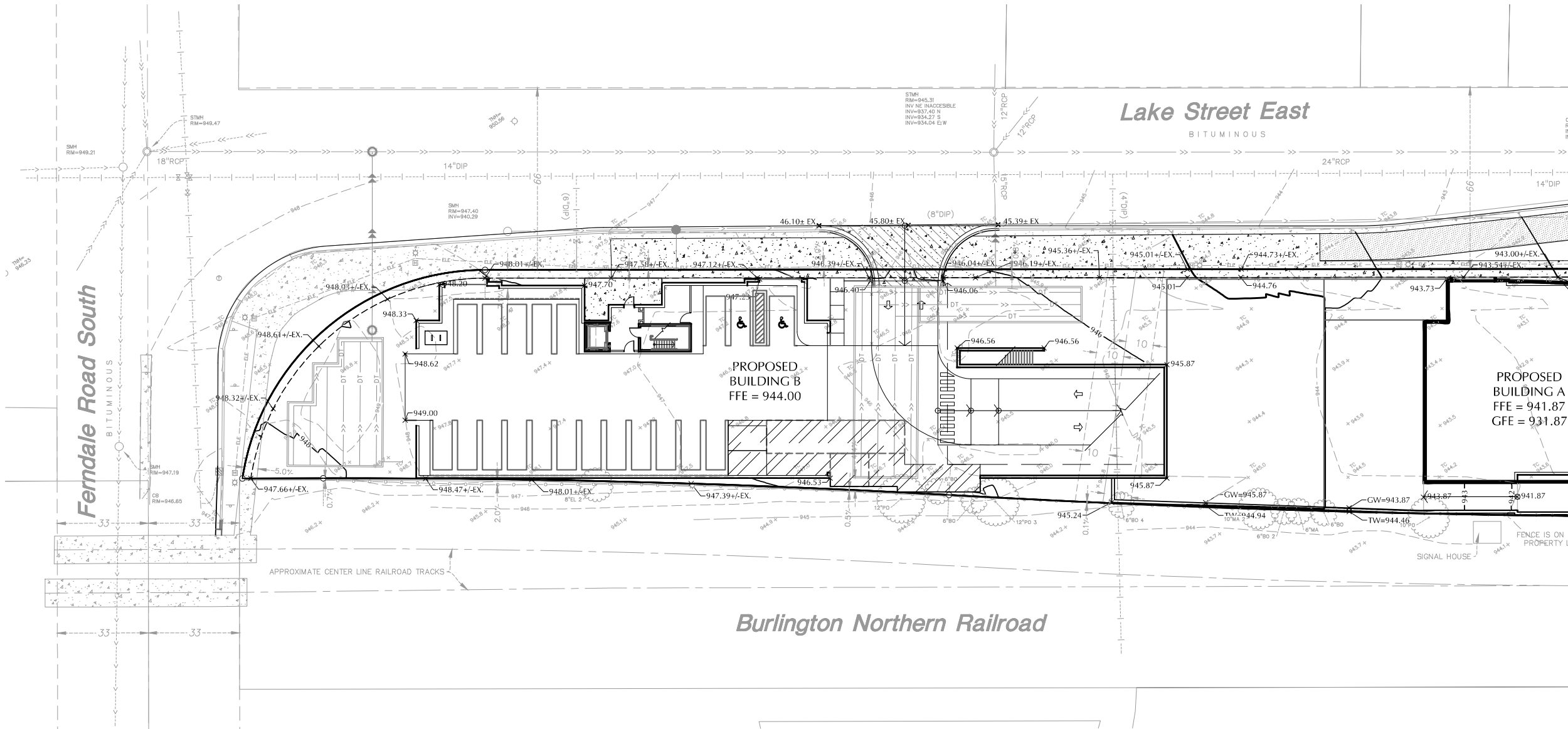
GRADING, DRAINAGE PLAN NOTES

1. SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.10 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
3. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF PREMIUM TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. VERIFY WITH LANDSCAPE PLAN.
4. FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL). "GW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
5. REFER TO THE REPORT OF GEOTECHNICAL EXPLORATION AND REVIEW (REPORT NO. _____), DATED _____ AS PREPARED BY _____ FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS.
6. STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS, OR AS DIRECTED BY CITY. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
7. DUST MUST BE ADEQUATELY CONTROLLED.
8. SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
9. SEE UTILITY PLAN FOR WATER, STORM AND SANITARY SEWER INFORMATION.
10. SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
11. A STREET SWEEPER MUST BE AVAILABLE WITHIN 3 HOURS UPON NOTICE FROM THE CITY THAT THE

STREETS NEED TO BE SWEEPED.

12. THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT FROM THE MPCA.
13. INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
14. THE CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF THE MPCA NPDES PERMIT. THE AREA TO BE DISTURBED SHALL BE MINIMIZED AND TURF SHALL BE ESTABLISHED WITHIN THE TIME REQUIRED.
15. GRADES SHOWN ARE FINISHED GRADES.
16. FINAL GRADING TOLERANCES ARE +/-0.1 FEET TO FINISH GRADES.
17. UNDER PAVEMENTS COMPACT THE UPPER 3 FEET OF SUBGRADE TO 100% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT AND 95% STANDARD PROCTOR DENSITY BLOW THE UPPER 3 FEET OF SUBGRADE. OUTSIDE PAVEMENT AREAS COMPACT EMBANKMENTS TO 95% STANDARD PROCTOR DENSITY.
18. A CITY RIGHT-OF-WAY PERMIT IS REQUIRED PRIOR TO WORKING WITHIN CITY ROW.
19. STRUCTURAL RETAINING WALL, FENCING AND HANDRAIL DESIGN BY OTHERS. REFER TO ARCHITECTURAL PLANS.

Drawing: W:\2020\2037\ACADD\ACADD\W\2020\2037\3 - GRADING PLAN.dwg
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CONSULTANT

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PLAN - A**

SHEET TITLE

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PROJECT NUMBER

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Trevor D. Gruys - PE
License No. 53706
Date



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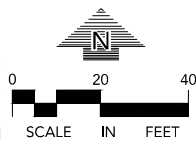
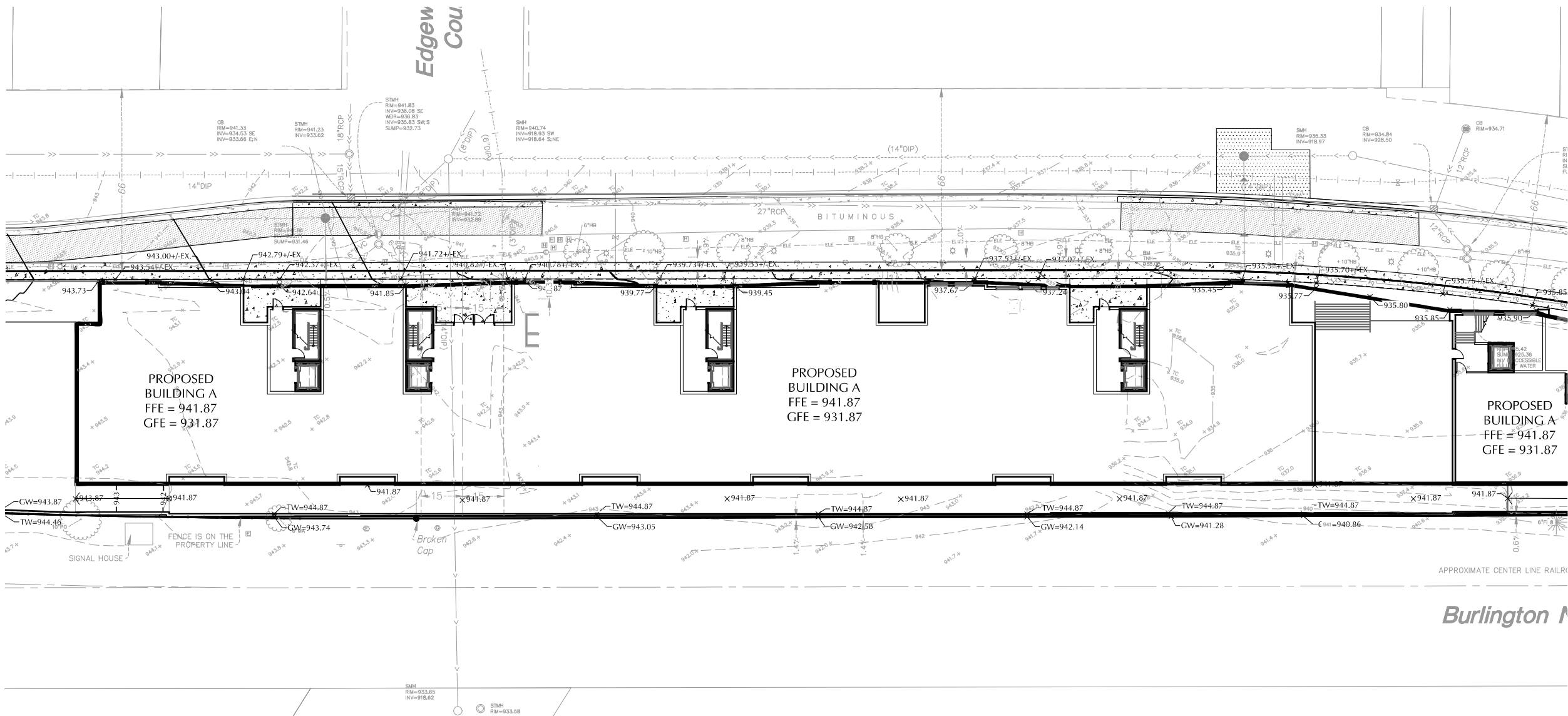
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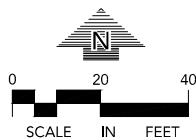
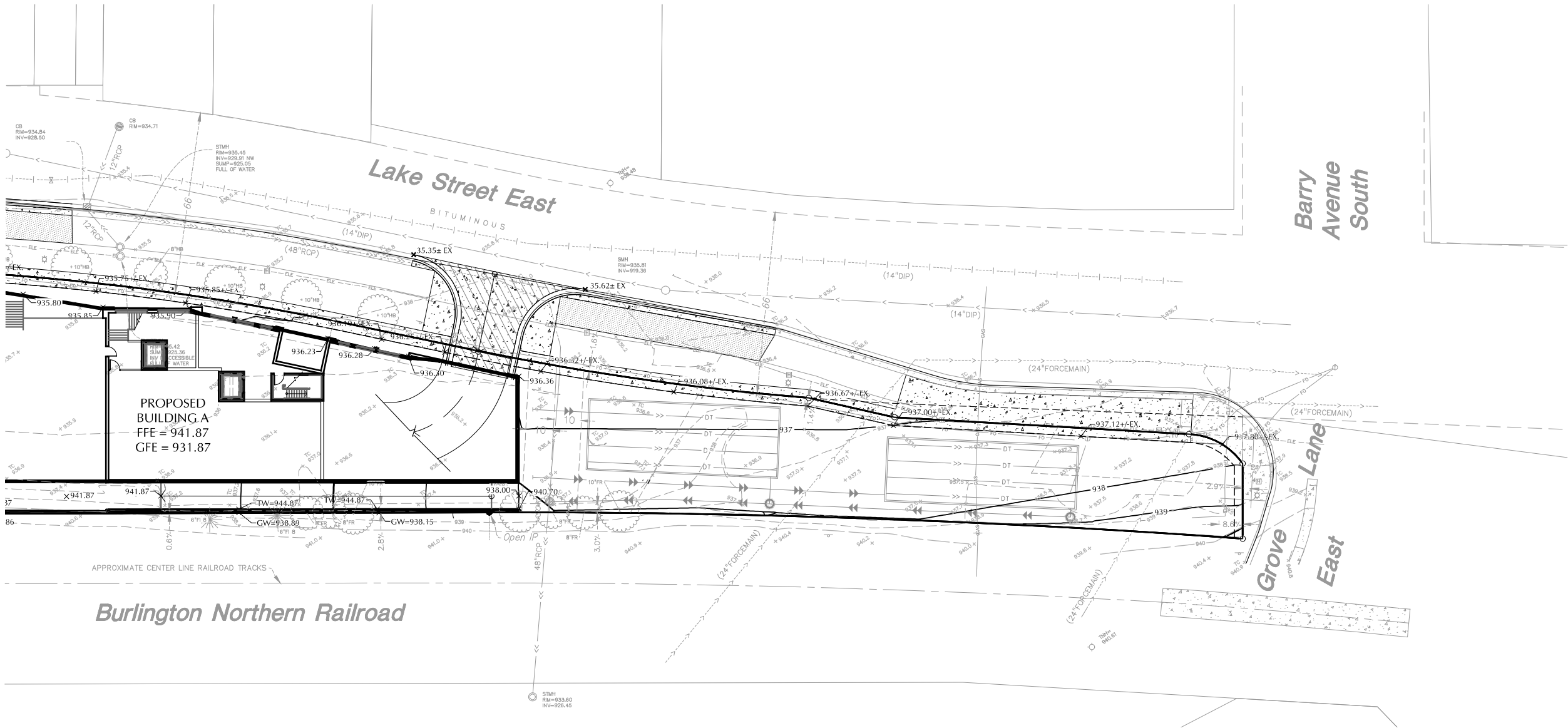
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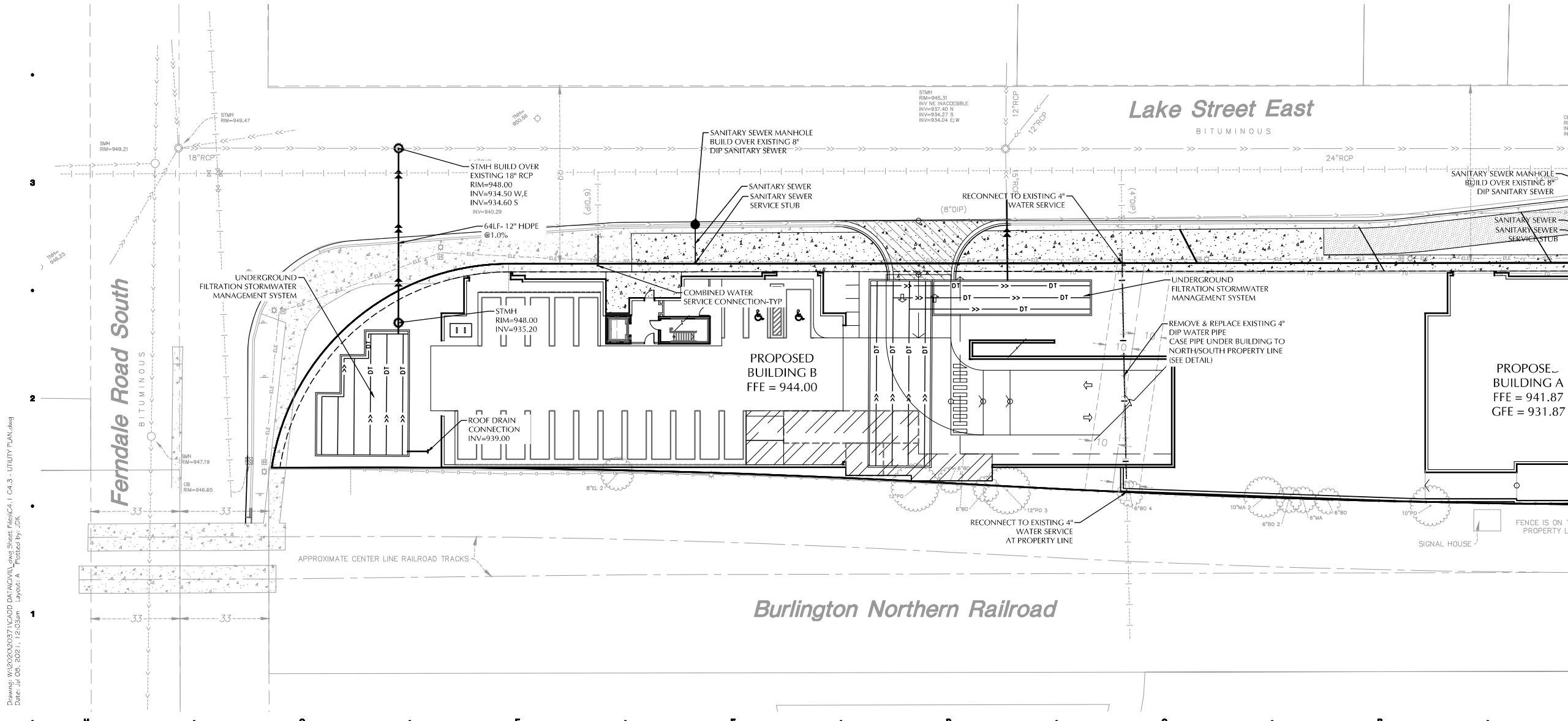
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UTILITY NOTES

1. ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2013 EDITION.
2. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
3. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
4. ALL STORM SEWER, SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.
5. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
6. ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 7.5 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATER AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 7.5 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
7. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
8. PROPOSED PIPE MATERIALS:

WATERMAIN	CL 52 DIP	6" TO 8" DIAMETER
SANITARY SEWER	PVC SDR 35 & SCH 40	6" TO 8" DIAMETER
STORM SEWER	DUAL WALL HDPE	12" TO 15" DIAMETER
9. ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820
10. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT (SEE MINNESOTA RULES, PART 4715.0700). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, AND OTHER STRUCTURES.
11. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, PART 4715.0540:
 - a. PIPES 4-INCH TO 10-INCH IN SIZE MUST COMPLY WITH AASHTO M252.
 - b. PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306.
 - c. ALL FITTINGS MUST COMPLY WITH ASTM D3212.
 - d. WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.
12. CONTRACTOR AND MANHOLE FABRICATOR SHALL SUMP (LOWER) ALL STORM SEWER CATCH BASIN CASTINGS WITHIN PAVED AREAS 0.16 FEET OR 2-INCHES BELOW THE RIM ELEVATION DEPICTED ON THE UTILITY PLAN.
13. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT THE EXPRESSED AUTHORITY OF OF THE CITY.
14. THE CITY SHALL OPERATE ALL GATE VALVES.
15. CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY CORE DRILLING THE MANHOLE AT THE PROPOSED INVERT ELEVATIONS AND INSTALLING A RUBBER BOOT. GROUT IN THE BOOT AND AN INVERT FOR THE NEW SEWER LINE.
16. PIPE LENGTHS SHOWN ON THE PLAN INCLUDE THE APRON SECTION.
17. WATERMAIN PIPE SHALL BE DIP CLASS 52, INSTALLED WITH 7.5 FEET OF COVER TO TOP PIPE. FITTINGS SHALL BE COMPACT TYPE. PIPE AND FITTINGS SHALL HAVE A CEMENT MORTAR LINING. CONDUCTIVITY SHALL BE PROVIDED BY WELDED STRAPS ACROSS EACH JOINT.
18. TRENCH COMPACTION SHALL BE 95% STANDARD PROCTOR DENSITY IN THE AREA FROM THE PIPE ZONE TO WITHIN 3 FEET OF FINISHED GRADE AND 100% IN FINAL 3 FEET OF THE BACKFILL TO FINISH GRADE.



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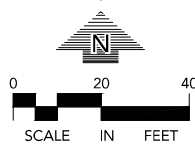
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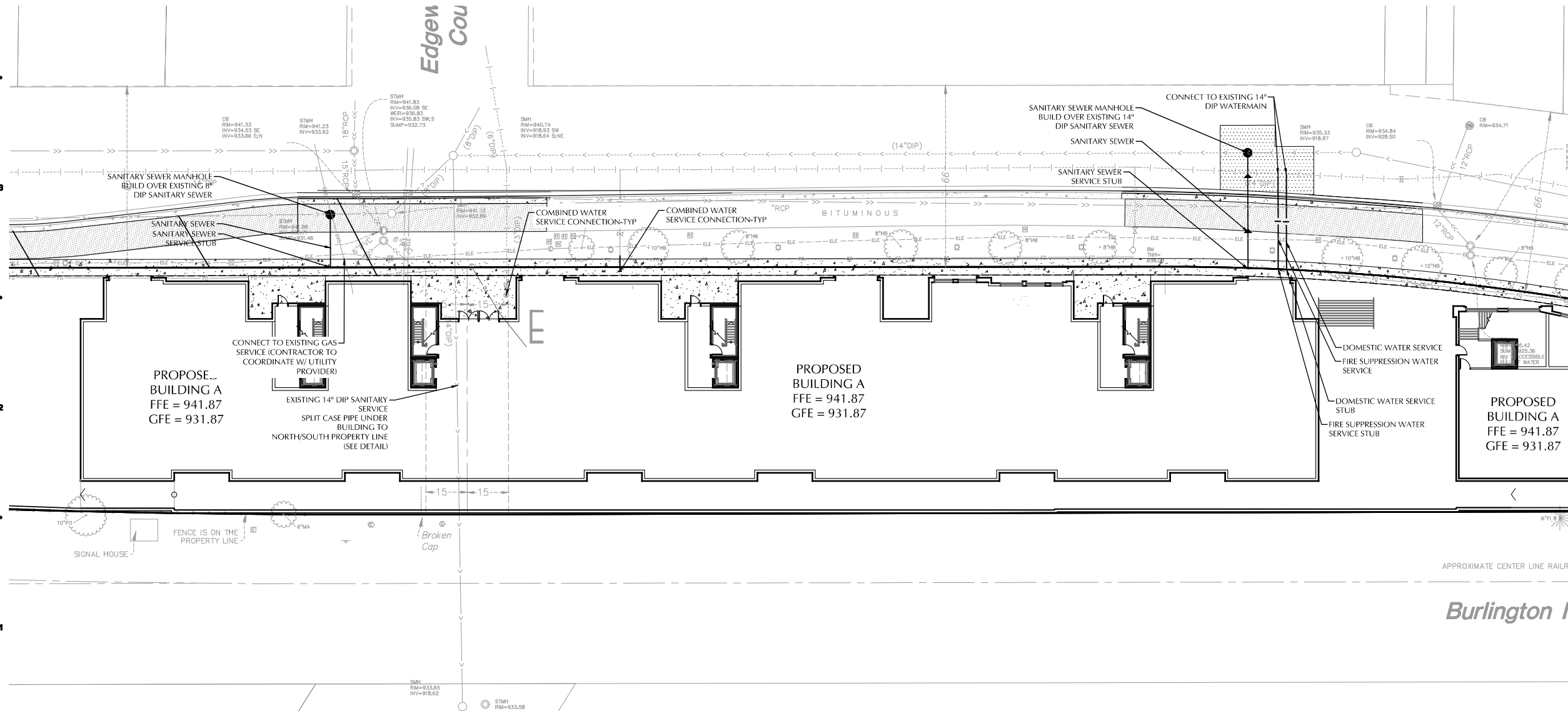
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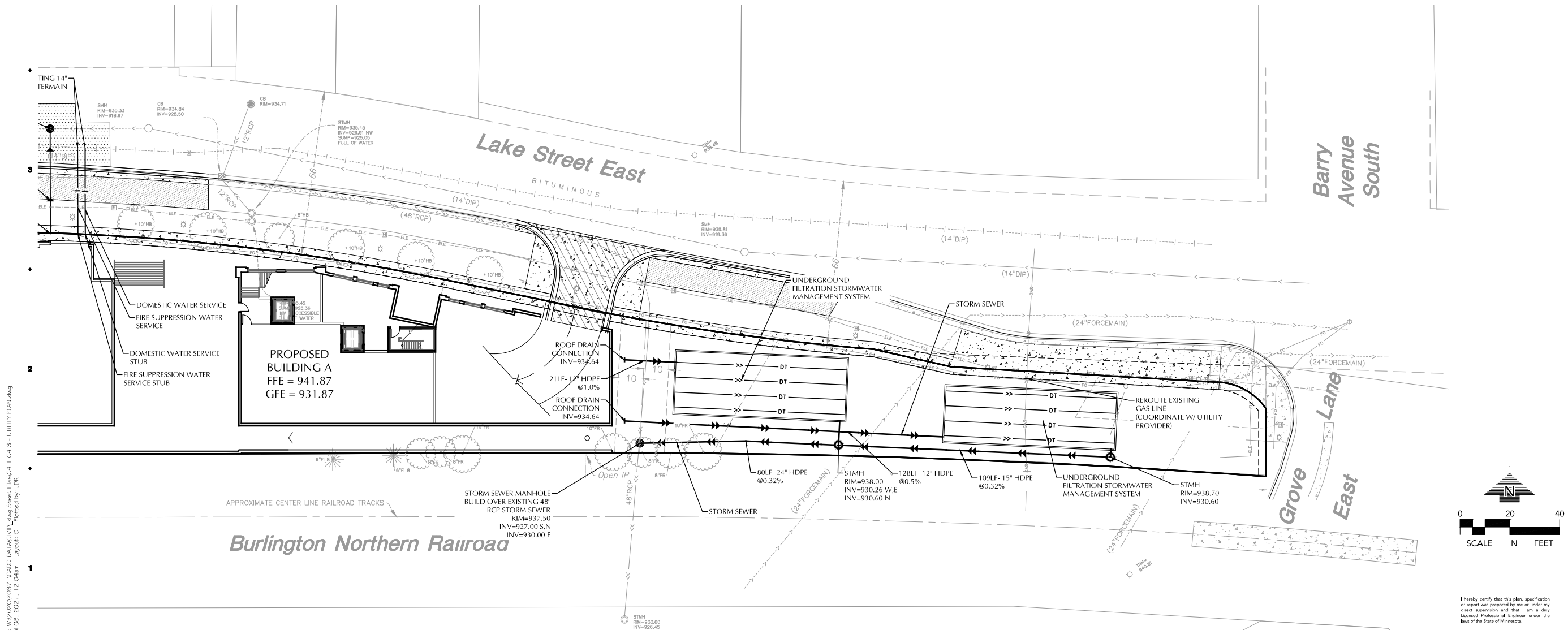
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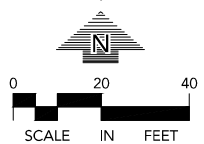
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MEMO

DATE: 7/9/2021

TO: Eric Zweber, ezweber@wsbeng.com

COMPANY: City of Wayzata

FROM: Wayne Chubb

PROJECT: 200 Lake Street East Project

**RE: PUD Concept Design - Resubmittal
Incompleteness Letter, dated June 24, 2021**

HBA PROJECT #: 21-803

This memo serves as a response to the 'Notice of Incomplete Application for 200 Lake Street East – Development Application – Design Review and Rezoning Request', dated 6/24/21. Design Team's comments are indicated in bold type.

COMMENT / RESPONSE

Item 1) Complete and provide the Design Standards Handbook development application checklist.

Response: Please refer to the Application Checklist included with the resubmittal package.

Item 2) Remove the request for a deviation from the 75% impervious surface requirement. A conditional use permit / shoreland impact plan will need to be applied for in conjunction with the General Development Plan / Design Review applications.

Response: Request for the deviation from the 75% impervious surface requirement has been removed from the application and per discussions with city staff this will be applied for as part of the General Development Plan application.

Item 3) Provide the average grade plane calculations separately for the West Building and Center and East Building. The calculations should show the average grade plane using the existing grades and the average grade plane with the proposed grades. Any can in average grade plane that results in an increase of greater than two feet due will require City Council approval. (City Code Section 916.04).

Response: There are two proposed buildings on the property, referenced as Building A and B. Building A has 2 cores, East and West core. Average grade calculations for the two structures have been provided in the resubmitted documents (Refer to page(s) C3.9A & C3.9B). We are not proposing to increase by more than 2 feet.

Item 4) The Joint Facilities parking demand table provided illustrates that 22,448 net square feet of office, 4,500 net square feet of restaurant, 36 multiple family dwellings, and five visitors and/or ride share/app parking spaces can be accommodated with the 164 parking stalls proposed. The event lobby space will need to be limited to prevent activities between 7am and 6pm on weekdays. Any change in uses will need to comply with the joint facilities parking standards within City Code Section 920.09.

Response: Correct. Although the commercial and restaurant uses are being proposed and accounted for in our submittal, we have included a potential list (Refer to page 39) of uses from the city's ordinance to be included as future potential uses. We understand that any future proposed use from this list could result in a re-tabulation of the Joint Facilities table and would need to fit within our established parking.

Item 5) The 164 parking stalls provided are divided into 20 parking stalls within the West Building and 144 parking stalls within the parking level of the Center and East Buildings. The West Building has eight multiple family dwellings which would require 16 parking stalls. Please explain how four of the parking stalls in the West Building will be available to the office uses, restaurant use, and/or five visitors and/or ride share/app users of the Center or East Buildings.

Response: The project is all one parcel and all parking will serve the entire development for the property.

Item 6) Identify where/which of the parking stalls within the parking level of the Center and East Buildings would be dedicated to the multiple-family dwellings and which parking stalls would be dedicated to the office and/or restaurant uses. If any of the tandem stalls are used by the office and/or restaurant uses, identify the parking demand management tool (such as valet parking) that will be used to ensure that the tandem stalls are available.

Response: Each dwelling within both cores of Building A will be assured two standard spaces generally along the south side of the parking level. Each dwelling in Building B will be assured two parking spaces within the parking below Building B. The remaining standard spaces will be available for the commercial/restaurant and guest users with the tandem stalls managed by a valet service.

Item 7) Tree removal and replacement calculation tables have not been provided. Plans show that trees are being removed and ones being planted, but no calculations are provided. (City Code Sections 936.06 and 936.08 and Wayzata Design Standards Section 1.D.3.1).

Response: Tree removal and replacement table is provided on sheet L1. The calculations are shown based on our on-site assessment of the health of each

tree. Our designed plan shows replacement of the correct DBH based on the existing trees on site.

Item 8) The Site Plan identifies two "West Park"(s), one "East Plaza", and one "East Park". Please label the West Parks with a distinct name for each park. Is the West Park between the West Building and the Center Building meant to be labeled "West Plaza" ?

Response: The typo has been corrected on the colored site plan (Refer to sheet(s) 06) to correspond to the remaining documents. There is an East Park, West Park, East Plaza and West Plaza.

Item 9) Landscape plans need to show canopy at 10 years growth. (Wayzata Design Standards Section 1.D.3.2).

Response: Proposed tree schedule on submitted plans show the canopy of each tree at 10 years growth.

Item 10) Landscape plans need to provide dimensions for hardscape / proposed usable open spaces. It would be helpful for this sheet to sum the total usable open space and break it down on a per unit basis. (Wayzata Design Standards Section 1.D.3.3). Each shared use open space needs to be a minimum dimension of 15 feet and a minimum area of 250 square feet. (Wayzata Design Standards Section 2.A.3.S3).

Response: Each plan shows the metrics of the usable public space per space type. The plans also show other key metrics such as planted areas with perennials or groundcovers. (Refer to sheet(s) L2, L3, L5 & L6)

Item 11) Minimum width of sidewalk required to be no less than 12' wide. Based on the place submitted there is not a clearly labeled page that identifies the width of the sidewalk proposed along public frontage. (Wayzata Design Standards Section 2.B.1.S1).

