

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, October 4, 2021

6:30 PM



In-person public meetings at the City of Wayzata have now resumed. Members of the public may attend this meeting in person, provided they follow all City policies and protocols related to the pandemic, including wearing masks. Members of the public may also watch and listen remotely by logging into Zoom and entering Zoom Meeting ID 899 9443 2062 and Passcode 265557 (or clicking [HERE](#)), or by viewing the meeting on Channel 8, WCTV, and at the City's website at www.wayzata.org/WCTV. Public comment during the Public Forum and/or Public Hearing portions of the meeting may be provided in person at the meeting, in advance, or by using the Zoom chat feature. All comments must include your full name and address, and will be taken and/or read at the appropriate time during the meeting. 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 952-404-5312, 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 Draft Meeting Minutes of September 1, 2021
 - b. Approval of Planning Report and Recommendation of Approval for Impervious Surface Variance at 1640 Holdridge Circle
5. **Old Business Items**
6. **Public Hearing Items**
 - a. Consider Modified Development Application for PUD Amendment and Design Deviation for Moments of Wayzata at 163 Wayzata Blvd W
7. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commission Meeting Schedule
8. **Adjournment**

Upcoming Meetings:

City Council - October 19, 2021

Planning Commission - October 18, 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: October 4, 2021	AGENDA ITEM: 4.a
TITLE: Approval of Draft Meeting Minutes of September 1, 2021	
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 September 1 Planning Commission meeting.

ATTACHMENTS:

1. Draft PC Meeting Minutes - September 1, 2021

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 1, 2021**

AGENDA ITEM 1. Call to Order

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

AGENDA ITEM 2. Roll Call

Acting Chair Parkhill asked Community Development Director Goellner to take roll call.

Present at roll call were Commissioners: Douglas, Parkhill, Schwalbe, Severson, Stockton, and Sorensen. Absent at roll call was Commissioner Merriam. Community Development Director Emily Goellner, Planning Consultant Eric Zweber, Parks Planner Nick Kieser, and City Attorney David Schelzel were also present.

AGENDA ITEM 3. Approval of Agenda

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

Commissioner Douglas made a motion, seconded by Commissioner Stockton, to approve the September 1, 2021 agenda as presented. The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

- a.) Approval of the August 16, 2021 Planning Commission Meeting Minutes
- b.) Approval of Planning Commission Report and Recommendation of Approval of a Conditional Use Permit for Good Clinic at 803 Lake Street East
- c.) Approval of Planning Commission Report and Recommendation of Approval for a Shoreland Setback Variance and a Chimney Height Conditional Use Permit for Single Family Residence at 611 Bushaway Road
- d.) Approval of Planning Commission Report and Recommendation of Approval for a Zoning Ordinance Amendment Allowing the Keeping of Chickens

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

Commissioner Douglas commented on Item 4.d. and asked if it addressed fines. Director Goellner explained that typically fines associated with a zoning administrative enforcement action and would be set by the City's fee schedule. Commissioner Douglas asked about a letter that had been submitted on this item requesting the ability to keep chickens on lots as small as 15,000 sq. ft.. Director Goellner stated that request would be brought before the Council to decide whether more

1 zoning districts should be permitted. Commissioner Douglas stated if keeping of chickens were
2 to be extended to smaller lot sizes, then neighbors might want to have input.

3
4 Hearing no other comments or questions, Acting Chair Parkhill asked for a motion to approve the
5 Consent Agenda as presented.

6
7 Commissioner Sorenson made a motion, seconded by Commissioner Douglas, to approve the
8 Consent Agenda as presented. The motion carried unanimously.

9
10 **AGENDA ITEM 5. Old Business Items**

11
12 None.

13
14 **AGENDA ITEM 6. Public Hearing Items**

15
16 **a) Development Application for a Variance to Allow an Impervious Surface at 1640**
17 **Holdridge Circle**

18
19 Director Goellner introduced Planning Consultant Zweber.

20
21 Planning Consultant Zweber gave an overview of the Applicant's request for a Variance from the
22 maximum impervious surface area of 25% within the R-1 District to allow for the paving of a
23 driveway on the property located at 1640 Holdridge Circle. He discussed the current zoning,
24 Comprehensive Plan land use designation, property location, the Applicant's request, background
25 information and proposed changes, staff's analysis of the application, and next steps.

26
27 Acting Chair Parkhill asked if the Commission had any questions for Staff.

28
29 Commissioner Sorenson asked about the history of how the City had dealt with shared driveway
30 situations in the past. Director Goellner said staff has learned over time about the implications of
31 allowing shared driveways. It tends to reduce impervious surface overall; however, it can lead to
32 tighter development patterns and issues with the shared space. The City typically prefers
33 independent driveways, but this shared driveway was approved many years ago.

34
35 Commissioner Stockton asked why the shared impervious surface was not split between the two
36 homes. Acting Chair Parkhill also asked if the impervious surface was lower next door. Planning
37 Consultant Zweber explained the reason the impervious surface was not split was because of the
38 definitions within the ordinance. All impervious surfaces are counted on the lots in which they
39 are located. He said he did not have access to the numbers for the impervious surface coverage of
40 the property to the west.

41
42 Commissioner Schwalbe asked if the two lots' impervious surfaces were counted together would
43 they be over the 25% allowance. Planning Consultant Zweber said he was not sure. The City
44 Code would allow each to go up to the 25% impervious surface.

1 Commissioner Severson asked if this was not a shared driveway, would it impact tonight's
2 discussion. Planning Consultant Zweber said the property had a looped driveway which did not
3 have to be looped, so they have made choices. He noted that part of the Planning Commission's
4 consideration was to decide whether there was a practical difficulty to support the variance
5 requested. City Attorney Schelzel added that one of the criteria for a variance was the
6 consideration of whether the request was reasonable. The Planning Commission could find that
7 the request was reasonable because of the shared driveway.

8
9 There being no further questions for staff, Acting Chair Parkhill invited the Applicant to address
10 the Commission.

11
12 Reed Lewis, 1640 Holdridge Circle, Applicant, explained the proposed area to be paved was 906
13 square feet which would change the total impervious surface to 26.9% of the lot. The said the
14 practical difficulty was because the existing pavement had not held up structurally. He said they
15 had also tried grass with a structural mat, but it did not last.

16
17 Acting Chair Parkhill asked if the Commission had any questions for Staff or the Applicant.

18
19 There being no additional questions from the Commission for the applicant, Acting Chair Parkhill
20 opened the public hearing on the application at 6:50 pm.

21
22 Planning Consultant Zweber stated no comments on the Application had been received online.

23
24 There being no one else wishing to comment on the application in person or online, Acting Chair
25 Parkhill closed the public hearing at 6:51 pm.

26
27 Acting Chair Parkhill asked for the Commission to share their thoughts and feedback on the
28 application.

29
30 Commissioner Schwalbe said it seemed that the applicant had made at least two attempts to make
31 a workable driveway with access to the front door. She said it was a very small percentage increase
32 in impervious surface and not a concern to her.

33
34 Commissioner Sorensen thought the request was reasonable because of the shared driveway
35 situation. He also noted it would not change the physical characteristics.

36
37 Commissioner Douglas agreed.

38
39 Commissioner Stockton added that the applicant had tried to work with the current impervious
40 surface and if there was not a shared driveway, they would have to take down additional trees to
41 add a driveway.

42
43 Commissioner Severson agreed and had no additional comments.

44
45 Acting Chair Parkhill also agreed and said not taking down any trees was always a bonus.