Response: Our plans show the dimensions of paths that comply with the Wayzata Design standards. The sidewalks along Lake St. E are 6' wide with a 6' planted area adjacent to the existing bike path, which is consistent with the Wayzata Design standards 12' wide requirement. (Refer to sheet(s) L2, L3 & L4)

Item 12) The purpose of the Massing Break is to break down the width of buildings and prevent buildings as long as the 450-foot-long building proposed. However, the argument of the applicant concerning the Massing Break has some merit for the east end of the site where the railroad berm is 7 feet above Lake Street. At that location, a deviation could be considered by the Planning Commission to group one of the required breaks into a larger raised East Plaza as has been proposed. The PC could weight what kind of public access they might want in exchange for such deviation. The applicant's argument is less relevant by the middle of the Center Building. At the middle elevator (a hair west of the front door of the Burnet building across the street), Lake Street has sloped up so the difference in grade between the sidewalk and the tracks is only 3 feet (grading is shown on sheets C3.1 – C3.3). From this point west nothing is preventing the applicant from providing a break every 150 feet, especially since their building already is

proposing four individual elevator cores. (Wayzata Design Standards Section 3.A.1.S1 and 3.A.1.S2).

Response:

- o **Thank you for acknowledging the merit of the east end with the railroad berm. Our specific intent is to create a larger usable area in the East Plaza to capture the views at an elevation that is otherwise prohibited by the railroad.**
- o **Our team appreciates the purpose of the Massing Break and have tried to take a purposeful approach in applying the standards to the uniqueness of the Property. During review of Section 3.A.1.S2, it states the massing breaks are to “allow for potential future access to the lake”. Due to the proximity of the railroad, additional massing breaks provide opportunity for unsafe conditions with access dead ending at the permanent railroad.**
- o **In addition to the above we considered safety, accessibility, and useability in these 25-foot alleyways between buildings during winter months.**
- o **The West Core is proposed with amenity rich shared spaces encouraging connectivity within the building.**
- o **Per your reference point, there 2-story glass lobby/event space designed as a larger, 45-foot wide “enclosed massing break”, allowing viewsheds through the building to the lake from the street level. The south side glass wall is a functional folding window wall system to allow open air or be enclosed for year-round events.**
- o **In conclusion, with the above rational we felt merging the 25-foot Massing Breaks into the elevated West Plaza was more aligned with the spirit of the Design Standards in providing elevated views towards the lagoon and lake while providing a greater public benefit than the additional alleyway directed at the railroad. We have emphasized discouraging connectivity to the railroad through landscaping and wall barriers.**

Item 13) The submitted plans do not directly meet the specifications as stated within the adopted Wayzata Design Standards for Significant Massing Breaks (Section 3.A.1.S1 and 3.A.1.S2).

- The applicant has submitted a request for a deviation and described that they have combined two required 25' breaks into one 50' break labeled as the East Plaza. The East Plaza is located across from the open channel located north of Lake St to provide for the street-level views called for in Section 3.A.1.S2.
- The applicant has submitted a request for a deviation and described that they have combined three required 25' breaks into one 95' wide break labeled as West Plaza. The redistribution of space in the form of plazas creates gathering spaces for the public and aims to enhance the redevelopment and the surrounding landscape. The center building closes a street-level view from Edgewood Ct that exists today. West Plaza is located across from the car wash parking lot which is likely to redevelop in the future. The location of the West Plaza does not accommodate the existing street-level view called for in Section 3.A.1.S2.

Response:

- o **We can confirm this request for a deviation to combine two required 25-foot breaks into one 50-foot break labeled as the East Plaza. Please note that the Plazas will not “allow for potential future access to the lake” as the non-accessible railroad will be discouraged from access in the East and West Plazas.**

- o **We would like to respectfully correct the second bullet point to only two required breaks between three buildings if strictly adhering to the Massing Break Standard. Please note that these spaces would be dead ending at the railroad, where we have considered health, safety, and welfare of public circulation into these areas.**
- o **We want to highlight to the City that any deviation to the new standards is specific to the uniqueness of this property in its: length of over 1,300 linear feet, topography and relationship to the railroad.**
- o **In conclusion, it should be noted that our plans provide Massing Breaks of nearly 45% of the ¼ mile long site consisting of five large massing breaks and three masses of 150', 450' and 150' respectively totaling 750' of frontage building mass out of 1,400' of street frontage.**

Item 14) The plans provided does not show a public access to the East Plaza that is ADA compliant without the use of the elevator within the East Building. This is inconsistent with statements made during video conference meeting on June 16. The renderings on pages 15, 17, and 39 of the PDF shows between eleven and 13 steps between the East Plaza and Lake St sidewalk. The Elevated Public Space Plan (PDF page 38) labels an ADA access on the boardwalk behind the East Building, but Preliminary Public Open Space Exhibit (PDF page 50) does not show the boardwalk behind the East Building as public open space. Additionally, the grades shown the eastern end of the boardwalk on the Grading & Drainage Plan – C do not provide an ADA compliant connection with the East Park. Please review and correct the plans necessary to clarify if there is an ADA compliant exterior connection to the East Plaza.

Response: The grading plan has been clarified to illustrate the connection between the East Park and the East Plaza. In addition to the connection, an elevator is provided, and all applicable building codes will be met. (Refer to sheet(s) C3.3)

Item 15) Please reconsider if the boardwalk to the south of the Center Building will be available as public open space. Providing this boardwalk as public open space may be beneficial to the analysis required when considering your request for a deviation to the significant mass breaks of the Center Building and may increase the attractiveness of a restaurant and/or potential retail use within the center building.

Response: The south terrace was not designed to be a boardwalk with a retail environment and public interaction. The south terrace will be subdivided by the size of the commercial/office users with green spaces and landscaping, providing access to private outdoor working areas.

Item 16) The West Building recess is dimensioned at 8' deep x 28' wide which meets the 8 foot minimum depth requirement, but is 224 sf, so does not meet the 250 square foot minimum area. This is more than the threshold for a minor deviation. (Wayzata Design Standards Section 3.A.2.S3).

Response: The area has been added to the plans (Refer to sheet(s) 33 and 34) to illustrate it complies with the standards.

Item 17) Step backs (Wayzata Design Standards Section 3.A.3 and 3.B.3):

- The West and East buildings comply with a proposed depth that's 10% of the façade length, however it looks like there's 100% encroachment into the step back between the dormers and all the sloped hipped roofs. The intent of the standards is that total encroachment into the step back is 40% of the façade length and this includes both dormers and sloped roofs. In this submittal all the hipped roof perimeter terminates in the second floor parapet and encroaches into the step back. Figure 3.24 in section 3.B.3 is pretty clear about this.
- The problem with the applicant deviating from the Massing Break on the middle building is that the building is 450 feet long and the step back is defined as 10% of the façade length between ends of the building or Massing Breaks. They are providing a 15 foot step back which is good, except that the Standards would require a 45 foot deep step back for a 450 long building! (For reference that is 3/4 of the depth of the top floor). Either they will need to apply for significant deviations for both Massing Breaks and Step backs and win over the planning commission and council, or they will need to figure out how to creatively incorporate one or two breaks to the middle building.

Response:

- **Building B and the East Core of Building A comply with the design standards, please refer to the Façade Articulation Diagram included in the package for clarification.**
- **The West Core of Building A we believe meets the intent of the design standards but have added a request for deviation to the PUD Concept Design Resubmittal package. Please refer to the Façade Articulation Diagram included in the package that illustrates the design.**

Item 18) The masonry material appears to be used in places for the entire first story, so the building lacks a defined base as required. That standard requires a 2-3 feet high building base that would be more appropriate for the Lake Street commercial frontage. (Wayzata Design Standards Section 3.B.2.S1).

Response: The renderings have been adjusted to illustrate the base in the design. Please refer to the rendering package.

Item 19) The roof forms are a good start, but the continuous hipped roof would be better if it was broken up more to accentuate building massing elements. As it is, it unintentionally reinforces the horizontality and length of the middle building. (Wayzata Design Standards Section 3.B.3.G2).

Response: The intent of the design standard is met with the current design as the mansard is broken up by the gable forms. The roof design softens the sightlines of the building and breaks up the architectural components. Refer to the aerial renderings and façade articulation diagram. Refer to sheet(s) 10, 11, & 32)

Item 20) Sheet 39 shows an awkward transition between the grey material (right side wall), and a shallow panel of the stone material at the second story. General Standards for Materials and Detailing prohibits changes in material at planes less than 6 inches in depth, but it would be desirable to more generally simplify these instances to highlight the mass of the building instead of as a surface application. The left side wall on the sheet more successfully uses material to emphasize building massing. (Wayzata Design Standards Section 3.D.1.S1).

Response: Design team disagrees that the transition is awkward in that the condition mentioned responds to the overall design in materiality and composition. The material shift is 8" and reconciles the architectural forms from the south as they wrap the building "sides" sitting symmetrically under the roof form to complete the design. The aerial renderings are best to understand how the skin and forms of the building resolve themselves. Refer to sheet(s) 10 & 11)

Item 21) The trellis structures appear to be 18x18" timber and would be structurally very difficult and extraordinarily expensive. Please provide visual representation of what is being proposed. (Wayzata Design Standards Section 3.D).

Response: Comment is a matter of opinion. Please refer to the PUD Concept Design submitted for review.

Signature:



Name: Wayne Chubb

Title: Sr. Vice President

Cc: Curt Fretham, Lake West
Steve Eggert, Lake West

200 EAST LAKE STREET – NEIGHBORHOOD MEETING – 6-30-2021 – 6:00pm

6:06pm – The Architect, Wayne Chubb from Hobbs + Black presented the project:

- Introductions of who is up front
- Wayne begins to present concept design

6:12pm - Questions/Comments from public:

- If the people moving in will have dogs, how is this going to be accounted for?
 - o A: We are discussing the use of artificial turf in the West Park and potentially in pocket areas along the building
- Why are we not matching the height of the current building?
 - o A: Because we were given a clear direction on the height issue.
- How much light will the building give out at night?
 - o A: Lighting will be addressed in the General Plan submittal
- What is the size and price range of the condos?
 - o A: Condos range from 1,000 SF up to 4,000 SF from \$800k to \$3 Million
- What is the unit count? 36 Units
- Architectural concept: Barry Petit asks if we have “too much going on” in our architectural concept?
 - o A: Wayne says architectural details have been curated from the new Design Standards
- Parking: How many stalls per unit, where is the parking located and how will it be used
 - o A: 2 stalls per residential unit, underground and ground level parking has been provided for the other proposed uses.
- What is a PUD?
 - o A: Planned Unit Development
- What are the effects of blocking the views on residents' property value; potential lawsuits due to blocking views of the lake?
 - o A: We have studied the viewsheds and moved the buildings appropriately based on previous comments. We understand that not all views can be accommodated but are trying our best to provide transient windows and breaks where possible.
- Residents inquired about a restaurant idea, prompting the question about parking requirements?
 - o A: The Joint Facilities Parking Requirements are calculated by traffic engineers/the City and have been accommodated in our proposed surface and underground parking design
- What is the density of the project and how has it changed from the initial concept?
 - o A: The density requirement is 20-30 units per acre, or 46-68 units under the Central Business District (C-4A) standards. The previous density was below the required 20-30 un/ac which required a Comprehensive Plan Amendment.
- What is the setback from street?
 - o A: The existing zoning allows for a zero lot line setback from the property line.
- What materials are we using, what colors will be used?
 - o A: Wayne responds with lots of glazing, stone, wood with neutral tones but final material selections will be submitted as part of the General Plan Submittal.
- Is your architect familiar with Wayzata and the area in general?
 - o A: Wayne responds he has visited the cities and is familiar with the area. He has over 25 years of experience in the multi-family industry and is here to understand the community and take questions.

7:28pm – Meeting concludes, participants break off, some stay and ask questions to presenters

Recorded Attendees (25 Participants), In-person Count Attendees (43 Participants, not all listed):

- See Neighborhood Meeting Sign In Sheet

From: [Kristiane Teeple](#)
To: [Emily Goellner](#)
Subject: Wayzata Planning Commision 8/2 TCF Building Proposal
Date: Thursday, July 29, 2021 10:57:01 AM

Hello Emily

I am in strong opposition to the proposal for 200 Lake Street - TCF Building Proposal. I live in the Wayzata Blu condo building and have many concerns around the proposed project.

- 1 - This project is going to block my only view of the lake which will lower my property value
- 2 - This is an extremely massive development which is incredibly dense for the space and per the commission's numerous feedback opportunities the plans continue to take away from the charm of Wayzata which is why I moved here and why I love living in Wayzata.
- 3 - I'm concerned about parking and traffic in the area. This will cause significant parking issues on Lake Street and Barry Road.
- 4 - The builders have not considered parking for the restaurant
- 5 - This takes away from the already limited beautiful views of the lake which further takes away from the charming appeal of Wayzata. This is our last chance to preserve and extend the beauty of the Panoway Project.
- 6 - Terrible to see the beautiful TCF building destroyed. This is a landmark to Wayzata.
- 7 - I attended the developer's/builder's community forum last month. This new development has not addressed any of the issues that caused the three previous unanimous denials from the Wayzata Planning Commission and City Council.

Regards
Kristiane

July 28, 2021

Re: Development Application for 200 East Lake Street

To: Wayzata Planning Commission

Thank you for the opportunity to provide feedback on 200 East Lake Street. My comments are below:

Adherence to New Design Standards: To signal the importance of the new Design Standards, it is important for the development to adhere to them. Considerable thought, time, expense and citizen input went into their development. Allowing exceptions so soon after implementation will diminish the importance and open the door to future exceptions.

Mind-Boggling Development Given Railroad and Property Dimensions: The land for this development is extremely narrow and backs onto a busy railroad...but the developer and architect seem blind to this. At citizen meetings they said 'it's not a busy track' and 'we'll try soundproofing'. But the reality is trains run several times per day, the ear-splitting whistle blows all along the property, and the vibration rattles homes for blocks. Soundproofing won't help. A train whistle is designed to be heard and overlooking the tracks is balconies and windows. If the development doesn't sell for the top dollar prices the developer wants, will we be left with empty space or an unfinished project?

Keep the South Side of Lake Street as Businesses: Keeping the south side of Lake Street as businesses (or recreation) gives us a downtown that is part of the charm of Wayzata. If residential development is allowed on the south side of Lake St, more developers will soon be in line to tear down existing businesses and build high rise living, eroding the charm of our downtown for citizens and visitors.

In summary, we would challenge the developer to be realistic, get creative and propose a solution that fits the property and our City. The default solution of condos and retail doesn't fit. This property is unique. It's time for a creative solution.

Respectfully,
Wayne and Lora Lake
117 Edgewood Ct.

P.S. Construction Fatigue: Those of us on the west end of Lake Street have been in a construction zone for years. It's been endless trucks, workmen, street and sidewalk closures, dust, and pile-driving. If possible, can that be taken into consideration? The thought of another multi-year project is wearisome.

Nick Kieser

From: Janice R StarkeyHilgenk <jshilgenkamp@me.com>
Sent: Friday, July 23, 2021 5:11 PM
To: Public Comment
Cc: Brad Hilgenkamp; Janice Starkey-Hilgenkamp
Subject: Proposed development and public hearing for 200 East Lake street

Wayzata Planning Commission
Wayzata, MN 55391

Please note the following comments regarding the proposed development at 200 East Lake Street Wayzata MN. We are residents at 217 Lake Street West Wayzata MN.

We have been following the various proposed developments for the property and have the following impressions or opinions.

1. Safety concerns for this dangerous intersection and density.
2. The density of Wayzata is too high and the traffic is horrid all over town most of the year. Our current infrastructure for traffic flow for people accessing freeways is already maxed out.
3. The removal of traffic lanes on both Wayzata Blvd. and Lake Street have caused huge and dangerous traffic flow for both Wayzata and Orono traffic.
4. The traffic intersection of Ferndale Rd., /County Rd. 15, the Dakota bike trail and Lake Street automobile and bike trail is absolutely horrid most months of the year. Bikers, walkers, trains, cars etc. struggle to get through in the summer months. The currently remodeled narrowed Lake Street automobile design is VERY difficult to navigate now. Adding more traffic density at that corner and residents coming out of the proposed development at all hours of the day will be a big problem!
5. The long quiet end of East Lake street will be like a canyon. Dark and dreary for all. Any resident who purchased homes on the north side of the street in all the new condo and rental developments believing there might be some sky, tree and lake view will be duped by losing their view.
6. The proposed revision of linking the 3 River bike trails (Luce line, Dakota Trail etc. down Ferndale Rd. will cause an even bigger bike vs. car vs. train vs. pedestrian problem at that critical intersection. It is already bad enough as many of the road bikers ignore the stops signs. Some cars do too.
7. After the new residential buildings with an average of 1.5 cars and 1.5 bikes are completed and occupied across the street from the proposed development the congestion and safety situation will worsen considerably!