1 There being no further discussion, Acting Chair Parkhill asked for a motion on the application.

2
3 Commissioner Douglas made a motion, seconded by Commissioner Schwalbe, to direct staff to
4 prepare a draft Planning Commission Report and Recommendation with appropriate findings
5 reflecting a recommendation for approval for a Variance from the maximum impervious surface
6 area of 25% within the R-1 District to allow for the paving of a driveway on property located at
7 1640 Holdridge Circle for review and adoption at the next Planning Commission meeting. The
8 motion carried unanimously.

9
10 **b) Development Application for a Planned Unit Development (PUD) Amendment at**
11 **520, 524, 530, and 534 Rice Street East**
12

13 Director Goellner gave an overview of the Applicant's request for a Planned Unit Development
14 (PUD) amendment to construct two new townhome buildings, with two units in each building,
15 completing the development of the Rice Street Townhomes on 520, 524, 530, and 534 Rice Street
16 East. It was noted these properties are part of a three-building townhome PUD originally approved
17 in 2006, and only one of the three planned townhome buildings has been constructed. She
18 discussed the current zoning, Comprehensive Plan land use designation, property location,
19 background, and the Applicant's request.

20
21 Planning Consultant Zweber discussed the site plan, front elevations, comparison with previous
22 2021 application, front yard setback, height staggering, and additional changes.

23
24 Director Goellner also shared public comments, request and questions for consideration, and action
25 steps.

26
27 Acting Chair Parkhill asked if the Commission had any questions for Staff.

28
29 Commissioner Douglas asked if the landscape plan was complete. She thought it was missing the
30 list of materials. Planning Consultant Zweber said the final plans would include complete
31 landscaping plans.

32
33 There being no further questions for staff, Acting Chair Parkhill invited the Applicant to address
34 the Commission.

35
36 K.C. Chermak, Owner Pillar Homes, thanked staff for their time and effort. He said this unique
37 situation had come a long way and was a result of a lot of work based on the 2005 PUD. He said
38 it had been a difficult process to work through, but he was excited with how it all worked out.

39
40 Acting Chair Parkhill asked if the Commission had any questions for Staff or the Applicant.

41
42 Acting Chair Parkhill asked if all ten items noted in the letter from Mr. Tony Straszewski were
43 included in the current plan. Mr. Chermak said yes, they were in the plans as requested or
44 improved upon. Acting Chair Parkhill asked staff to conform. Planning Consultant Zweber
45 pointed out that the top floor did not have a functioning deck.

1 There being no additional questions from the Commission for the applicant, Acting Chair Parkhill
2 opened the public hearing on the application at 7:18 pm.

3
4 Planning Consultant Zweber stated no comments on the Application had been received online.

5
6 Tom Robbins, 523 Rice Street E, said there was a problem with the original plan. They were able
7 to build one beautiful duplex and then stopped in 2008. He talked about the grade and asked about
8 bringing in dirt. He presented the Commission with pictures and the original plans.

9
10 John Adams, 544 Rice Street E, said he was the original developer and apologized to the City of
11 Wayzata for not being able to complete the project. He said he had a meeting with Mr. Chermak
12 and confirmed that Mr. Chermak's plans included all of the ten requests. He thought the plan was
13 pretty close to the original final approved plan and talked about the elevator.

14
15 Tony Straszewski, 527 Rice Street E, started by apologizing if he offended anyone during the many
16 conversations about this application. He thanked Mr. Adams and Mr. Chermak for working
17 together. He asked if he could go through the list of the ten requests.

18
19 Acting Chair Parkhill said yes, but asked him to stick to the ones he had concerns about.

20
21 Mr. Straszewski went through the list and shared his concerns.

22
23 Nicole Dunham, 530 Rice Street E, was supportive of the plan with one exception, being the
24 removal of the elevator access to the rooftop. She requested the City include elevator access to
25 the rooftop. She said she had a family member that could not use the stairs and thought it was
26 important that the community be inclusive. She noted that the inclusion of the elevator would not
27 add any height and would not include any additional equipment on the roof. She said it would not
28 impede the view of others.

29
30 Rick Brama, 13100 Wayzata Blvd #400, Minnetonka, said he was a real estate broker and friend
31 of Nicole Dunham. He talked about the history of the land and all of the times that Mr. Adams
32 had attempted to leave and sell the property. He said almost all of the other properties had elevator
33 access though not all had roof access. He thought the elevator was a no brainer.

34
35 A member of the audience asked if a conversation about the elevator was warranted. Acting Chair
36 Parkhill said the elevator was not part of the proposed PUD Amendment, but could be included as
37 a condition.

38
39 There being no one else wishing to comment on the application in person or online, Acting Chair
40 Parkhill closed the public hearing at 7:47 pm.

41
42 Mr. Adams asked the Chair if he could note one further thing. Acting Chair Parkhill said yes. Mr.
43 Adams said he did not own the lots in 2011. He also noted that the elevator would impede his
44 views.

1 Ms. Dunham asked if she could respond. Acting Chair Parkhill said yes. She said the existing
2 footprint was 148 square feet and the addition would be 50 square feet for a total of 198 square
3 feet, not double the size.

4
5 Acting Chair Parkhill asked for the Commission to share their thoughts and feedback on the
6 application.

7
8 Commissioner Stockton noted a discrepancy on the roof cornice height and asked why it was
9 different than the 540/544 building. Mr. Chermak said he relied on mathematics and a civil
10 engineer. He stated that his numbers are actual measurements. The building that Commissioner
11 Stockton was referring to was a place holder to show there was stepping but not meant to show
12 actual measurements. Commissioner Stockton asked how the elevator became a consideration for
13 his client if it was not supposed to be included. Mr. Chermak said it came out of conversations
14 with the buyer.

15
16 Commissioner Douglas asked about the false deck mentioned on the rear elevations. Mr. Chermak
17 said it was basically the same deck as the 540/544 building but without railings. Commissioner
18 Douglas asked if the sliders lead out to the lower deck. Mr. Chermak said yes.

19
20 Commissioner Sorensen asked about elevations. Mr. Chermak said 534 Rice unit was going up.
21 The lowest level of 530 Rice unit would be slightly lower.

22
23 Acting Chair Parkhill asked if there were any screen porches. Mr. Chermak said there were not.
24 Acting Chair Parkhill asked if the parapet for the two buildings was the same as the original. Mr.
25 Chermak said based on their calculations the parapet was higher above the deck than what was on
26 the original plans. Acting Chair Parkhill asked if any fill had been brought in. Mr. Chermak said
27 he brought in fill to replace unstable soils, but did not raise the level of the site.

28
29 Commissioner Douglas thanked Mr. Adams and Mr. Chermak for trying to solve the issues related
30 to the project, and also the neighbors. She noted that the units were smaller and it met impervious
31 surface and the concerns of the neighbors. She was not supportive of the elevator rooftop access.
32 She thought if that exception was made, the City would get a lot more requests. She thought it
33 was time to complete the project and restore order.

34
35 Commissioner Sorensen said the City had been on a journey with the applicant, staff, and
36 neighbors. He thought the ten items highlighted by the neighbors and addressed by the Applicant
37 took away the Planning Commission's biggest concerns with the last proposal. He said elevators
38 were not part of the application. He said he empathized with Ms. Dunham, but said the issue was
39 between builder and homeowner. He said was supportive of the PUD Amendment.

40
41 Commissioner Schwalbe thanked the neighbors for showing up and said she understood how
42 difficult this had been. She wished the elevator issue would have been resolved, but agreed it was
43 between the builder and the client.