On a good note: Congratulations on making Wayzata a thriving tourist and residential destination. We so love so many improvements and living here. But SAFETY and access for ourselves, commuters, children and seniors with driving challenges is our biggest concern. Density without infrastructure to support it is foolish and dangerous! It is our hope that the existing building can be renovated and used again for commercial use or converted to condos or rentals and more density where existing parking lots exist is scrapped or modest one to 1.5 story garages are built for the residents along with small modest parks/green space.

Best Regards,

Janice and Brad Hilgenkamp

Janice Starkey-Hilgenkamp
jshilgenkamp@me.com
217 Lake Street West
Wayzata, MN 55391

Nick Kieser

From: Marcia Behring <marciabehring@gmail.com>
Sent: Saturday, July 24, 2021 11:07 AM
To: Public Comment
Cc: Peggy Douglas
Subject: TCF Building Site

To the Planning Commission,

I am a longtime resident of Wayzata, living near the TCF building site. I would like to request that the new owner be a good neighbor and maintain the property along the sidewalk while the site plans are finalized. The weeds along the Lake Street sidewalk are taller than I am, and it is disappointing to see that no effort has been made to do some clean up along the walkway. This is the gateway area from the west into downtown Wayzata, and it is unsightly at the present time.



In addition, I am concerned about the magnitude of the proposed development. We have so much empty office space in downtown Wayzata, and it is difficult to imagine that prospective office renters would opt for this location a few yards away from an active train track. My husband, at one time, had an office in this TCF building, and all his phone calls/phone meetings had to be put on hold whenever a train came down the track.

In addition, we have multiple have empty restaurant spaces in downtown Wayzata (District restaurant and the Lunds restaurant space.) And it is difficult to imagine that this location would be a better bet than what is currently available.

I would support a smaller residential development that would fit into the west end of Wayzata. Ideally, I would like to see row townhomes lining Lake Street along this stretch.

Thank you for your consideration of my comments.
Marcia Behring
119 Edgewood Court
Wayzata

From: [Pamjhg](#)
To: [Emily Goellner](#)
Subject: TCF Proposal
Date: Thursday, July 29, 2021 1:23:42 PM

Dear Emily,

As residents of Wayzata Blu on Lake Street East in Wayzata, we are in complete agreement with the points that Sherry and Brian Heeb have delineated in their letter as to why we oppose the current TCF proposal.

Thank you for your consideration.

Best Regards,

Pamela and Curt Gudmundson

From: [Kathy Brennan](#)
To: [Emily Goellner](#)
Subject: TCF location
Date: Thursday, July 29, 2021 1:33:50 PM

I am unable to attend the City Council Meeting August 3rd. Please note I am unhappy with the proposed Condo building. I live in the Wayzata Blu building across the street from TCF. It is already way to congested on Lake Street. Where will everyone park? I love seeing the lake when I walk and using the sidewalk. A large building would take away from the park and beach. Hope all things are considered. I want Wayzata to be a city with a beautiful lake view, not a small hotel beach front.

Sent from my iPhone

From: [Robert Meller](#)
To: [Emily Goellner](#); dschelzel@bestlaw.com
Cc: [BRIAN HEEB](#)
Subject: Fwd: TCF Railroad Safety Hazards
Date: Wednesday, July 28, 2021 3:56:14 PM

Good after noon Emily, this is to request you place this email in the TCF packet for tomorrow thanks

Sent from my iPad

Begin forwarded message:

From: rmeller@mellerlaw.com
Date: July 25, 2021 at 2:59:41 PM CDT
To: rmeller@mellerlaw.com

From: rmeller@mellerlaw.com <rmeller@mellerlaw.com>
Sent: Friday, November 27, 2020 5:41 PM
To: Emily Goellner <egoellner@wayzata.org>; Kathy Leervig <kleervig@wayzata.org>; dschelzel@bestlaw.com
Cc: 'Brian Heeb' <bheeb@aol.com>; mlee@plusrelocation.com
Subject: RE: 11/16 PC Record in Opposition to TCF pending Proposal

At the 11/16 PC Meeting a Commissioner thoughtfully brought up the previous horrifying 2010 proximate Wayzata train derailment accident as a factor to be considered in the central PUD Finding of whether permitting multiple new townhomes immediately next to these same tracks would be detrimental to the health and safety of the surrounding residents. This referenced the 6/30/2010 derailment where seventeen train cars, thankfully hauling only coal, went off the tracks; some tipped over and caused a piece of track to fly through the window of an office building west of the TCF building. Chief Risvold said it "could have been much worse... none of railcars carried hazardous material of any kind."; and Chief Klapprich said "if the train had derailed just a block further east, where the office buildings sit closer to the tracks, the damage could've been worse." A present PC Finding assessing potential of derailment recurrence, and analyzing this significant proposed risk enhancement and any possible ameliorative safety solutions is thus necessary.

In making this crucial requisite safety Finding, please note that the League of Mn Cities Information Memo on "Railroads and Cities" notes at Sec. 1X. "Liability" that it is not easy to determine responsibility for a railroad accident, "Liability for a collision must be determined on a case-by-case basis." The League there notes: "However, discretionary immunity may protect a city from liability exposure if reasons for the council's decisions are well documented in the council meeting minutes." Certainly this League guidance mandates great care be undertaken in making the present record on resident safety. In

fact, the League Liability Coverage Guide designates “Railroads” as a special risk for which “specialty coverage is required”. though coverage limits for the magnitude of this risk

From: rmeller@mellerlaw.com
To: [Emily Goellner](#)
Cc: dschelzel@bestlaw.com; [Kathy Leervig](#); ["BRIAN HEEB"](#)
Subject: Today's PC Packet inclusion
Date: Thursday, July 29, 2021 8:31:13 AM
Attachments: [Pedestrian Tunnel Easement Position.pdf](#)

Good morning Emily, please include this historic pedestrian/tunnel easement perspective in today's PC Packet, thank you for your help.

THE WAYZATA RAILROAD TRACK PEDESTRIAN/TUNNEL EASEMENT: A HISTORIC PERSPECTIVE ON A PRESENT NEED

I. CONTRACTUAL EASEMENT MANDATE

In the binding 12/17/89 TCF Property Development Contract as amended by the 7/1/97 Certificate of Completion filed as Doc. No. 6756520, the City and Owner agreed an express condition precedent to the Rezoning and Subdivision of the TCF Property was that “a pedestrian access easement between Lake Street and the Burlington Northern Right-of-Way servicing the proposed tunnel under the tracks”, “shall” be provided (emphasis added). This “blanket” Pedestrian/Tunnel easement covered the entire TCF premises which interfered with subsequent refinancing. Therefore, in 1997 the City and Owner contracted to limit this Pedestrian/Tunnel easement to eight feet in width within the existing middle of three drainage and utility easements as shown on the plat of PINEHURST FIRST ADDITION. This is immediately to the west of and adjacent to the existing TCF structure.

II. TUNNEL EASEMENT BACKGROUND

The opening of the restaurant called Sasha’s in the Wayzata Boatworks premises caused a new and dangerous flow of pedestrian traffic across the railroad tracks, especially from the employee parking lot north of Lake Street. A Pedestrian/Tunnel easement was therefore proposed as a necessary health/safety solution. The tragic June 1991 train death of a young woman on the railroad tracks behind the Sunsets Restaurant heightened those safety concerns. Please note:

5/17/89 Council Minutes reflect careful consideration of the Tunnel/Pedestrian link to the Wayzata Public Beach:

“Discussions occurred on negotiations for an underground walkway. Council Member Ambrose asked if increment financing would be used to pay for the tunnel...”

6/20/89 Council Minutes referenced:

“Planner Licht then displayed various slides, including the west end of the proposed building, where the tunnel is proposed to be located. Discussions occurred on the tunnel location....”

Dispositively, the 6/30/89 “ZONING/SUBDIVISION APPROVAL FORM” on the TCF Property conditions Rezoning Approval on requiring that:

“9. Access to a possible pedestrian tunnel is accommodated for the City,” and requires a “development contract” for the TCF Property. Hence, the binding 12/17/89 Development Agreement requires that the “Blanket” pedestrian access easement servicing the proposed tunnel under the B.N. Tracks “shall be provided by the Developer to the City...” (emphasis added).

III. INCREASED CURRENT NEED FOR THE CONTRACTED PEDESTRIAN/TUNNEL EASEMENT

The City’s foresight and insistence on a Pedestrian/Tunnel Easement from Lake Street to the Beach proved prescient. Originally, the tunnel was considered a life/safety solution to deal with expected growth in pedestrian traffic as commercial/retail continued to expand

West along Lake Street. Although it has taken longer than imagined, Wayzata is on the brink of radical expansion in these anticipated changing pedestrian patterns.

There are three core reasons to revisit the tunnel requirement:

- A. On weekends, the Panoway Lake-Walk will be funneling literally hundreds of visitors at the Depot which will dramatically increase the number of track crossings.
- B. The new shared Public Parking Ramp behind the Hoyt's and Hughes' Buildings purposely directs more visitors and bikers to West Lake Street where many will cross the tracks to start their Lake-Walk from west to east.
- C. Future TCF and Meyers' Apartments will add at least 100 new residents who also will frequently cross the tracks.

Back in the 1980's the life/safety railroad crossing concerns were genuine. However, the City never could have considered the impact of the present Panoway Lake-Walk; clearly it will draw thousands of new visitors far beyond the 1980's calculations.

IV. PROPOSED NEXT STEPS

- A. Form City Pedestrian/Tunnel Easement Taskforce.
- B. Request Staff/City Attorney to initiate tunnel discussions with Burlington Northern. In the 5/17/89 City Council Minutes, the then owner of the TCF Property:
"Said that the railroad and land owning companies now are separate. He didn't think the underpass was an issue and that the railroad would prefer it."
It is anticipated that Burlington Northern will retain great interest in facilitating this health/safety solution.
- C. Request Staff/City Attorney meet with TCF to determine if existing easement location designated in the filed 1997 Certificate remains Owner's preferred easement location.

V. TIMING

Timing is important. The City Foresaw this critical health/safety issue in requiring the Pedestrian/Tunnel Agreement in 1989 as redefined in 1997. Ensuing conditions, some at City insistence, have dramatically increased these Public Safety Concerns and mandate Pedestrian/Tunnel easement implementation. An accident will literally shutdown Wayzata's beautiful Panoway Lake-Walk.

July 29, 2021

Emily Goellner
Director of Community Development
City of Wayzata
600 Rice Street E.
Wayzata, MN 55391

RE: 200 East Lake Street PUD Concept Plan and Preliminary Plat

Dear Ms. Goellner,

On behalf of our client, Brian Heeb, we are writing in opposition to the proposed Lake West Development proposal. While the proposal does offer some improvement over previous iterations, we find that the proposal still falls short of the City's adopted vision for Wayzata as established by the 2040 Comprehensive Plan, the Zoning Ordinance and the new Wayzata Design Standards Handbook adopted June 15, 2021. This letter offers a summary of the issues and provides a foundation for why the request should be denied.

Background

We do not believe that the materials provided by the applicant fully outline the PUD flexibility requested and we continue to have concerns about the application procedure.

This applicant previously submitted a Comprehensive Plan Amendment, Rezoning, Variances and a Conditional Use Permit/Shoreland Impact Plan, which the Planning Commission unanimously recommended for denial on September 21, 2020. The Planning Commission expressed concerns about the change to the recently adopted Comprehensive Plan, the density of the project, the number of variances from the zoning ordinance standards and the loss of walkability and green space. The applicant then withdrew the application and submitted a new application that did not include the Comprehensive Plan Amendment and was simply a PUD Concept Plan and Preliminary Plat. The Planning Commission recommended denial of the new plan and on December 15, 2021 the City Council denied the request based on similar findings: the design, style and massing did not meet the Lake Street standards, the project does not meet the density and massing goals in the Comprehensive Plan and the plan did not provide PUD benefits as required by the Zoning Ordinance.

We believe that the City must start the review of the project based on the existing PUD that was approved in 1989 ("TCF PUD"). That existing PUD (which was based on the underlying C-4A zoning) is the existing zoning and should be the starting point for reviewing this application. The PUD can be amended with a new PUD, but the foundation should be the existing PUD. When the City reviews a new PUD, it should consider these items:

- The existing PUD is based on the C-4A district, which is consistent with the underlying Central Business District land use classification in the Comprehensive Plan. The existing PUD notes that all development should be consistent with the C4-A standards (Section 4.E.5 of the 1989 Development Contract).
- The C4-A standards allow "Upper story dwelling units subject to the density standards of the R-5 District." This project includes first floor residential for the east and west portions of the site and no information is provided to suggest a City benefit for this PUD flexibility.
- The 1989 development contract required dedication of a "pedestrian access between Lake Street and the Burlington Northern right-of-way servicing the proposed pedestrian tunnel under the Burlington Northern Railroad track" and this easement is not shown on the Lake West plans. The City should ensure that this easement is protected with the new development (Section 4.B.2.c. of the 1989 Development Contract).

- 
- Park Dedication credit was already granted for the east park area in the existing easement and should not be granted again as part of this development.

The existing PUD standards based on the C-4A district should be the starting point for any discussion.

Procedure

We believe there are still two significant procedural deficiencies with the application:

1. A Comprehensive Plan Amendment is still required for the development as proposed.
2. The Zoning Ordinance does not allow the preliminary plat application to be processed with the PUD Concept Plan.

The Wayzata 2040 Comprehensive Plan was adopted in May 2020 after three years of public process. The Comprehensive Plan is the vision for how the City will develop and the Zoning Ordinance is used to implement the Comprehensive Plan. The Comprehensive Plan was developed with significant input from residents, business owners, commissioners, council members and staff. Changes to the Comprehensive Plan are significant policy changes that should be comprehensively reviewed.

The Comprehensive Plan goes on to describe the mix of uses anticipated in this district and includes performance standards for this area:

"The Central Business District category provides for a wide range of uses including retail and service commercial, office, residential, and public uses. Similar to the Mixed-Use districts, development within this land use category can include some combination of uses within the same structure. The floor to area ratio for any Central Business District development shall be a maximum of 2.0. Development within this category is anticipated to be approximately 60 percent commercial and office uses and 40 percent residential. Residential uses within the category shall be comprised of multi-family units at a density of at least 20 units per acre. Densities of up to 30 units per acre may be considered. The Central Business District is designated on the 2040 Land Use Plan along the Lake Street corridor, representing a majority of the downtown area. Though no new areas of Central Business District development have been identified, it is assumed that some development may occur in this district in the coming years."

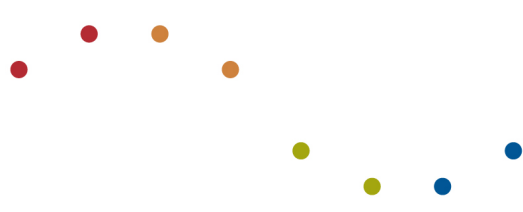
The applicant's plan fails to comply with the Residential Density goal of 20-30 units per acre. This project appears to be 15.8 units per acre. This density is inconsistent with the Comprehensive Plan.

According to the project metrics in the application, the project falls short of the mix of uses with only 24% commercial where 60% commercial/40% residential is desired.

Therefore, a Comprehensive Plan Amendment would still be required to approve this request. Comprehensive Plans can and should be considered by the City and only when the change is consistent with other City goals should it be approved.