1 Commissioner Stockton said this project had been looked at multiple ways by multiple groups.
2 She commended the developers and the community for working together. She wanted to see it go
3 through and come to completion.
4

5 Commissioner Severson said she was somewhat at a disadvantage on this project with so much
6 history since this was only her second meeting. She was supportive of the project and the requested
7 elevator, but was not sure what was involved for the elevator to be included.
8

9 Acting Chair Parkhill asked about the process to allow elevator access. Planning Consultant
10 Zweber explained the original resolution approving the PUD specifically stated no elevator would
11 be allowed to the roof. The PUD amendment would need to include the removal of that language.
12 He also talked about the past practice of the City in regards to elevator roof access. The Planning
13 Commission and City Council deemed that the past requests would need a variance to the height
14 requirement, and each variance was either withdrawn or denied. City Attorney Schelzel said that
15 the Commission could call things to the Council's attention in its report, but agreed that the
16 elevator roof access was not part of the Commission's prerogative as it was not included in the
17 proposed PUD Amendment or required in the ordinance. Acting Chair Parkhill said he thought
18 the City should look at elevator roof access in general.
19

20 Acting Chair Parkhill said he did not think a win here would be possible. He applauded the efforts
21 and was in favor of this project moving forward. He was counting on Pillar Homes to produce a
22 high-quality product. He also added that he was open to the Council considering the elevator and
23 thought it was important to be an inclusive community.
24

25 There being no further discussion, Acting Chair Parkhill asked for a motion on the application.
26

27 Commissioner Sorensen made a motion, seconded by Commissioner Schwalbe, to Adopt the
28 Planning Commission Report and Recommendation of Approval of PUD Amendment at 520, 524,
29 530, and 534 Rice Street East as proposed. The motion carried unanimously.
30

31 **AGENDA ITEM 7. Other Items:**

32 33 **a) Election of Officers of Planning Commission for Remainder of 2021 Calendar** 34 **Year** 35

36 Director Goellner explained that staff recommended the Planning Commission hold an election
37 for officers for the remainder of 2021, given the recent resignation of the Chair. It was noted that
38 officer elections for the 2022 calendar year will be held in January 2022.
39

40 Commissioner Schwalbe made a motion, seconded by Commissioner Stockton, to elect Jeffrey
41 Parkhill as Chair for the remainder of the 2021 calendar year. The motion carried unanimously.
42

43 Commissioner Douglas made a motion, seconded by Commissioner Sorensen, to elect Larissa
44 Stockton as Vice Chair for the remainder of the 2021 calendar year. The motion carried
45 unanimously.
46

1 **b) Review of Development Activities**

2
3 Director Goellner provide a brief update on upcoming development activity in the City.
4

5 **c) Planning Commission Meeting Schedule**

6
7 Director Goellner noted the next Planning Commission meeting was scheduled for Monday,
8 September 20, 2021.
9

10 **d) Planning Commissioner Liaison for the September 7, 2021 City Council Meeting**

11
12 It was noted that Commissioner Douglas will present at the September 7, 2021 City Council
13 meeting.
14

15 **AGENDA ITEM 8. Adjournment.**

16
17 There being no further business on the agenda, Chair Parkhill asked for a motion to adjourn.
18

19 Commissioner Schwalbe made a motion, seconded by Commissioner Severson, to adjourn the
20 Planning Commission meeting. The motion carried unanimously.
21

22 The Planning Commission meeting was adjourned at 8:23 p.m.
23

24 Respectfully submitted,

25 Sarah Peterson

26 *TimeSaver Off Site Secretarial, Inc.*



City of Wayzata Planning Commission Agenda Report

MEETING DATE: October 4, 2021	AGENDA ITEM: 4.b
TITLE: Approval of Planning Report and Recommendation of Approval for Impervious Surface Variance at 1640 Holdridge Circle	
PREPARED BY: Eric Zweber, Planning Consultant	
REVIEWED BY: Emily Goellner, Community Development Director	
60 DAY DEADLINE: September 26, 2021	

BACKGROUND:

The applicant and property owner, Reed Lewis, has submitted a development application requesting approval of a variance from the maximum impervious surface requirement of 25% within the R-1 District to allow for the paving of a driveway on the property located at 1640 Holdridge Circle.

At the meeting on September 1, 2021, the Planning Commission directed staff to prepare a Planning Commission Report and Recommendation of Approval on a 6-0 vote.

ACTION REQUESTED:

Approve the Draft Planning Commission Report and Recommendation of Approval

ATTACHMENTS:

1. Draft PC Report and Recommendation - 1640 Holdridge - Impervious Surface Variance



WAYZATA PLANNING COMMISSION

October 4, 2021

REPORT AND RECOMMENDATION OF APPROVAL OF VARIANCE FOR IMPERVIOUS SURFACE COVERAGE AT 1640 HOLDRIDGE CIRCLE

DRAFT

SUMMARY OF RECOMMENDATION

Approval* of Impervious Surface Coverage Variance to allow for paved driveway

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

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 **Project.** The applicant and property owner, Reed Lewis, (the “Applicant”) has submitted a development application (the “Application”) requesting approval of a variance from the impervious surface requirement within the R- 1 District to allow for the paving of a section of unpaved driveway (the “Project”) on the property located at 1640 Holdridge Circle (the “Property”). The proposed paving would increase the impervious surface area on the Property from 24.56% of the Property to 26.69%.
- 1.2 **Application Request.** The Application is for approval of a variance from the 25% impervious surface coverage limit in the R-1/Low Density Single Family Residential Zoning District to allow for an impervious surface coverage of up to 27% of the Property (the “Impervious Surface Variance”).
- 1.3 **Property.** The street address, property identification number, and owner of the Property are:

1640 Holdridge Circle	05-117-22-42-0028	Reed Lewis
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- 1.4 Land Use. The Property is zoned R-1/Low Density Single Family Residential District, and guided One Acre Single Family under the Wayzata Comprehensive Plan.
- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Lakeshore Weekly News* on August 19, 2021. A copy of the notice was mailed to all property owners located with 500 feet of the Property on August 19, 2021. The public hearing on the Application was held at the September 1, 2021 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 Impervious Surface Coverage Limit. The maximum impervious surface coverage permitted in the R-1/Low Density Single Family Residential District is twenty-five percent (25%) of the lot. Section 952.07A.
- 2.2 Variance. The applicable criteria for granting a variance from the standards of the Zoning Ordinance under Sec. 905.1.C. are:
- A. Variances shall only be permitted when they are:
 - (i) in harmony with the general purposes and intent of the Zoning Ordinance; and
 - (ii) consistent with the Comprehensive Plan.
 - B. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with the Zoning Ordinance.
 - C. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - (i) the property owner's proposal for the property is reasonable but not permitted by the Zoning Ordinance;
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
 - (iii) the variance, if granted, will not alter the essential character of the locality.
 - D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
 - E. The City Council shall not permit as a variance any use that is not allowed under the Zoning Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
 - F. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

Section 3. FINDINGS

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

3.1 Impervious Surface Variance.

- A. The Impervious Surface Variance requested is (i) in harmony with the general purposes and intent of the Zoning Ordinance in that it would be used in connection with a residential use that is consistent with existing aesthetics, styles, design and layout of the residences and driveways of the surrounding residential neighborhood, and (ii) consistent with the Comprehensive Plan's guidance for the area.
- B. The Applicant, in the narrative of its Application and its public comments before the Planning Commission has established that there are practical difficulties in complying with the strict standards of the Zoning Ordinance as they relate to the impervious surface coverage limit, safely maintaining and clearing the driveway, and the impact of the shared portion of driveway that serves both the Property and an adjacent property.
- C. A finding of "Practical difficulties" is supported by the following:
 - (i) The Applicant's proposal for the Property is reasonable in that it would not change the character and layout of the Property or surrounding neighborhood by paving an unpaved portion of the driveway which, with the shared portion of driveway, is driving the need for the Impervious Surface Variance.
 - (ii) The plight of the Applicant is due to the unique character of the Property and the shared driveway on it, and was not created by the Applicant.
 - (iii) The Impervious Surface Variance would not alter the essential character of the locality.
- D. The practical difficulties necessitating the Impervious Surface Variance are not economic in nature but rather are driven by the shared driveway on the Property and a desire for a safer, and an easier to maintain and clear, driveway surface.
- E. The proposed use for the Property is permitted within the R-1/Low Density Single Family Residential District.
- F. The conditions for granting approval of the Impervious Surface Variance listed below in Section 4 of this Report should be considered by City Council.

- G. The Applicant has provided the reasons that the Impervious Surface Variance is justified under applicable criteria in order to make reasonable use of the land, structures and buildings on the Property.

Section 4. RECOMMENDATION

4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends approval of the Impervious Surface Variance requested in the Application, subject to the following conditions:

- A. The Applicant must secure all necessary permits for construction, and follow all laws and regulations applicable to the Project, including building codes, environmental and land use regulations, and City Code and policies applicable to days and times of work, and construction management.
- B. The Applicant must build and complete the Project in conformance, in all material respects, with the plans depicted in the Application, including the updated plans for stormwater management and mitigation.
- C. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 4th day of October 2021.

Attachments:

Attachment A: Legal Description of Property

DRAFT

Attachment A
Legal Description and Property Information

Address	1640 Holdridge Circle, Wayzata MN 55391
PID	05-117-22-42-0028
Legal Description	Lot 1, Block 1, Holdridge Woods.
Abstract or Torrens?	Torrens
Certificate No.	1329520

DRAFT



City of Wayzata Planning Commission Agenda Report

MEETING DATE: October 4, 2021	AGENDA ITEM: 6.a
TITLE: Consider Modified Development Application for PUD Amendment and Design Deviation 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: October 27, 2021	

BACKGROUND:

During the August 24, 2021 City Council meeting, the City Council reviewed the development request for Moments of Wayzata and, following testimony from the applicant and residents, directed staff to prepare a resolution denying the application request.

On August 31, 2021, TMSC of Wayzata LLC submitted an amended application that removed the 13,313 square foot addition in addition to a number of other revisions.

On September 7, 2021, the City Council considered the resolution denying the application reviewed by the Planning Commission during the August 2, 2021 Public Hearing and the request from the applicant to accept the revised application removing the 13,313 square foot addition. The City Council requested that the Planning Commission consider the modified plans, conduct a public hearing, and following the public testimony, provide a recommendation to the City Council.

Since the Planning Commission had previously provided a PC Report and Recommendation of approval of the application with the 13,313 square foot addition, staff has prepared a revised PC Report and Recommendation of approval of the amendment application without the 13,313 square foot addition. The Planning Commission can consider adopting the revised PC Report and Recommendation as written or consider adding additional conditions of approval.

A high-resolution copy of the plan set was too large for this packet, so it is available at this link:

<https://www.wayzata.org/735/163-Wayzata-Boulevard-West>

ACTION REQUESTED:

Since the Planning Commission had recommended approval of the proposal that was reviewed at the meeting on August 2, 2021 and this proposal is largely a removal of project elements (not the addition of new project elements), staff has prepared a draft PC Report and Recommendation of approval. Staff requests that the Planning Commission consider if the conditions included within the PC Report and Recommendation of Approval sufficiently address the issues specific to the modified plans or if additional conditions should be included.

ATTACHMENTS:

1. Moments of Wayzata Staff Report
2. Moments of Wayzata Draft PC Report and Recommendation for Approval
3. Moments of Wayzata Narrative, Amended Application, and Public Comments by September 30



**Staff Report
Wayzata Planning Commission
October 4, 2021**

Project Name:	"Moments of Wayzata" Planned Unit Development (PUD) Amendment and Design Deviation
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:	November 26, 2021

Development Application

Introduction

Burt Elmer, on behalf of TMSC of Wayzata LLC, has submitted modified plans that request approval of a Planned Unit Development (PUD) Amendment and a Design Deviation for the renovation of a Senior Living & Memory Care facility located at 163 Wayzata Blvd W. An initial development application was presented at the June 21, 2021 Planning Commission meeting. The applicant later withdrew that application to make revisions based on feedback received from the public and Commission. A subsequent development application was presented to the Planning Commission on August 2, 2021. On August 16, the Planning Commission adopted a Report and Recommendation of Approval. A draft Resolution approving the requests was tabled by the City Council at their September 7, 2021 meeting, citing the negative impacts of the 13,313 square foot addition and Design Deviations the applicant was requesting. The Council directed the applicant to submit modified plans to the Planning Commission for review.

The applicant submitted a modified plan set on September 15, which shows the building addition removed from the proposal. The applicant was previously requesting two deviations from the Design Standards (parking in front of the building and a significant massing break). The modified plans requests only one deviation from the Design Standards, which is for the parking in front of the building. The previously requested deviation for the significant massing break of the front façade is no longer required without the building addition.

Property Information

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

Chart 1: Property Information

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:

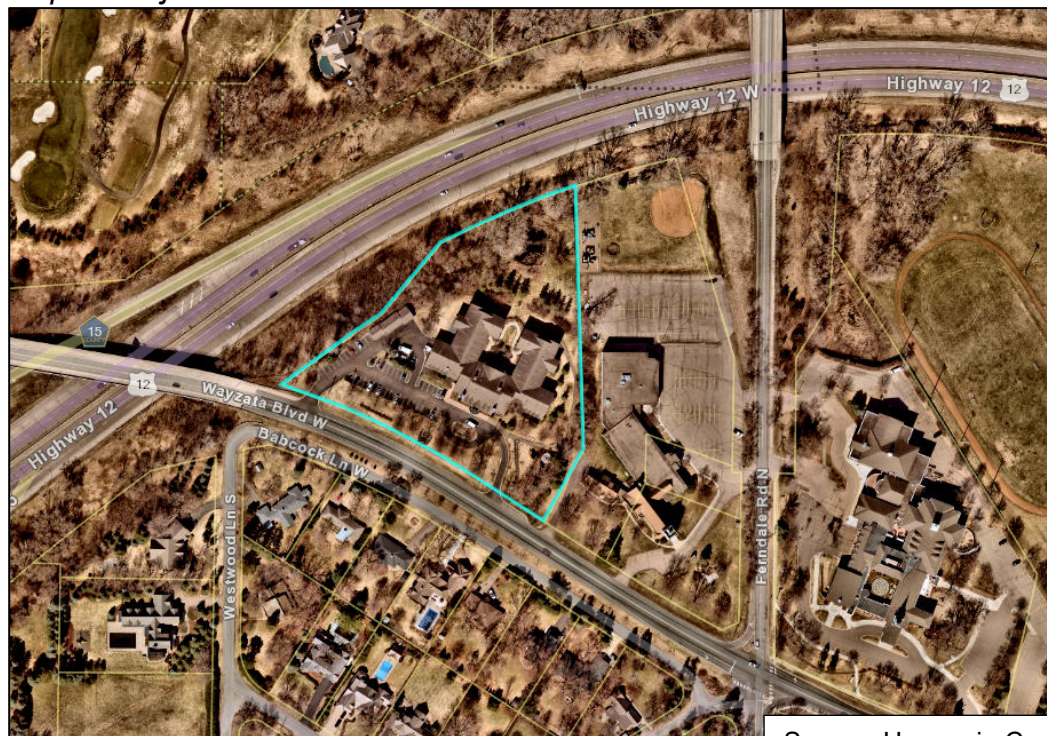
Chart 2: Land Use Data

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 and History

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. 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 is requesting to house up to 88 residents within 84 units.