The preliminary plat application cannot be processed with the PUD concept plan and must be deferred to the next stage of the process if the application proceeds. Chapter 933 of the Zoning Ordinance outlines the Planned Unit Development (PUD) standards and process. The ordinance defines a PUD approval as a three step process:

1. Concept Plan
2. General Plan of Development



3. Final Plan Stage

Section 933.06.C.11 of the Zoning Ordinance requires that the preliminary plat be submitted with the General Plan of Development and the final plat be submitted with the Final Plan Stage for the PUD. Therefore, it is premature to approve a preliminary plat with the PUD concept plan and the City should reject the preliminary plat. The preliminary plat, unlike the PUD concept plan, does entitle the property and we believe that is why the City Code separates the plat from the PUD Concept Plan. The City can provide feedback on the PUD Concept and when the developer comes back with the PUD General Plan of Development and Plat the City will have enough detail to truly decide whether or not to entitle the project.

Rail Safety

When the TCF PUD project was approved in 1989, railroad safety was a concern of the City and the approval of that PUD was conditioned upon provision of a pedestrian access easement between Lake Street and the Burlington Northern Right-of-Way serving the proposed tunnel under the tracks. The pedestrian crossing was identified as a significant need at the time of those approvals and the need was underscored by the tragic death in June 1991 of a woman on the tracks near Sunsets Restaurant.

The easement was granted as a blanket easement that was modified as part of a 1997 refinancing. The City and the owner contracted to limit the crossing to eight feet in width within the middle of the three drainage and utility easements shown on the plat of Pinehurst First Addition directly west of the TCF building. The plans do not show preservation of this easement or an alternative for this pedestrian crossing.

The City's foresight in requiring the pedestrian/tunnel easement in 1989 was in response to life/safety concerns. Those concerns have been magnified by 1) the growth in pedestrian traffic from the Panoway Lake-Walk funneling hundreds of visitors to this area, 2) the new public parking ramp behind the Hoyt's and Hughes' buildings will direct more visitors to this area and 3) new residential development in the area brings new residents to the area resulting in more railroad track crossings to the lake. These improvements are wonderful for Wayzata but will draw thousands of new visitors beyond what was anticipated in 1989.

This segment of the Burlington Northern Santa Fe (BNSF) is a Class 1 track which is authorized for speeds up to 60 mph (although speeds in the city are typically slower). The 2015 MNDOT data shows up to 17 trips a day through Wayzata and the Comprehensive Plan notes that at least two are heavily loaded coal trains with up to 100 cars. This use is expected to remain for the foreseeable future so protecting residents and pedestrians must remain a priority for the City when evaluating new development.

Derailments are common and averaged 23 derailments per year in the last three years, with nine in the first four months of 2021 according to the Federal Railroad Administration Office of Safety Analysis. In fact, the 2010 Wayzata derailment at Ferndale Road and Lake Street caused significant damage to the adjacent building.

Typically, developments like this that are adjacent to railroads include an elevated embankment, crash wall or other safety barrier to reduce the risk from derailments and other accidents. There are no such safety measures proposed with this development. We were able to find a document entitled "Guidelines for New Development in Proximity to Railway Operations" prepared for the Federation of Canadian Municipalities and the Railway Association of Canada, which provides guidance for development on sites like this to protect the developer, the residents and the City. We believe that the concepts in this document are absent from the development proposal and should be incorporated for the public health, safety and welfare of existing and future Wayzata residents.



We recommend that the City evaluate the best way to accommodate this tunnel prior to approving any redevelopment on this site. The steps to address the issue would include:

1. Establishment of a City pedestrian/tunnel task force to evaluate the preferred location
2. Directing City staff to initiate tunnel discussions with the railroad

Zoning Standards

We believe that the plan needs to be reviewed against the approved TCF PUD (C-4A) standards and the City design guidelines. The C-4A district is compatible with the Central Business District land use designation.

The C-4A District allows upper story dwelling units subject to the density standards of the R-5 District as a permitted use and only allows residential as a principal use via conditional use permit, subject to the following standards:

1. The development does not front or border Lake Street.
2. The development does not conflict with existing or potential future commercial uses and activities.
3. The density standards imposed as part of the R-5 Zoning District are complied with.
4. Adequate open space and recreational space is provided on site for the benefit of the occupants.
5. The development does not conflict or result in incompatible land use arrangements as related to abutting residential uses or commercial uses.
6. The provisions of Section 904.02.F of this Ordinance are considered and satisfactorily met.

The development proposal does not comply with these standards; however, we concur that the PUD could allow these upper story dwelling units on Lake Street through the PUD process if all other ordinance provisions are met. However, the C-4A district has a number of special limitations and conditions for development including:

- Retail or Commercial Use. At least 50 percent of the building frontage on the ground floor along Lake Street must be used for retail or service commercial use and should comprise at least 50 percent of the ground floor building footprint.
 - The proposal does comply for the central building, but not for the east or west buildings.
- New Lake Street Buildings. All new buildings along Lake Street with a building footprint of 4,000 square feet or more shall be developed with more than one of the following uses. retail, service, residential, and office. Upper floors may be used for any permitted use including residential.
 - The central building complies, but the east and west buildings do not.

This plan does not comply and requires variation from all of these standards. While a PUD may also be allowed by conditional use permit in the C-4A district, it should be based on the C-4A standards. Simply not wishing to comply with the Comprehensive Plan and Zoning Ordinance standards for a mixed use building is not adequate justification for a PUD. The ordinance is clear that a PUD may not be used to circumvent the Comprehensive Plan or zoning standards. However, this plan is in conflict with the underlying land use that was approved with the Comprehensive Plan and foundational zoning standards.

Similarly, the applicant does not comply with the massing standards in Section 3 of the Wayzata Design Standards Handbook and does not provide any PUD benefit to offset the following deviations:

1. The Handbook requires a 25 foot wide break for every 150 feet of façade to avoid a tunnel effect along the street. The applicant does not meet this requirement.
2. The Handbook requires the third floor to meet the upper story setback, which is 10% of the building frontage or 45 feet for the middle building. The plans do not meet these standards.



The C-4A district does not have a maximum impervious surface coverage limitation, but this project is in the Shoreland Overlay district, which limits impervious surface coverage to 25%. If the subdivision were to be approved as proposed, the project would have 82.2% impervious coverage. The applicant is eligible to apply for a shore impact plan/conditional use permit to increase the coverage, but that is not part of the application submittal available at the time this letter was written.

If the plans are reviewed against the C-4A standards, which we believe is required given the lack of an application for a Comprehensive Plan Amendment, then we believe there are a number of variations from the Section 978.07 Height, Setback and Lot Coverage Requirements as noted below:

- A. **Height.** *No building shall be erected or structurally altered to exceed three stories and 35 feet in height, whichever is lesser. Three story buildings are subject to the following additional standards.*
- 1. The third story must be set back from the building's front facade a minimum distance of ten feet; or*
 - 2. A portion of the third story, equal to no more than 25 percent of the building's street frontage may be located in the same plane as the building's front facade if the remainder of the third story is setback a minimum distance of 20 feet.*

The applicant's plans do not appear to comply with this requirement for the third story setbacks (which differs from the standards in the Handbook) and the application materials do include enough detail to determine whether the 35 foot height restriction has been met under the City's definition of building height.

In addition to the specific zoning district standards, all new development is required to comply with the Design Standards in Chapter 909 of the Zoning Ordinance regardless of zoning district and the newly adopted Wayzata Design Standards Handbook. This site is subject to the Lake Street District standards. These standards are intended to preserve and enhance Wayzata's character as described in the Comprehensive Plan. We do not believe the development complies with these standards, many of which reinforce the Comprehensive Plan and C-4A standards that we have already identified.

The plans do not comply with these standards. These buildings will have a significant negative impact on the neighboring properties, which is contrary to the Vision of the new Wayzata Design Standards Handbook statement that "Successful projects will be designed to reinforce their surrounding context and minimize their impact on views." This will be an impediment to the lake views from the new homes to the north.

909.16 - Walkways.

A. Lake Street District.

- 1. Continuous sidewalks at least 12 feet in width shall be provided along all public street frontages.*
- 2. Lighted sidewalks shall extend between rear and side parking areas and building entrances. All sidewalk lighting must project downward.*
- 3. Buildings with street frontage exceeding 50 feet shall have at least one bench.*
- 4. All sidewalk surfaces must match the exposed aggregate/brick accent sidewalks on Lake Street*

The plans do not meet these requirements and shows only a 6-foot concrete sidewalk in front of the buildings. This does not meet the Design standards. We understand that the new handbook allows the 12-foot sidewalk to include a 6-foot planting zone, but we do not believe this is consistent with the intent of the Comprehensive Plan or the Lake Street District standards. The walkability of this area is a priority for the City of Wayzata as evidenced by the focus placed on walkability in the Comprehensive Plan, the Panoway and the Zoning Ordinance. Reducing the sidewalk to six feet is simply not consistent with the ordinance standards. While there is a trail behind the curb, that is likely to be used by bicyclists rather



than pedestrians. This changes the character of a walkable downtown when two couples cannot pass on the street and would be a true departure from Wayzata's vision.

Other recent developments in this area have been required to provide this wider sidewalk to maintain the City's walkable and pedestrian friendly community. Walkability is critical for a vibrant and successful downtown. The Panoway document is a guiding document that continues to reiterate the importance of the wider sidewalks. That document is not enforceable, but does suggest at least an 8-foot wide sidewalk should be required. The adopted Zoning Ordinance requires a 12-foot sidewalk and we believe that should be provided to maintain Wayzata's Comprehensive Plan goals. It appears that this site is simply too small for the developer to build the desired development in compliance with City Ordinance requirements.

Finally, even if we find the appropriate procedural path forward (with the Comprehensive Plan amendment and the preliminary plat deferred for review with the PUD general plan), it does not appear that the applicant truly meets the PUD standards in Chapter 933. The purpose of the PUD is to: *provide comprehensive procedures and standards designed to all greater flexibility in the development of neighborhoods and/or non-residential areas by incorporating design modifications as part of a PUD conditional use permit or a mixture of uses when applied to a PUD District. The PUD process, by allowing deviation from the strict provisions of this Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage.*

- A. *Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments.*
- B. *Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects and engineers.*
- C. *More convenience in location and design of development and service facilities.*
- D. *The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.*
- E. *A creative use of land and related physical development which allows a phased and orderly development and use pattern.*
- F. *An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.*
- G. *A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan. (PUD is not intended as a means to vary applicable planning and zoning principles.)*
- H. *A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.*

This project does not meet the intent of the PUD ordinance. It appears to be in direct conflict with many of these standards, but none more clearly than item G, which states that a PUD is not a means to vary from the Comprehensive Plan or the applicable planning and zoning principles.

A PUD is a zoning district negotiated between the City and the developer to create a project that adds value to the city and could not otherwise be achieved, but must be based on the underlying land use and zoning. What is benefit to the City? The developer is asking for quite a bit of flexibility from the City standards: What is the City getting in return to help the City meet its adopted Vision and Goals?

The City should consider whether there are any true benefits of the PUD that would not be part of a standard subdivision under the current regulations. We have reviewed the proposal and offer the following comments:

1. Converting the two surface parking lots eliminates Lake Minnetonka views.

- 
2. The Panoway is a design guideline and we are pleased to see a commitment to those goals, but not at the expense of the adopted ordinance standards, including the 12-foot wide sidewalks.
 3. The developer will provide public access to the two ends of the project that are already available and public access with the project. We question whether the plaza spaces between the buildings will truly feel open to the public. Furthermore, it does not appear that these areas will meet ADA accessibility standards.
 4. The project still fails to provide the railroad protections planned in 1989 with the pedestrian tunnel and it does nothing to address the need for a railroad crash wall or similar improvement. The public safety adjacent to this heavily traveled rail line cannot be overlooked. If the City allows construction as planned over the pedestrian tunnel easements, the opportunity for the railroad tunnel would be lost forever (see attached exhibit).

Summary

In summary, we believe there are procedural issues that must be corrected if this project were to proceed:

1. A comprehensive plan amendment is required for the proposed development
2. A preliminary plat cannot be processed with the PUD concept plan and must be denied or deferred to the PUD general plan.

Furthermore, we believe that the public safety issues related to the railroad are significant and must be addressed prior to allowing any redevelopment on this project. This is simply not the right project for this site as evidenced by the applicant's failure to show compliance the PUD standards in Section 933.01 of the Zoning Ordinance. For these reasons, we ask that that the City deny the Lake West Development LLC request for PUD Concept Plan and Preliminary Plat approval.

Sincerely,
Landform



Kendra Lindahl, AICP
Principal Planner

COPY: Robert Meller, Meller Law Office
Brian Heeb

ENCL: Applicant's Site Information Exhibit with easements

PROJECT SUMMARY:

NAME OF PROJECT: 200 East Lake

TYPE OF PROJECT: Mixed-Use-Commercial / Multi-Family Residential

LOCATION: 200 Lake St E, Wayzata, MN 55391

ACREAGE: 2.272 Acres

OWNER(S): West Lake Development, LLC

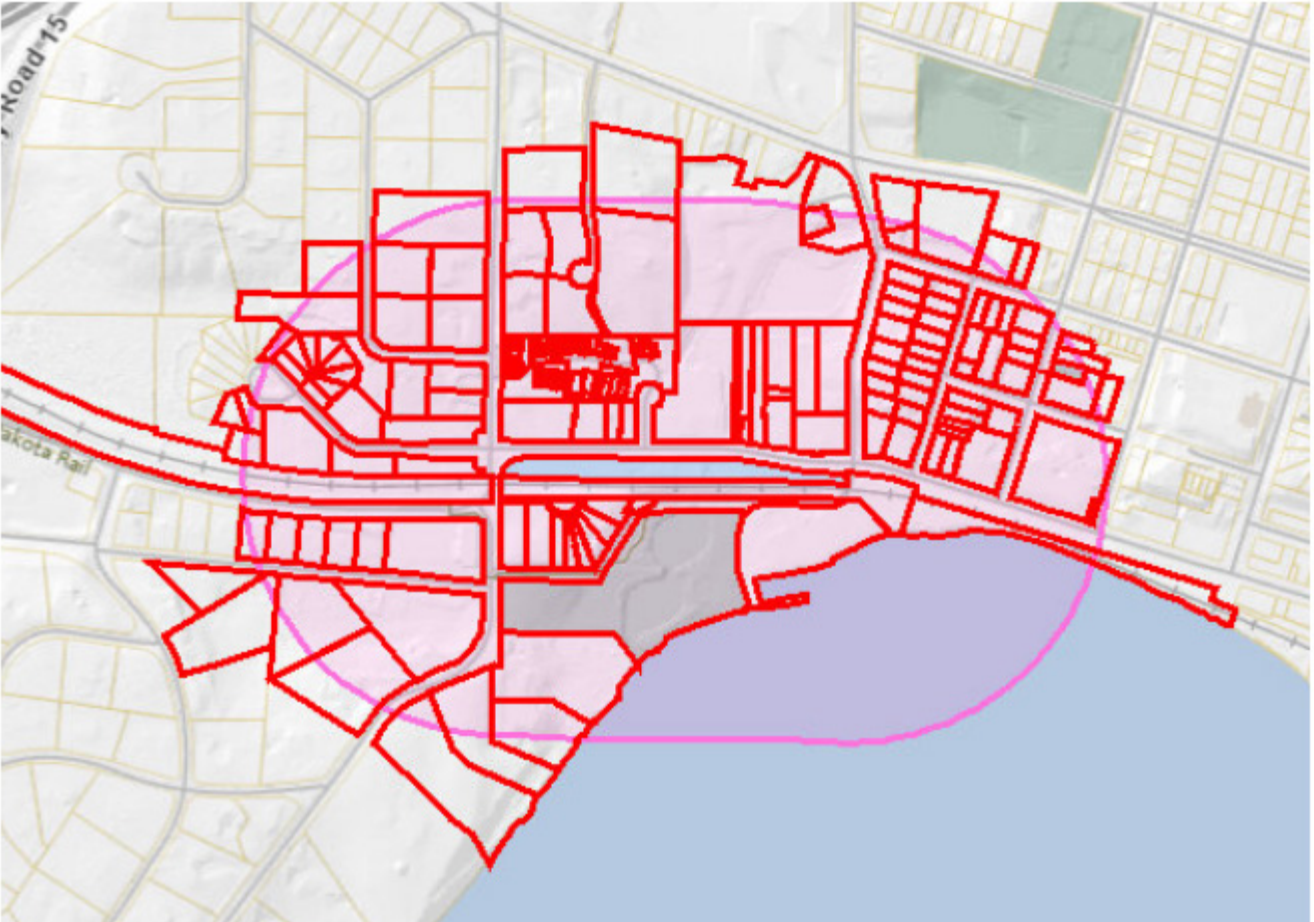
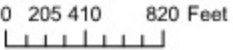
ARCHITECT: Hobbs+Black Architects

DEVELOPMENT STATEMENT:

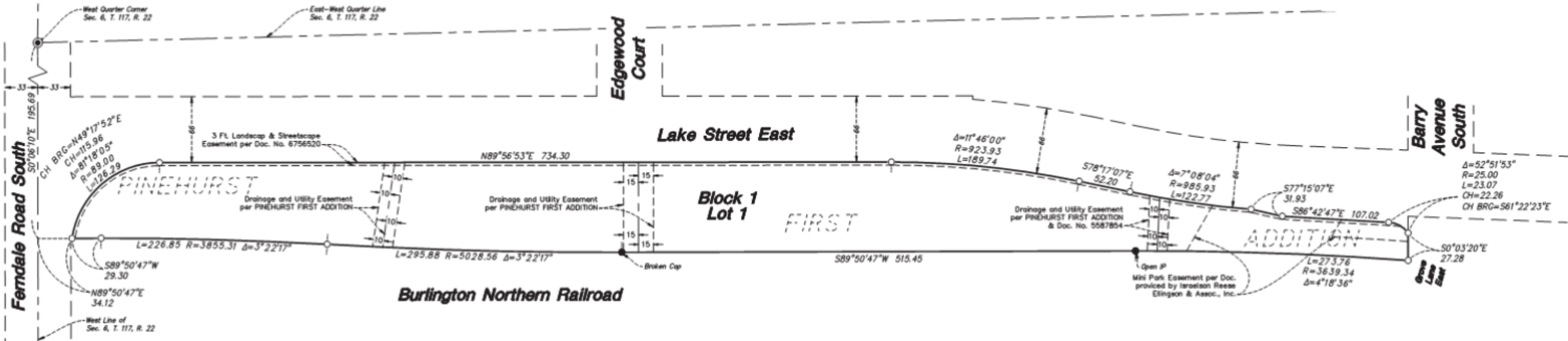
The project consists of two buildings, one free-standing building on the west, and another with continuous below grade parking under two buildings above, all contributing to the Comprehensive Plan Goals in a variety of ways. Those include but are not limited to the following: building of new ownership housing, increasing housing options and the diversity of housing types. This review as proposed is consistent with the overall goals of the City’s Comprehensive Plan.

The proposal intends to serve market demand multi-family ownership housing (condominium) with dedicated on-site parking. Additional, providing Class A professional office space and approximately 20% of the space able to accommodate restaurant space. A unique lobby/event space has been incorporated into the development as the ‘front door’ to the commercial portion. The lobby is available to transform into an event space in the evenings and service the community.

PROPERTY LINES
1000 FT AROUND PROPOSED PROPERTY



PROPERTY EASEMENTS



SITE INFORMATION

From: [BRIAN HEEB](#)
To: [Emily Goellner](#)
Subject: Planning Commission meeting August 2
Date: Thursday, July 29, 2021 11:19:44 AM

Morning Emily,

Sherry and I are strongly opposed to the new proposal of development of the TFC property. We purchased our home to enjoy its expansive views of Lake Minnetonka; and coordinate walkability to local and national retailers, coffee shops, restaurants, spas, and all of the pedestrian opportunities which make up the Wayzata Central Business District. The TCF Proposal is inconsistent with the important 2040 Comprehensive Plan we just adopted. It destroys our neighborhood's extensive panoramic lake views, which Minnetonka lake views are deemed "significant" by the governing Design Standards. It hinders walkability, eliminates existing lake views for Lake Street pedestrians, and ignores the governing Lake District Design Standard of 12 ft wide sidewalks. We are well aware that the city of Wayzata is very concerned about the dangerous safety issue for a residential building in such close proximity to the railroad tracks. Obviously, the recent derailment in Plymouth brings increased relevance of potential loss of life. This new proposal is a massive development, too large and dense for the space, disregarding the charm and quaint goals for Wayzata. Additionally, this includes the destruction of the historic landmark TCF building. This iconic building is also part of the charm of our city. This TCF Proposal offers "zero" requisite public benefit, and would substantially depreciate our property values, and those of our neighbors. This TCF Proposal is simply bad for Wayzata, and must be denied, thank you for your time and consideration.

Regards,
Sherry and Brian Heeb
275 Lake St. E. #301
Wayzata
612-619-4066

Sent from my iPad

From: BRIAN HEEB <bheeb@aol.com>
Sent: Thursday, July 29, 2021 12:44 PM
To: Emily Goellner <egoellner@wayzata.org>
Subject: August 2 Planning Commission meeting



Emily,
Please include in the packet...
As you can see this is not “just a parking lot” it is so much more!!! It is a beautiful green space with magnificent lake views that will be lost forever if this development goes forward.
Brian and Sherry Heeb
275 Lake Street East
612.619.4066

Sent from my iPad

TO: Wayzata Planning Commission

RE: Development of 200 East Lake Street

My response to the recent development proposal for the West End of Lake Street follow:

1. When built, the existing TCF Building TCF didn't follow City height code. An variance was granted by agreeing to let the adjoining lots be undeveloped, and used for parking. Developer claims a TCF building remodel is too costly, and therefore, he should be allowed to fill the entire space, blatantly claiming hardship, an unfair precedent. Developers on buildings on the north side of the street who have accepted height codes will see their properties devalued.
2. Residential Land use is questionable because it's so close to the RR tracks. There are at least 13 heavy trains a day; they physically shake nearby buildings and also give loud horn blasts from 7 am to 10 pm, as required by law. This sliver of land would better used for recreation, to carry on the Panoway concept for public green space along the railroad corridor to the West End of the City, and to transition from business to existing residential neighborhoods. Proximity to the lake, blocked by the track, discounts routine rainfall water flow issues. In addition there will be need for more visitor, delivery and residential parking. There is already increased pedestrian, bike, and auto traffic on newly narrowed Lake Street.
3. Finally the Developer completely ignores the Design Standards, created diligently by a broad group of Wayzata citizens, as directed by the Council. This raises questions about possible conflicts of interest, and the value of work it took to come to consensus on the requested Standards. Existing residents, new and old, are wondering: do developers' interests override everything else for our city?

As you review the latest request for development, please realize that the precedents you set will be noticed and used, and that citizens expect you to fairly represent a wide swath our community.

Sincerely,

Katherine D. Doerr, 112 Edgewood Court,

Lorem Ipsum

Melvin's 235, LLC
235 East Lake Street
Wayzata, MN 55391

July 28, 2021

City of Wayzata Planning Commission
600 Rice Street East
Wayzata, MN 55391

To Whom It May Concern:

Thank you for taking the time to read this letter.

As the owner of the property at 235 East Lake Street in Wayzata, this letter informs you of our request that you deny the proposed redevelopment of the expansion of the old Twin City Federal building at 200 East Lake Street.

We request that you deny the application and make a determination that the proposed project at 200 East Lake Street would be outside the current PUD footprint; and the proposed project is not consistent with the current City of Wayzata requirements.

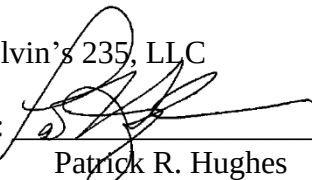
Our new building at 235 East Lake Street has had a successful start with tenants. We are pleased to report to you that our lead tenant is getting ready to do their build-out.

Unfortunately, the application for the proposed project at 200 East Lake Street has caused many questions and concerns as people do not feel that the proposed project is consistent with the development of the City of Wayzata. Certainly, all of our successful efforts of working with the City of Wayzata have proven to be very positive. We have worked in cooperation with the City of Wayzata to have the public parking arrangement on our property. In doing so, we have relied on city requirements that we complied with remain in place for others.

The proposed development at 200 East Lake Street would not be consistent with the City of Wayzata requirements on which we rely. We thank you in advance for adhering and upholding those requirements upon which we rely. We again request that the proposed application for the proposed project be denied.

Thank you for your successful efforts to have the City of Wayzata be a healthy and safe city for all.

Melvin's 235, LLC

By: 

Patrick R. Hughes

Its: President



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 2, 2021	AGENDA ITEM: 5.c
TITLE: Consider Development Application for Fee in Lieu of Parking (FILOP) Conditional Use Permit (CUP) for Ventana Apartments at 253 Lake Street East	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: August 21, 2021	

BACKGROUND:

Brad Hoyt, on behalf of Ventana LLC and Berry and Company Inc, has submitted a Development Application requesting approval of a Conditional Use Permit (CUP) for additional parking under the City of Wayzata Fee-In-Lieu of Parking (FILOP) Policy for the property at 253 Lake Street E. The twenty-five (25) unit apartment building recently completed on the subject property received zoning approvals in June 2020. It included approval of an Amendment to a Planned Unit Development (PUD) General Plan, combined Preliminary and Final Plat, Shoreland Impact Plan/Conditional Use Permit (SIP/CUP) for impervious coverage, and Project Design with Deviations.

ACTION REQUESTED:

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. Staff Report, Site Plans, and FILOP Policy



**Staff Report
August 2, 2021**

Project Name: "Ventana Fee-In-Lieu-of-Parking"
Request: Conditional Use Permit for Fee-In-Lieu-of-Parking
Applicant: Berry And Co Inc and Ventana LLC
Address of Request: 253 Lake Street East
Prepared by: Eric Zweber, Consultant Planner
Emily Goellner, Community Development Director
"60 Day" Deadline: August 21, 2021

Development Application

Introduction

Brad Hoyt, on behalf of Ventana LLC and Berry and Company Inc, has submitted a Development Application requesting approval of a Conditional Use Permit (CUP) for additional parking under the City of Wayzata Fee-In-Lieu of Parking (FILOP) Policy for the property at 253 Lake Street E. The 25 unit apartment building recently completed on the subject property received zoning approvals in June 2020. Construction commenced in fall 2020. The applicant is requesting to remove three (3) tandem parking stalls and reduce the size of three (3) tandem parking stalls for compact cars in order to accommodate the addition of a small gym/workout facility in the southwest corner of the underground parking garage.

Property Information

Address	PID	Owner
253 Lake St E	06-117-22-23-0384	Berry And Co, Inc.

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

Zoning District:	PUD/Planned Unit Development
2040 Comp Plan Designation:	Central Business District
Overlay Districts:	S/Shoreland Overlay District W/Wetland Overlay District Lake Street Design District

Project Location

The property is located on Lake St E:

Aerial Photograph of Area, 2020



Aerial Photograph of Site, 2020



Source: Hennepin County

Application Requests

The applicant is requesting approval of the following item as part of the application:

1. Conditional Use Permit (CUP) for Fee-in-Lieu of Parking (FILOP): A property that cannot meet the applicable on-site minimum parking requirement of City Code may be permitted if: (1) a fee-in-lieu of parking is paid to the City; and (2) a Conditional Use Permit is approved by the City under the City's Fee in Lieu of Parking (FILOP) Policy. City Code § 920.12.

Comprehensive Plan

The 2040 Comprehensive Plan guides the property as Central Business District, which provides for a wide range of uses, including retail and service commercial, office, residential, and public uses.

Adjacent Land Uses and Zoning

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

Direction	Adjacent Use	Zoning	Comp Plan Land Use Designation
North	Public Parking Lot Currently Under Construction	PUD/Planned Unit Development	Central Business District
East	Residential and Office	PUD/Planned Unit Development	Central Business District
South	Vacant Office Building	PUD/Planned Unit Development	Central Business District
West	Office Currently Under Construction	PUD/Planned Unit Development	Central Business District

Public Hearing Notice

The public hearing notice for the application was published in the *Sun Sailor* on July 22, 2021 and mailed to all property owners located within 350 feet of the subject property on July 22, 2021.

Analysis of Application

City staff has reviewed the pertinent information and City Code requirements for the proposed FILOP CUP and provides the following analysis and information.

Project History

The Wayzata City Council adopted Resolution 27-2020 on June 2, 2020, which included the following zoning approvals for the Project:

- PUD General Plan Amendment
- Combined Preliminary and Final Plat for Lot Combination
- Shoreland Impact Plan/Conditional Use Permit for Impervious Surface
- Design of Project, including Deviations

The lower level floor plan from the 2020 approval resolution is attached which shows the approved layout of 50 stalls . The resolution outlines 7 conditions of approval. It should be noted that these conditions have already been meet, so the review by the Planning Commission and City Council for this current development application is focused on the material and criteria relevant to the FILOP CUP, not the material and criteria relevant to the PUD General Plan Amendment, combined Preliminary and Final Plat, Shoreland Impact Plan/Conditional Use Permit (SIP/CUP) for impervious coverage, or Project Design Review.

FILOP Request and Parking Modifications

The current proposal is to remove 3 tandem parking stalls, and alter 3 tandem parking stalls to be compact to accommodate for a small gym/workout facility in the southwest corner of the underground parking garage. The proposed fitness room would utilize 6 large windows along Lake Street, which would meet the Design Standards.

Parking Plan

The original parking plan called for 50 parking stalls, 24 of which were tandem style, 21 were typical single style, 3 were compact and 2 were accessible. The revised plan would include 47 parking stalls total. Of the 47 stalls, the applicant proposed 18 tandem style, 21 typical single style, 6 compact, and 2 accessible. City Code § 920.05.E.2.b) allows for up to 20% of the parking lot to be of a compact design which would allow for a maximum of 9 stalls within this parking area, so the proposal complies with this requirement. All parking spaces would be enclosed within the parking garage.

The City Code establishes the minimum number of parking stalls that must be provided in a development. For multiple family dwellings, the Code requires a minimum of 2 fee-free spaces for each living unit, one of which is to be enclosed (City Code § 920.11). Under this requirement, the site requires 50 parking spaces. The proposed new parking plan would provide 47 parking spaces. Thus, the applicant is requesting to pay a fee-in-lieu of parking under the City's Policy for the remaining 3 spaces required by City Code.

Staff has compared the proposed site plan with the previously approved site plan, and notes that due to the reconfiguration of the elevator and south lobby, one (1) stall was reduced in this area, and due to additional building infrastructure and columns added to the northwest of the project, two (2) stalls were reduced.

Fee-In-Lieu of Parking Policy Background

To address the need for additional downtown parking, and to make improvements to parking infrastructure in the downtown area, the City took a variety of steps commencing 2016:

- Established the Downtown Parking and Mobility District (see attached map)
- Established a Capital Improvement Plan for future downtown parking improvements
- Constructed the 385-space Mill Street Parking Ramp for public parking
- Currently constructing a 153-space Lake and Berry Parking Lot behind this development for public parking
- Established Tax Increment Financing District 6 – Downtown West to help facilitate the elimination of blight in the area, provide for increased off-street public parking, and help fund future street, streetscape, and utility improvements
- Amended the Parking Ordinance to reduce the minimum amount of parking stalls required for uses in the downtown area to recognize (i) changes in parking demands associated with certain uses, (ii) differing parking demands for different days and hours, (iii) consolidated and shared parking opportunities, and to maximize the overall efficiency of available parking spaces
- Adopted a Fee-In-Lieu of Parking Policy to provide great flexibility to developers and property owners proposing projects in the downtown area that would further the City's goals for the area but not fully meet the City's minimum parking requirements.