Map 1: Project Location



Source: Hennepin County

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 would continue but parking has been modified for the project.
- B. Design Standard Deviation (§909): The Applicant is requesting the following deviation 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). While parking currently exists in the front of the building, the applicant is proposing to change its footprint and layout.

Public Hearing Notice

Notice of the public hearing on the modified Application was published in the *Sun Sailor* on September 23, 2021. The public hearing notice was also mailed to all property owners located within 500 feet of the subject property on September 23, 2021.

Neighborhood Meeting

For the original development application, 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. For subsequent development application, a neighborhood meeting was held to discuss the revisions on July 8, 2021.

To discuss the modified plans, a neighborhood meeting was held on September 23, 2021. About 18 community members were in attendance and the following primary concerns were discussed:

- 1. Changes in the exterior materials palette: The applicant explained the use of James Hardishingle on the highest portions of the building elevation; the screening and building materials of the mechanical and trash enclosures; and the structures included with the patio areas.
- 2. Parking stall numbers and locations: The applicant explained that the 56 parking stalls proposed meets the City's parking requirements; the function of the drop-off loop; and location of visitor parking, staff parking, and loading.
- 3. Screening of the headlights within the parking lot: Some community members present request a combination of a six (6) foot tall fence and landscaping to shield headlights from the parking lot. The applicant described the previous retaining wall, which was not received favorably, and proposed use of trees and conifer shrubs to screening the headlights.
- 4. Location and timing of loading and deliveries: The applicant describe the revision that moves the location of the delivers to the west side of the building and the delivery expectations.

5. *The changes in tree removal and tree preservation:* The applicant described the addition tree being preserved with the amendment, how the trees will be protected during construction, and that the tree ribbons indicating which trees will be saved by the October 4, Planning Commission meeting.
6. *Landscaping adjacent to and within the Wayzata Blvd right-of-way:* The applicant described the trees and landscaping that will be installed on edge of the project's property, within the Wayzata Blvd right-of-way, and within the Babcock Lane right-of-way.
7. *Explanation of Assisted Living Act:* The applicant explained the recent Minnesota legislation effecting the building construction methods of assisted living facilities.
8. *Is there an intention to request the addition in the future?:* The applicant stated that an addition is not included within the amended application but that owner reserves their right to apply for PUD amendments and/or other planning applications in the future.

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) to allow for the requested use of the property. The PUD incorporated 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.

Summary and Analysis of Application

On June 29, 2021, the applicant submitted a development application for a PUD Amendment and Design Deviations including a 13,313 square foot addition to allow for adult daycare services and offices for the Moment's executive team. That application was presented at the August 2, 2021 Planning Commission meeting and, following the public hearing, directed staff to prepare a PC Report and Recommendation of approval.

On August 16, the Planning Commission approved the PC Report and Recommendation of Approval.

On August 24, 2021, the City Council reviewed the application and allowed for additional public testimony. Following the consideration of the PC Report and Recommendation and the public testimony, the City Council requested that staff prepare a resolution of denial based on the impacts from the 13,313 square addition and the request design deviations. On August 31, 2021, the applicant submitted revised plans to remove the 13,313 square foot addition. On September 7, 2021, the City Council directed the staff to present the modified plans to the Planning Commission for review and provide a recommendation for the City Council to review during their October 19, 2021 regular City Council meeting.

Plan Revisions since the August 2, 2021 Planning Commission Public Hearing

- Removed 13,313 square foot addition to the west of existing building
- Removed 20 client adult day care including 2-3 employees
- Removed The Moments executive operations
- Total staff reduced by 15 to 85 total staff
- Administration staff reduced by 1 to 6 staff
- Nursing staff reduced by 1 to 19 staff
- Entertainment reduced by 1-2 to 3 times per week
- Transplant Plan for trees (L1.2) is eliminated
- Architecture sheets A203 and A204 (addition floor plans), A207 (addition roof plan), and A304 and A304C (addition elevations) are eliminated
- Tree removal reduced by 15 trees and 219 caliper inches to 22 trees and 233 caliper inches
- Tree replacement requirement dropped from 378 caliper inches to 158 caliper inches
- Reduced existing lot coverage by 1,812 sq. ft. to 25,058 sq. ft. (from 15.1% to 14.1%)
- Impervious surfaces reduced by 13,916 sq. ft. to 72,916 sq. ft. (from 49.1% to 40.9%)
- Reduced existing impervious surfaces by 2,434 sq. ft. to 72,916 sq. ft. (from 42.3% to 40.9%)
- Added patio at the SE corner of the existing building
- Removed patios from the NW corner of the existing building
- Removed a trail extension along the west side of the building
- Overall parking decreased by six stalls to 56 overall parking stalls
- Removed 19 parking stall parking lot in the SE corner of site
- Added two parking stalls to the south of the building (one less stall than exists today)
- Added eleven parking stalls along the west boundary (adds one exposed parking stall to existing lot and removes the eight-stall detached garage)
- Reduced two lane eastern entrance to a single lane entrance (same as existing)
- Added an enclosure around the existing chiller, generator, and transformer

- Loading area moved from the south to the west
- Created a trash enclosure and a screened ground-mounted mechanical equipment area to the west of the building
- Removed retaining/screening wall from the western half of the parking lot and with the removed parking area at the SE corner of the site
- Remaining retaining wall on the south side of parking no longer extends above grade
- Removed retaining walls to the west of the building
- Removed landscaping adjacent to church to the east and along western property line
- New overstory trees reduced by one tree to 41 trees and new evergreen trees reduced by two trees to 192 trees
- Tree replacement reduced by 9 caliper inches to 699 caliper inches (tree placement beyond required grew by 210 caliper inches to 541 caliper inches)
- Proposed floor plans for the existing building are similar to previous proposals
- Coloring on the exterior of the second floor changed from beige (buff) to red-ish
- The exterior material on the third floor of the south facade changed from stone to shingle shakes
- The exterior material on the pediments of the east, west and north facades changed from stucco to shingle shakes

Current Proposed Plans and Improvements

The existing three-story building on the Property is 74,178 square feet on a lot that is approximately 4.07 acres (178,193 square feet) in size. The residential units proposed on-site would increase from 75 to 84 units, including 4 double occupancy units for a total of up to 88 residents (down two residents from the current approval of up to 90 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.

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. Meridian Manor, the previous tenant, had 75 units on the 4.07-acre parcel, resulting in a density of 18.43 units/acre. Previously, the applicant proposed the inclusion of adult daycare services for up to 20 guests, and this would have increased the density to 25.30 units/acre to accommodate the additional serviced population. However, the applicant has removed those services from the modified plans. The applicant now proposes 84 units on a 4.07-acre parcel, resulting in a density of 20.63 units/acre.