This is the third project that has requested approval of a FILOP CUP since the Policy was adopted. Broadway Place, located at 326 and 332 Broadway Avenue S, received approval in 2018 and completed construction in 2020. Broadway Place paid a fee under the Policy for a deficit of 89 parking spaces. Melvin's 235, located at 235 and 239 Lake Street E, received approval in 2020 and 2021. It is currently under construction. The project is paying a fee for a deficit of 75 parking spaces under the Policy.

Fee-In-Lieu of Parking CUP Criteria

Approval of a CUP for FILOP requires that the project be located within the "Mobility District" as established by City Council. The attached map shows that the Project is located within the Mobility District.

Additionally, the City Council must find that the Project would enhance the accessibility, functionality, density and vitality of the Downtown Business District. Also, the parking impact of the Project should not exceed the available capacity of the City's parking facilities.

Lastly, as with all CUP's, the Planning Commission and City Council should consider possible adverse effects on the area and the criteria for all CUPs in Sec. 904.02.F of the City Code.

If the CUP is approved, the applicant must also enter into a Development Agreement which would include the exact number of parking stalls needed, the dollar amount owed, and the payment schedule.

Lake and Berry Parking Lot

Construction of the 153-space Lake and Berry Parking Lot is expected to be complete by the end of 2021. A site plan is attached. The lot will be accessed from the same driveway that Ventana Apartments and Melvin's 235 office building are utilizing on Lake Street. There is also an access point from Barry Avenue that is utilized by adjacent property owners.

In order to analyze the available capacity of the Lake and Berry Parking Lot, it is important to note that there are two existing parking arrangements:

1. 85 spaces primarily for evening use by Boatworks will be utilized on the east end of the lot where the tandem spaces are located. It is expected that the tandem spaces will be managed by a valet company associated with restaurant(s) at Boatworks at 294 Grove Lane
2. 75 spaces primarily for daytime weekday use by Melvin's 235 office building at 235 Lake Street E. A FILOP CUP was approved by the Wayzata City Council.

The City continues to work with SRF Consulting Group to conduct parking counts and estimate parking demand in the downtown area. The demand estimates from 2019 include existing development requirements, as well as estimates for Dakota Trail use, and potential Panoway impacts. Based on the 2019 estimates, it appears the surface lot will accommodate most of the suggested demand, but may exceed future demand at peak

times. Parking counts were conducted in June 2021 and the results are being compiled for further analysis.

Primary Issues to Consider

1. CUP for FILOP:

- a. Would the Project enhance the accessibility, functionality, density and vitality of the Downtown Business District?
- b. Does the parking impact of the Project exceed the available capacity of the City's planned parking facilities?
- c. Does the proposed use of FILOP relate to specific policies and provisions of the official City Comprehensive Plan?
- d. Is the proposed use of FILOP compatible with present and future uses of the area?
- e. What effect does the proposed use of FILOP have on the area?
- f. Does the use of FILOP have an adverse impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity?

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.

Staff Recommendation

If the Planning Commission recommends approval of the FILOP for the Ventana project to the City Council, staff recommends that the approval be subject to the following conditions be considered for approval:

1. The established fee shall be paid prior to the issuance of a certificate of occupancy.
2. A parking agreement shall be executed prior to a certificate of occupancy being granted.

Attachments

Applicant's Narrative (1 page)

Site Plan (1 page)

Lower Level Floor Plan from the 2020 Approval (1 page)

City of Wayzata Fee-In-Lieu of Parking Policy, dated November 7, 2018 (2 pages)

Downtown Mobility District Map (1 page)

Lake and Berry Public Parking Lot Site Plan (1 page)

Applicable Code Provisions for Review

Staff has analyzed the facts provided by the applicant in comparison with the criteria for approval. While several criteria appear to be met, staff has highlighted in **bold** criteria that may require additional discussion with the Planning Commission.

Fee-In-Lieu of Parking Policy (City Council Resolution 60-2018)

- A. Eligible Properties and Projects. Any new use on a property (a "Project") that cannot meet the applicable on-site minimum parking requirements of City Code may be permitted if: (1) a fee-in-lieu of parking is paid as specified in Section of the FILOP Policy; and (2) a Conditional Use Permit is approved based upon the requirements of Section 904.02 and the following additional criteria:
1. The Project is located within the "Mobility District" as established by City Council.
 2. **The City Council finds that the Project would enhance the accessibility, functionality, density and vitality of the Downtown Business District.**
 3. **The parking impact of the Project does not exceed the available capacity of the City's parking facilities.**

Conditional Use Permit (§ 904.02.F)

The Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

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

Ventana LLC and Berry, Inc are requesting a CUP to reduce the indoor parking by three stalls. These are tandem stalls that will be replaced by a small gym/workout facility. It will be located on the SW corner and will visually enhance the streetscape as the area has 6 large windows facing the street. The stalls are not needed as we have nine (9) one bedroom units. Based on tours with prospects there is a high likelihood a number of these will be single adults. Furthermore a number of residents are empty nesters that are also snowbirds. Feedback from prospects indicate a strong demand for the gym. It is difficult to provide amenities in such a small project as the space is so valuable. It is unusual to be 100% occupied at any one time. Indeed, we project that 2-3 units will always be available due to market leasing cycles. Therefore we request approval of the request. We do not believe that outdoor stalls to replace are necessary,

FITNESS ROOM REVISION 05-20-2021

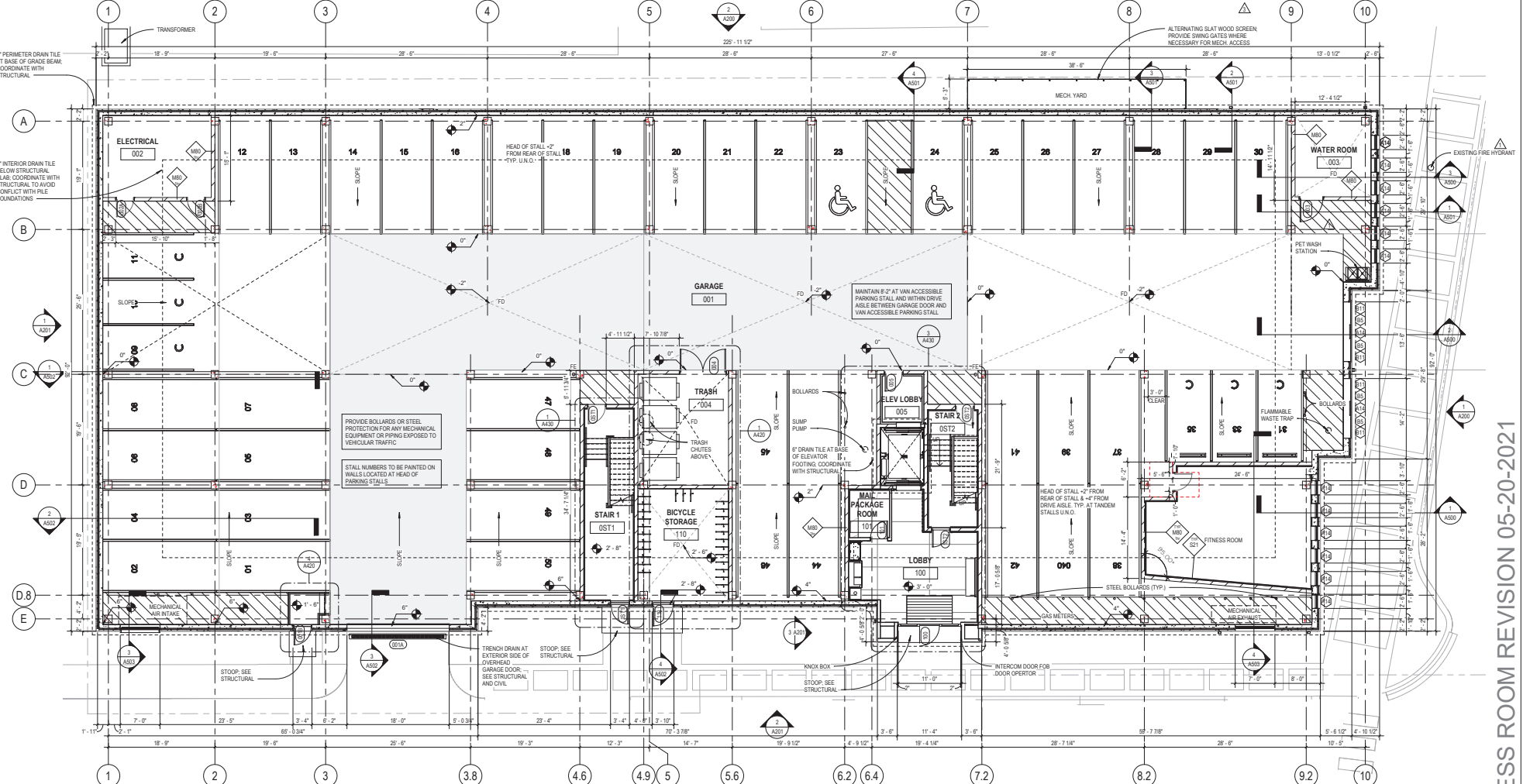
PARKING STALLS IN ORIGINAL DESIGN	ACCESSIBLE STALLS	2	PARKING STALLS IN REVISED FITNESS ROOM DESIGN	ACCESSIBLE STALLS	2
	COMPACT STALLS	3		COMPACT STALLS	6
	TYPICAL STALLS SINGLE	24		TYPICAL STALLS SINGLE	21
	TYPICAL STALLS TANDEM	24		TYPICAL STALLS TANDEM	18
	TOTAL	50		TOTAL	47

REVISED DESIGN REMOVES (3) TYPICAL STALLS THAT WERE IN TANDEM AND ALTERS (3) STALLS TO BE COMPACT. WHERE THE TANDEM STALLS WERE PREVIOUSLY LOCATED A FITNESS ROOM HAS BEEN PROPOSED. THIS ROOM UTILIZES THE WINDOWS ALONG LAKE STREET AND WOULD BE A VALUE TO THE RESIDENTS OF THE BUILDING.

GENERAL FLOOR PLAN NOTES:

- IF THERE ARE ANY DISCREPANCIES WITHIN THE PLANS OR WORK PREVIOUSLY INSTALLED NOTIFY THE ARCHITECT IMMEDIATELY.
- ALL DOOR FRAMES ARE LOCATED 4" FROM INSIDE FINISHED CORNER OF A WALL 4" WITH MASONRY WALLS UNLESS NOTED OTHERWISE.
- THIS PLAN COMPLETES TO ADA REQUIREMENTS. MINOR FIELD ADJUSTMENTS TO DIMENSIONS MAY AFFECT REQUIRED CLEARANCES. DIMENSIONAL ADJUSTMENT WITHIN TYPICAL TOLERANCES MAY NOT BE ACCEPTABLE. ADJUSTMENTS IN TOILET ROOMS, KITCHENS, AND UNDERCOUNTER CASEWORK ARE ARE OF PARTICULAR IMPORTANCE AND SHALL BE DISCUSSED WITH THE ARCHITECT PRIOR TO PROCEEDING.
- PROVIDE A WALL BLOCKING FOR ALL TOILET ACCESSORIES, HANDRAILS, CHAIR RAILS, UPPER CABINETS AND ANY WALL MOUNTED EQUIPMENT SHOWN ON THE PLANS. ANY PENETRATION OF A WALL SHALL BE CALKED, FIRE CALKED, OR SEALED WITH AN ESCUTCHEON TO MAINTAIN THE ACoustICAL AND/OR FIRE RATED REQUIREMENTS OF THE WALL.
- PENETRATIONS OF FIRE RATED WALLS, WHERE OPENING PROTECTION IS REQUIRED, MUST BE SHOWN OUT TO ENSURE THE REQUIRED RATING IS NOT COMPROMISED UNLESS THE EQUIPMENT CARRIES A U.L. RATING EQUAL TO OR GREATER THAN THE WALL RATING REQUIRED. PENETRATIONS FOR SUCH ITEMS AS REQUIRED EQUIPMENT, TOILET ACCESSORIES, FIRE EXTINGUISHER CABINETS, ELECTRICAL PANELS, ALARM PANELS, PLUMBING VALVE BOXES, ETC. APPLY.
- ALL GLASS SHALL BE CLEAR TEMPERED U.N.D. GLAZING INDICATOR MARKS SHALL NOT BE VISIBLE. CLEAN & POLISH ALL GLASS PRIOR TO PROJECT DELIVERY.
- MECHANICAL AND PLUMBING ELEMENTS INCLUDING BUT NOT LIMITED TO MECHANICAL UNITS, NOISE BARS, ETC. ARE FOR REFERENCE ONLY. SEE MEP DRAWINGS FOR FINAL LOCATION, CONNECTIONS, AND ADDITIONAL INFORMATION.
- PROVIDE AND INSTALL BLOCKING FOR ALL GRAB BAR LOCATIONS IN ALL UNITS AND PUBLIC RESTROOMS. GRAB BARS TO BE INSTALLED AT PUBLIC RESTROOM. GRAB BARS SHALL BE PROVIDED BUT NOT INSTALLED IN TYPE "A" ACCESSIBLE UNIT #204. GRAB BARS NOT PROVIDED OR INSTALLED IN ALL OTHER UNITS.
- ALL WORK SHALL BE CONSTRUCTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT, U.N.D.

Parking Garage Plan Proposed



0/1 - GARAGE & LOBBY FLOOR PLAN
SCALE 1/8" = 1'-0"

FITNESS ROOM REVISION 05-20-2021



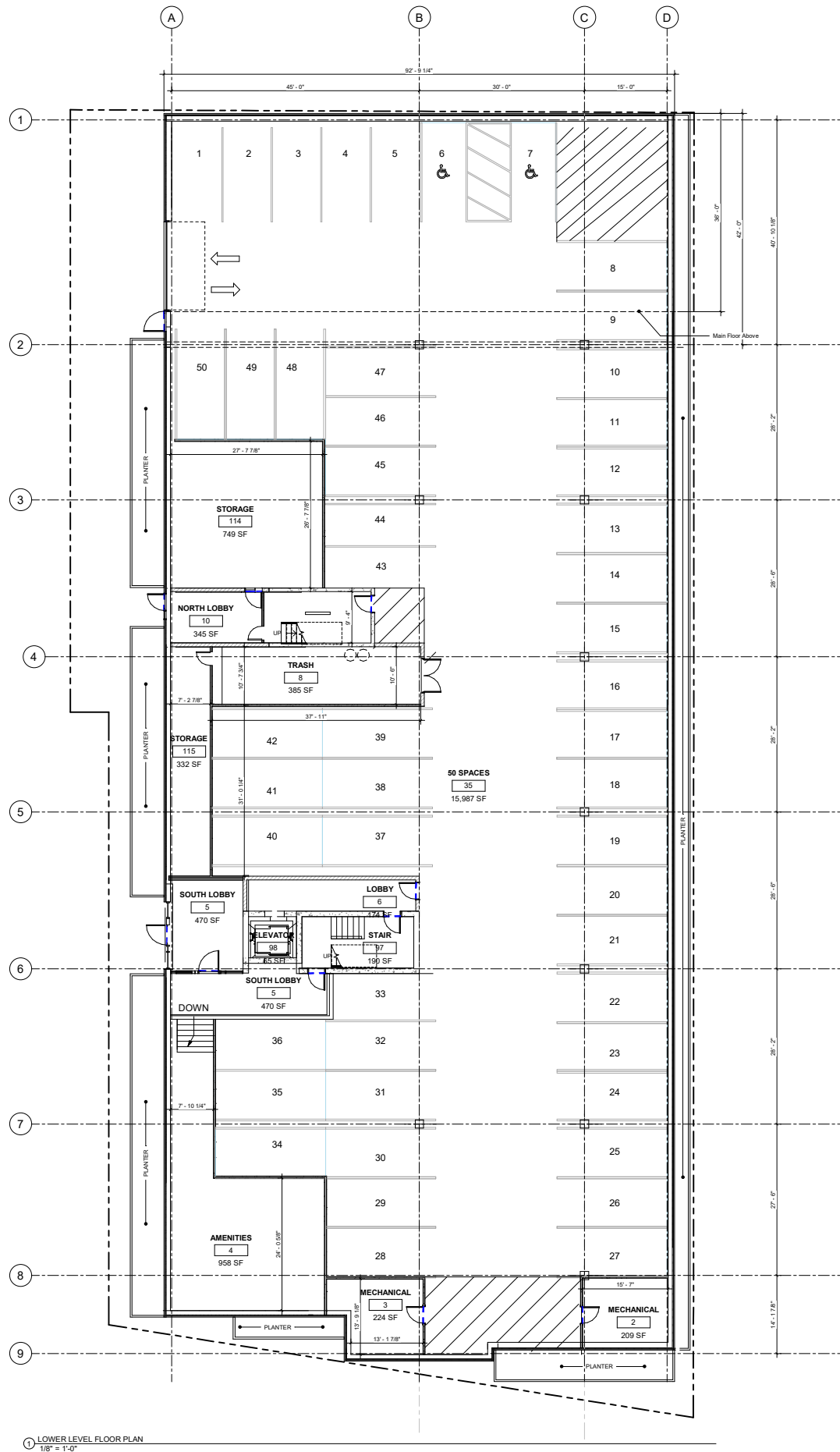
Ventana Apartments
253 Lake Street East, Wayzata, Minnesota