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 previous and current amended PUD proposal:

Chart 3: Zoning Data

	R-2 Zoning	PUD Ordinance	1993 Approved PUD	Current Request
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%	40.9%
Property Line Setbacks (min.)	Front: 25 feet Side: 10 feet Rear: 20 feet	Same as underlying zoning district	Front: 106' + Side (West): 19.4' Side (East): 40.1' Rear: ~190' (exceeds)	Front: 106.5' + Side (West): ~105' Side (East): 40.1' Rear: ~190' (exceeds)
Lot Area (min.)	15,000 sq. ft.	Same as underlying zoning district	178,193 sq. ft.	178,193 sq. ft.
Residential Density	N/A	Consistent with Comprehensive Plan (12-40 units/acre)	18.33 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 be updated but the footprint will remain as it is today with the exception adding a 175 lower level dayroom. There is a trash and utility enclosure proposed to the west of the building which is to be screened in accordance with City Code requirements. The redevelopment of the site will also consist of new parking lot spaces and a new driveway configuration, with a new port cochere providing protected drop off for guests and residents. The proposed port is approximately 22 feet by 24 feet, projecting out from the building by 35 feet. The main parking lot is proposed 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. Additional parking spaces would be added to the lot along the west side.

The two parking lot access points on the south on the property would be reconfigured to accommodate for the parking lot changes. The access points shown are 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. 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. The exact placement of the sidewalk will be coordinated and approved by the City Engineer in conjunction with the landscaping and utility placements.

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 change since the August 2, 2021 public hearing has been the removal of the 13,313 square foot addition. The existing building exceeds the minimum setback requirements for the property.

Building Height

No changes to the building height have been proposed since the August 2, 2021 public hearing.

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 screening walls are proposed 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 screening walls.

Building Materials

The Wayzata Design Standards for this district indicate that stucco is a less appropriate material for the Wayzata context. It is preferable to use masonry or board siding over exterior insulation to achieve similar energy benefits with higher quality materials. The revised plans have removed stucco from the front façade and will replace the existing siding and façade with stone façade and siding. The coloring on the exterior of the second floor will be changed from a beige buff stone to a reddish hue. The exterior material proposed on the third floor of the south facade has been changed from stone to wood shakes. The exterior material on the pediments of the east, west and north facades have also been changed from stucco to wood shakes. Physical material samples have been provided and are available at City Hall for review.

Retaining Walls

There are several new retaining walls proposed throughout the property. The parking lot reconfiguration to the south of the building requires that the grade be lower than the existing grade, so retaining walls in the south were being implemented to accommodate

for these elevation changes. The retaining wall to the south of the parking lot does not extend above the existing grade and will not be visible from Wayzata Blvd.

The remaining walls on the sides and rear of the property would continue to 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. Some retaining walls would utilize sheet pile construction to allow proper drip areas for the existing and new trees. The northernmost wall would be approximately seven (7) feet and the southern of the northern walls would be approximately eleven (11) feet. These walls would face US Highway 12 and would not be visible from adjacent properties. Any required fencing would be required to meet City Code and Building Code requirements.

Outdoor Improvements

As indicated above, retaining walls are proposed in connection with various outdoor improvements. The applicant proposes to refresh the landscape with the implementation of a pavilion, patios, new plantings, and the general manicuring of existing landscaping. The latest iteration of the proposal for the property would add a patio at the SE corner of the existing building but would remove the previously proposed patios from the NW corner of the existing building. The applicant has also removed a trail extension proposed along the west side of the building in this modified plans. The site would also incorporate improved utility and trash screening and improved shielded site lighting such as a trash enclosure and a screened ground-mounted mechanical equipment area to the west of the building. The replacement of the façade and roofing would help to address moisture and mitigation issues.

Lighting

The existing site has nine pole-mounted lighting fixtures. The proposed development would replace the existing nine polls with eleven new LED pole-mounted lighting fixtures. As per the revised Lighting Plan submitted, the maximum lighting value at the Wayzata Blvd property line would be 0.6 foot-candles at the eastern access onto Wayzata Blvd and 0.6 foot-candle at the western property line adjacent to the parking area. The City Code limits the lighting level at the property line to be no more than four foot-candles. The proposed lighting meets City Code requirements.

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 56 and to better fit the new site plan. The applicant has located the parking area to be setback over 25 feet from the front property line. Previously, the applicant had requested an additional design deviation for massing related to the proposal expansion of the facilities with a 13,000 square foot

addition on the western side of the property. Because this proposed addition has been removed from the current plan, there is no expansion of the existing building facade which classifies the existing missing massing break as a legal non-conformity. The criteria for reviewing design deviations are provided at the end of this report.

Landscaping

The amended application includes a landscape plan that proposes to install:

- 41 overstory trees of at least three caliper inches
- 192 conifer trees of a least six feet in height
- 32 ornamental trees of at least 1.5 calipers inches (or equivalent measurement)
- 141 shrubs
- 89 grasses
- 93 perennials

This landscape plan exceeds the City Code requirements for landscaping. The proposed landscaping plan includes installing landscaping on the project site, within the Wayzata Boulevard right-of-way both on the north side of Wayzata Boulevard and on the south side of Wayzata Boulevard and north of Babcock Lane.

The landscape within the right-of-way located north of Wayzata Boulevard includes:

- Five Autumn Blaze Maples (overstory trees)
- Six Kentucky Coffeetrees (overstory trees)

The landscape within the right-of-way located south of Wayzata Boulevard and north of Babcock Lane includes:

- Ten Balsam Firs (conifer trees)
- 17 Eastern Red Cedars (conifer trees)

The final planting locations of trees within the right-of-way will need to be field verified by the City Engineer to ensure that the trees will not interfere with the utilities within the right-of-way.

Tree Removal/Preservation

The applicant is proposing to remove 233 DBH of significant trees but no heritage trees will be removed from the site for the proposed project. The proposal reviewed during the August 2, 2021 public hearing had a significant tree removal of 452 caliper inches. 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:

Chart 4: Tree Preservation

	Total DBH	DBH Removed	% DBH Removed	Max. DBH Removal Allowed	DBH Replacement
Significant Trees	753	233	30.9%	10% (75.3 DBH)	157.7
Heritage Trees	36	0	0%	0%	0

The replacement of significant trees requires 157.7 caliper inches at diameter breast height (DBH), and the replacement of heritage trees requires 0 DBH due to no heritage trees being removed. The proposal reviewed during the August 2, 2021 public hearing showed a replacement requirement of 376.7 caliper inches.

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

Chart 5: Tree Replacement

Planting	Number	Size	DBH
Overstory Trees	41	3"	123
Evergreen Trees	192	3"	576

The required DBH replacement for the site is 157.7. The applicant proposes 699 DBH in replacement, which exceeds the required DBH replacement standard by 541.3 DBH.

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 (8/2/2021: ~30)
- Evening – 3:00 pm - 11:15 pm ~ 30 employees (8/2/2021: ~30)
- Night – 11:00 pm - 7:15 am ~ 8-10 employees (8/2/2021: ~8-10)

*Average day shift has an overlap of employees where staff increases to 40 between day and evening shifts. Total staff is 90 with a blend of full and part time across all shifts and rolls. (8/2/2021: Average Shift – 40; Total Staff - 100)

Staff position description:

- Administration – 6 (8/2/2021: 7)
- Culinary – 7 (8/2/2021: 7)
- Maintenance – 1.5 (8/2/2021: 1)
- Housekeeping – 4 (8/2/2021: 4)
- Nursing – 19 (RN, LPN, CNA) (8/2/2021: 20)

- Activities – 3 (8/2/2021: 3)

Additional notes:

- Visiting Guests – 2-4 families per week and 1-2 persons/group – typically at or after evening dinner (8/2/2021: 2-4)
- Entertainment – 5x per week, 1-2 people (8/2/2021: 4-5)
- Gerontologist MD – 1/week (8/2/2021: 1)

Delivery Services Schedule:

- Food Services – 2x per week, mornings (8/2/2021: 2x)
- Refuse – 2x per week, mornings (8/2/2021: 2x)
- Laundry – none, internally prepared (8/2/2021: none)
- Walk off mat/rugs – 1x per week (8/2/2021: 1x)
- Water softener (salt) – 1-2x/month (8/2/2021: 1-2x)
- UPS/FedEx/USPS – daily (8/2/2021: daily)
- Contractors – 1x per day, occasional (8/2/2021: 1x)
- Site Maintenance – 1x per week; snow removal as needed (8/2/2021: 1x)

The applicant notes that the proposed office use was to be located within the building addition used for central operations is no longer a part of the proposal. This would also lower the parking requirements as noted below.

Parking

The applicant notes three major changes to the parking configuration from the last iteration of the plan. The current proposal will remove 19 parking stall parking lot in the SE corner of site, add four parking stalls to the south of the building (one more stall than exists today), and add nine parking stalls along the west boundary (adds one exposed parking stall to existing lot and removes the eight-stall detached garage). The following table summarizes the proposed number of parking stalls and loading areas:

Chart 6: Parking Requirements

	Existing	August 2, 2021 Public Hearing Proposal	Current Proposal
Parking Stalls	53	62	56
ADA Spaces	2	2	4
Loading	1	1	1

The following table summarizes minimum parking requirements:

Chart 7: Parking Minimums

	Housing for the Elderly
Required Parking	56 spaces for 84 units (1 space for each 1.5 dwelling units)
Required Loading	1 space
Findings	Proposal meets minimum requirements. 56 spaces are required, and 56 spaces 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 final location of the proposed landscaping within the Wayzata Blvd right-of-way will need field verify by the City Engineer to ensure that the landscaping does not infer with the existing infrastructure.
- 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

The bulk of the previous public comments concerned the impacts of the 13,313 square foot addition, the removal of trees (particularly to the south of existing building), and the change in building materials. The amended application has removed the 13,313 square foot addition. The amount of tree removal has been reduced by 15 trees totaling a reduction of 219 caliper inches of proposed removal. In front of the southern parking lot, the tree removal has been reduced from nine trees to four trees and all six trees located in the southeast corner of the site are retained. The applicant has revised the proposed elevations to include wood shakes in addition to the stone on the south elevation and have replaces the stucco located on the east and west pediments with wood shakes. The existing PUD agreement states that any future approval shall be compatible with and able to exist in harmony with the immediately surrounding properties and neighborhood area. The applicant has provided photographs of the houses within the surrounding neighborhood to demonstrate that many of the existing houses use materials similar to those being proposed after the renovations.

The applicant conducted a neighborhood meeting at their property on September 23, 2021. The topics discussed at the neighborhood meeting includes:

- Changes in the exterior materials palette
- Parking stall numbers and locations
- Screening of the highlights within the parking lot
- Location and timing of loading and deliveries
- The changes in tree removal and tree preservation
- Landscaping adjacent to and within the Wayzata Blvd right-of-way
- Explanation of Assisted Living Act
- Is there an intention to request the addition in the future?

A summary of the applicant's responses are provided earlier in this memorandum, as well as an attachment within the packet.

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 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?
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 provide a setback between the sidewalk and the building that is sufficient to accommodate enhanced landscaping, stoops, or terraces?
 - c. 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

Since the Planning Commission had recommended approval of the proposal that was reviewed at the meeting on August 2, 2021 and this proposal is largely a removal of project elements (not the addition of new project elements), staff has prepared a draft PC Report and Recommendation of approval. Staff requests that the Planning Commission consider if the conditions included within the PC Report and Recommendation of Approval sufficiently address the issues specific to the modified plans or if additional conditions should be included.

Attachments

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.

- a. The development site shall provide a minimum of one bench using a City-approved design for each 150 feet of frontage length along a public right-of-way.

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.**

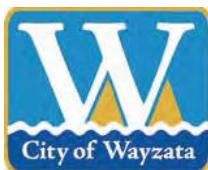
5. The accommodation of future possible uses contemplated by the Design Standards, the Zoning Ordinance or the Comprehensive Plan.

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.



WAYZATA PLANNING COMMISSION

October 4, 2021

REPORT AND RECOMMENDATION OF APPROVAL OF PUD AMENDMENT AND DESIGN DEVIATION FOR MOMENTS OF WAYZATA AT 163 WAYZATA BLVD W

DRAFT

SUMMARY OF RECOMMENDATION

1. **Approval*** of PUD Amendment
 2. **Approval*** of Design Deviation
- * with certain conditions listed at the end of this Report
-

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Application. Burt Elmer, on behalf of the property owner, TMSC of Wayzata LLC, (the "Applicant") has submitted an application dated June 29, 2021 and modified on August 31, 2021 (the "Application") for renovation of a Senior Living & Memory Care facility, and related improvements, for the property located at 163 Wayzata Boulevard West (the "Property"). The site was previously operated as "Meridian Manor", a senior care alternative facility for which a PUD (the "Existing PUD") and development agreement was approved in 1993, and that is no longer in operation. The Applicant originally proposed to renovate and expand the existing building to house up to 88 residents, within 84 units; add adult day facilities and services for up to 20 guest per day; and add offices for administrative and activities staff to support multiple "Moments" facilities and locations. The Applicant modified the Application and proposal on August 31, 2021 after Council directed staff to prepare a resolution to deny the Application. The modified and current Application does not include a building addition, adult care uses, and includes modifications to the originally proposed landscaping and parking plan. At the September 7, 2021 City Council meeting, City Council referred the modified Application back to the Planning Commission for further review.

- 1.2 PUD Amendment and Design Deviation Requested. The Application includes the requests for approval of (i) a Planned Unit Development (PUD) Amendment to the Existing PUD to incorporate the plans shown on Attachment A (the “Amended PUD Plan” or “PUD Amendment” as modified on August 31, 2021); and (ii) a deviation from parking area location design standard (Sec. 909.19.A) to allow parking in front of the building (the “Design Deviation”).
- 1.3 Property. The addresses, property identification numbers, and owner of the Property in the PUD is identified on Attachment B.
- 1.4 Land Use Designations. The Property is zoned and guided as follows:
- | | |
|------------|--------------------------------|
| Zoning: | PUD / Planned Unit Development |
| Comp Plan: | High Density Residential |
- 1.5 Notice, Neighborhood Meeting, and Public Hearing. Notice of a public hearing on the Application was published in the *Sun Sailor* on September 23, 2021 and mailed to all property owners located within 500 feet of the Property on September 23, 2021. A neighborhood meeting on the Application was held on September 23, 2021. A public hearing on the Application was held at the October 4, 2021 Planning Commission meeting.

Section 2. STANDARDS

2.1 PUD Amendment.

- A. Process. Section 933.09 of the Zoning Ordinance provides that the same review procedure is followed by the Planning Commission and City Council for an amendment of a PUD as is followed for a new PUD.
- B. Intent and Purpose of PUDs. Chapter 933 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:
1. 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.

2. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
 3. More convenience in location and design of development and service facilities.
 4. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.
 5. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
 6. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
 7. 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.)
 8. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.
- C. General Standards. Section 933.2.A of the Zoning Ordinance sets forth the general standards for review of any PUD application. These are:
1. Health Safety and Welfare; Intent and Purpose of PUDs. In reviewing the PUD application, the Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations on design 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 Section 33 of the PUD Ordinance. 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 Section 33 of the PUD Ordinance, it may approve the PUD, although it shall not be required to do so.
 2. Ownership. Applicant/s must own all of the property to be included in the PUD.