DATE	05/20/2021
PROJECT	001101
ARCHITECT	CHUCKLE
DESIGNER	CHUCKLE
PROJECT NUMBER	200114

DATE 05/20/2021
PROJECT NAME JESSE E. HAMER
LICENCE # 48977
SIGNATURE [Signature]

DATE 05/20/2021
PROJECT NAME JESSE E. HAMER
LICENCE # 48977
SIGNATURE [Signature]

OVERALL GARAGE & FIRST FLOOR PLAN
A101



Parking Garage Plan Approved 2020



VENTANA
APARTMENTS
253 LAKE ST. EAST
WAYZATA, MN
PUD AMENDMENT SET

PROJECT NUMBER: NW1001
PRINT DATE: 4/8/2020 11:31:54 AM

REVISION	DATE



LOWER LEVEL FLOOR PLAN
A1

CITY OF WAYZATA

November 7, 2018

FEE-IN-LIEU OF PARKING POLICY

Background and Purpose

To address the need for additional parking and parking-related services, and make both on and off street parking improvements in the downtown area, the City is pursuing the construction of a municipal parking ramp at Mill Street (the "Mill Street Ramp"), the establishment of a new designated capital improvement plan for future downtown parking improvements ("Downtown District CIP"), and the establishment of a downtown parking and mobility district (the "Mobility District"), a special services district under Minn. Stat. Ch. 428A. The City has also amended its parking ordinance to reduce the minimum amount of parking stalls required for uses in the downtown area to recognize (i) changes in parking demands associated with certain uses, (ii) differing parking demands for different days and hours, (iii) consolidated and shared parking opportunities, and to maximize the overall efficiency of available parking spaces.

The purpose of this policy is to provide greater flexibility to developers and property owners proposing projects in the downtown area that would further the City's goals for the area but not fully meet the City's minimum parking requirements, and thereby reduce the number of variance applications, encourage consolidated and shared parking, and promote a well-designed and efficient parking system downtown.

Paying a fee in lieu of parking under this policy would not sell spaces or grant exclusive rights to parking spaces in the Mill Street Ramp or other parking facilities in the Mobility District, but would allow uses on property in the Mobility District that would otherwise fail to meet the City's parking requirements.

Criteria for Considering a Fee in Lieu of Parking

If warranted by the standards outlined in this policy, the City Council may, but shall not be required to, grant approval of a reduction in the number of parking spaces actually constructed at the time of site development or occupancy of a building under the following criteria:

A. Eligible Properties and Projects. Any new use on a property (a "Project") that cannot meet the applicable on-site minimum parking requirements of City Code may be permitted if: (1) a fee-in-lieu of parking is paid as specified in Section B of this policy; and (2) a conditional use permit is approved based upon the requirements of Section 801.04 of the City Code and the following additional criteria:

1. The Project is located within the "Mobility District" as established by City Council.
2. The City Council finds that the Project would enhance the accessibility, functionality, density and vitality of the Downtown Business District.
3. The parking impact of the Project does not exceed the available capacity of the City's parking facilities.

For purposes of this policy, "available capacity" shall be the number of parking spaces available for use by applicants for new fee-in-lieu of parking conditional use permits. This number shall be determined by the City Council based on an analysis of the use of the City's parking facilities. The City's "parking facilities" shall be the Mill Street Ramp and any other public parking facility in the Mobility District.

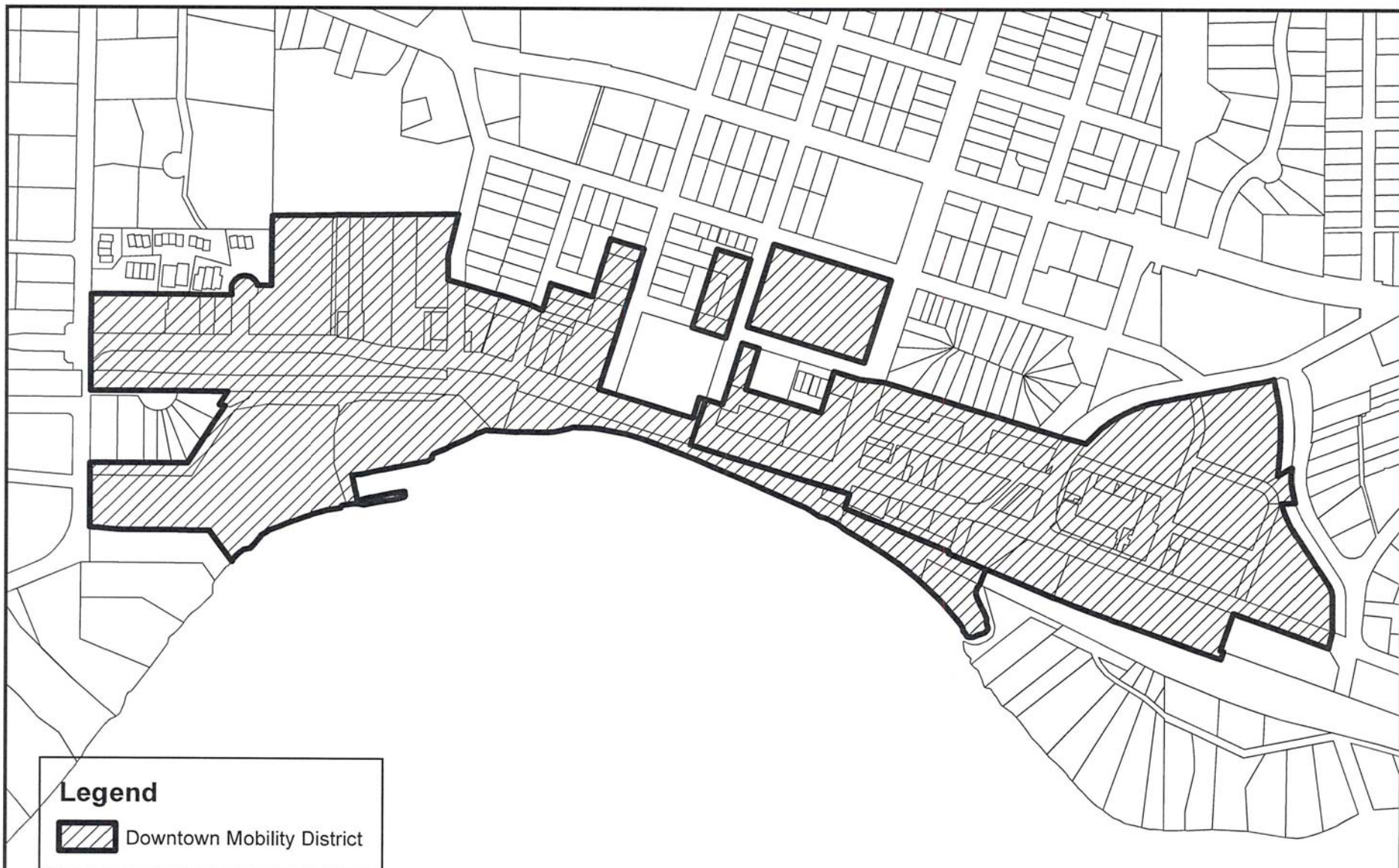
B. Fee. The amount of the fee-in-lieu of parking paid under this policy shall be established, and may be updated from time to time, by a resolution of the City Council, based on available public parking in the Mobility District, projections and/or calculations of the costs of constructing the parking facilities, improvements identified in the Downtown District CIP, and the value to applicants of satisfying the City's minimum parking requirements. The fee shall be paid in full as a one-time payment, prior to issuance of a building permit for the project, or upon the request of the applicant and the approval of Council, the fee may be paid over a period of time in the manner of an assessment, with a term of up to ten (10) years, and set to an interest rate equivalent to the Prime Interest Rate plus two (2) percent. The City Council shall approve any such payment over time at the time a conditional use permit is approved pursuant to this policy, and shall base any such approval on the following factors:

1. Amount of parking needed for the Project
2. Current Availability, or lack of availability, of public parking and/or the need to construct additional public parking for the Project
3. Availability, or lack of availability, of financing for the Project
4. Overall cost of the Project

C. Development Agreement. As a condition of approval of a conditional use permit issued pursuant to this policy, the applicant must enter into a development agreement with the City that includes an agreement to fully participate in and not contest the Mobility District and obligations thereof, and to pay the fee-in-lieu of parking. The development agreement shall be executed no later than the date on which a building permit for the Project is issued (or if no building permit is required, the date on which a certificate of occupancy is issued) and also include an agreement by the owner of the property for which the conditional use permit is issued authorizing the City to assess any unpaid fee-in-lieu of parking against the property as a special assessment and include a waiver of any right to object or appeal said assessment. The obligation to pay the fee-in-lieu of parking shall run with the property, and the development agreement shall be recorded against the property.

D. Expiration. A conditional use permit issued pursuant to this policy shall expire 12 months after being granted unless a development agreement (or amendment thereto) containing a fee-in-lieu of parking provision as described in subsection (C) above is executed by the permit holder.

E. Previous Obligations to Pay for Future Parking. Obligations in development agreements with the City, and conditions in previously granted land use approvals, that were agreed to or imposed prior to the adoption of this policy, that require a financial contribution to future City parking facilities to make up for parking shortfalls in Projects, may be satisfied upon (i) payment of the fee specified in Section B of this policy, and (ii) an amendment to the applicable development agreement as required by this policy.

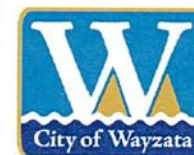


Downtown Mobility District



Source:
City of Wayzata

Prepared By:
City of Wayzata



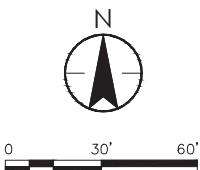
Plot Date: 09/24/2020 - 2:56pm
Drawing name: V:\1938\active\193804692\CAD\DWG\Parking Lot Revs\Plan Sheets - Parking Lot\193804692-C101.dwg
Xrefs: 193804692-8RDR, 193804692-XSNO, 193804692-XSPL, 193804692-XSXT, 235 E Lake Street Bldg, 253 E Lake St Bldg



- SITE PLAN NOTES:
1. ALL PARKING LOT ISLANDS WITH CURB & GUTTER SHALL BE FINISHED WITH CONCRETE. REFER TO SIDEWALK DETAIL.
 2. ALL CURBED RADII ARE TO BE 3' UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

LEGEND

 OUTFALL CURB





City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 2, 2021	AGENDA ITEM: 6.a
TITLE: Review of Development Activities	
PREPARED BY: Emily Goellner, Community Development Director	
REVIEWED BY:	
60 DAY DEADLINE: N/A	

BACKGROUND:

Staff will provide an update at the meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 2, 2021	AGENDA ITEM: 6.b
TITLE: Update on Appointment of Vacant Commission Seats & Upcoming Election of Officers	
PREPARED BY: Emily Goellner, Community Development Director	
REVIEWED BY:	
60 DAY DEADLINE: N/A	

BACKGROUND:

Two vacant Planning Commission seats were advertised through July 23. Six applications were received. The City Council will conduct interviews on the week of August 2. It is expected that appointments will be made by the City Council at the August 10 meeting. The first meeting for new Commissioners is expected to be August 16.

Vice Chair Parkhill is serving as interim Chair. Election of a Chair and Vice Chair of the Commission will take place at either the August 16 or September 1 meeting.

ACTION REQUESTED:

N/A

ATTACHMENTS:

None



City of Wayzata Planning Commission Agenda Report

MEETING DATE: August 2, 2021	AGENDA ITEM: 6.c
TITLE: Planning Commission Meeting Schedule	
PREPARED BY: Emily Goellner, Community Development Director	
REVIEWED BY:	
60 DAY DEADLINE: N/A	

BACKGROUND:

City meetings have now returned to City Hall. The next City Council meeting is scheduled for August 10 (delayed one week due to Night to Unite on August 3). The Planning Commission liaison for this meeting was assigned to a Commissioner who recently resigned. The liaison schedule will be developed after the two vacant seats are filled. The next Planning Commission meeting is on August 16.

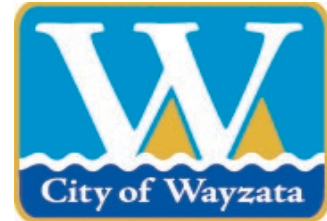
ACTION REQUESTED:

N/A

ATTACHMENTS:

1. 2021 Wayzata Calendar
2. Planning Commission assignments at Council meetings 2021

City of Wayzata 2021 Meeting Calendar



January 2021						
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 2021						
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28						

March 2021						
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April 2021						
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May 2021						
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30	31					

June 2021						
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July 2021						
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August 2021						
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29	30	31				

September 2021						
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October 2021						
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31						

November 2021						
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28	29	30				

December 2021						
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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

Precinct Caucuses -

Primary Election -

General Election - School Board Election

2021
Planning Commission assignments at Council meetings

<u>Meeting Date</u>		<u>Commission Representative</u>
Tuesday	January 5, 2021	Christine Plantan
Tuesday	January 19, 2021	Jeff Parkhill
Tuesday	February 2, 2021	Peggy Douglas
Tuesday	February 16, 2021	Gregory Flannigan
Tuesday	March 2, 2021	Larissa Stockton
Tuesday	March 16, 2021	Laura Merriam
Tuesday	April 6, 2021	Lindsay Bashioum
Tuesday	April 20, 2021	Christine Plantan
Tuesday	May 4, 2021	Jeff Parkhill
Tuesday	May 18, 2021	Peggy Douglas
Tuesday	June 1, 2021	Ken Sorensen
Tuesday	June 15, 2021	Larissa Stockton
Tuesday	July 6, 2021	Laura Merriam
Tuesday	July 20, 2021	TBD
Tuesday	August 10, 2021	TBD
Tuesday	August 24, 2021	Jeff Parkhill
Tuesday	September 7, 2021	Peggy Douglas
Tuesday	September 21, 2021	Ken Sorensen
Tuesday	October 5, 2021	Larissa Stockton
Tuesday	October 19, 2021	Laura Merriam
Wednesday	November 3, 2021	TBD
Tuesday	November 16, 2021	TBD
Tuesday	December 7, 2021	Jeff Parkhill
Tuesday	December 21, 2021	Peggy Douglas

Last Updated: July 1, 2021