3. Comprehensive Plan Consistency. The PUD project must be consistent with the City's Comprehensive Plan.
4. Sanitary Sewer Plan Consistency. The PUD project must be consistent with the City's Sanitary Sewer Plan.
5. Common Open Space. The PUD project must provide common private or public open space and facilities at least sufficient enough to meet the minimum requirements established in the Comprehensive Plan and contain provisions to assure the continued operation and maintenance of such.
6. Operating and Maintenance Requirements. Whenever common private or public open space or service facilities are provided within a PUD, the PUD plan must contain provisions to assure 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 must be placed under the ownership of one of the following, as approved by the City Council: (i) dedicated to the public, where a community-wide use is anticipated, (ii) Landlord control, where only tenant use is anticipated, or (iii) Property Owners Association, provided the conditions of 933.2.A.6.c are met.
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. The PUD project must meet the density standards agreed upon by the applicant and City, which must be consistent with the Comprehensive Plan.
9. Utilities. All utilities associated with the PUD must be installed underground and meet the utility connection requirements of Section 933.2.A.10.
10. Utility Connections. All utilities associated with proposed PUD must meet the utility connection requirements of Section 933.2.A.10.

11. Roadways. All roadways associated with the PUD must conform to the Design Standards and Wayzata Subdivision Regulations, unless otherwise approved by City Council.
12. Landscaping. All landscaping associated with the PUD must be according to a detailed plan approved by the City Council. In assessing the 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. 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 conditional use permit, or the previous zoning district, if a PUD District. No building shall be located less than fifteen (15) feet from the back of the curb line along those roadways which are part of the internal street pattern. No building within the PUD project shall be nearer to another building than one-half (1/2) the sum of the building heights of the two (2) buildings. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the allowable setbacks shall be as negotiated and agreed upon between the applicant and the City.
14. Height. The maximum building height to be considered within a PUD District shall be thirty five (35) feet and three (3) stories, whichever is lesser. There shall be no deviation from the height standards applied within the applicable zoning districts for PUD conditional use permits. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the maximum allowable height and number of floors shall be as negotiated and agreed upon between the applicant and the City.

2.2 Design Standards Deviations.

- A. Development with a nonresidential and/or multifamily component that includes modifications involving 50 percent or more of an existing building's exterior façade in the City must comply with the Wayzata Design Standards found in Chapter 909 of the Zoning Ordinance.
- B. Significant Deviations from the Design Standards are defined as deviations that amount to a significant departure from the Standards and do not qualify as Minor Deviations, that are defined in Sec. 909.29.B and may be approved by City Staff. Approval of a Significant Deviation requires 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 project successfully implements the guidance of the Design Standards Guide.
3. The extent to which the deviation permits greater conformity with other Standards, policies behind the Standards, or with other Zoning Ordinance standards.
4. The positive effect of the project on the area in which the project is proposed.
5. The alleviation of an undue burden, taking into account current leasing, housing and commercial conditions.
6. The accommodation of future possible uses contemplated by the Design Standards, the Zoning Ordinance or the Comprehensive Plan.
7. The project involves a national, state or local historic designation.
8. The project is the remodeling of an existing building which largely otherwise conforms to the Design Standards.

Section 3. FINDINGS OF FACT

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

3.1 PUD Amendment.

- A. Health Safety and Welfare; Intent and Purpose of PUDs. The PUD Amendment (resulting in the "Amended PUD") conforms with the overall intent and purpose of a PUD as outlined in Chapter 933 of the Zoning Ordinance, and the intent and purpose of the Existing PUD.
- B. Intent and Purpose of PUDs. The Amended PUD would continue to encourage the following, as noted in the findings for approval of the Existing PUD:

1. The conservation and more efficient use of land in the PUD through a site specific arrangement of three related townhomes.
 2. The preservation and enhancement of desirable site characteristics.
 3. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
 4. An efficient use of land resulting lower development costs and public investments.
- C. General Standards. The Amended PUD would not materially impact any of the fourteen (14) general standards listed in Section 933.2.A and in Section 2.1 of this Report, which would continue to be met as they are within the Existing PUD. The PUD Amendment will mainly allow for needed updates and enhancements to the existing grounds and building on the site. The PUD Amendment would not include any other significant changes to the facilities, site and uses of the previously approved and Existing PUD, except as noted in the PUD Amendment.

3.2 Design Standards.

- A. The Project meets all of the applicable provisions of the Design Standards except for the Deviation.
- B. The Commission finds that there would be a positive effect on the area where the Project is proposed by allowing the Project with the Deviation, in that it will allow for most of the existing building to be maintained and used for needed services as noted in this Report.
- C. To the extent there are any negative impacts of the Deviation, those impacts are outweighed by one or more of the following factors:
 1. The positive effect of the Project on the area in which the project is proposed, in that it would renovate and improve the principal structures of the Existing PUD and provide needed senior and memory care services to the community.
 2. The Project is largely the remodeling of, and necessary updates to, an existing building which largely otherwise conforms to the Design Standards.

Section 4. RECOMMENDATION

- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of the (i) the PUD Amendment, and (ii) the Design Deviation, subject to the following conditions:
- A. The Applicant must secure all necessary building permits for construction on the lots of the Proposed Subdivision, and follow all laws and regulations applicable to the construction and operation of the facilities on the Property, including: (i) building codes and land use regulations, (ii) City Code and policies applicable to days and times of work, and construction management; and (iii) federal and state law and regulations, and licensing requirements.
 - B. Stormwater Facilities, Grading, Drainage, and Erosion Plans for the Project the must be approved by the City Engineer prior to the submission of building permits and submitted to the City for review.
 - C. The Applicant must build, complete and operate the Project in conformance, in all material respects, with the Amended PUD Plan.
 - D. The Applicant must enter into a new or amended PUD Development Agreement with the City, with terms and in a form acceptable to the City Attorney, that incorporates the approvals and conditions of this Resolution, and maintains all other conditions of previous approvals for the Existing PUD that are not superseded by the approvals this Resolution.
 - E. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 4th day of October 2021.

Attachments:

Attachment A: PUD Amendment

Attachment B: Information and Legal Description of Property

Attachment A:
PUD Amendment / Amended PUD Plan

DRAFT

Attachment B:
Property Information

Address	PID	Owner	Abstract or Torrens?
163 Wayzata Blvd W Wayzata, MN 55391	0111723110002	TMSC of Wayzata, LLC	Both
			Certificate No.
			1520074
Legal Description			
<u>Parcel 1:</u> That part of the West 150 feet of Lot 58, Auditor's Subdivision No. 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. Hennepin County, Minnesota Torrens Property – Certificate of Title No. 1520074 <u>Parcel 2:</u> That part of Lot 58, Auditor's Subdivision No. 184 described as follows: Commencing at a point in the North line of Section 1, Township 117 North, Range 23 West, distant 840.00 feet West from the Northeast corner thereof; thence East 488.0 feet; thence Southerly 660.00 feet at an angle of 87 degrees 37 minutes to the right; thence Southwesterly 151.30 feet at an angle of 30 degrees 17 minutes to the right to a point in the Northerly line of Wayzata Boulevard (formerly U.S. Highway no. 12) as now laid out and travelled, distant 448.50 feet Northwesterly from its intersection with the East line of said Section 1; thence Northwesterly along said boulevard line to a point in a line running Southerly from the point of beginning at an angle of 89 degrees 35 minutes to the left from said North line of said Section 1; thence Northerly to the point of beginning. Except that part lying Northwesterly of the Southeasterly right-of-way line of S.T.H. No. 12 as shown by Document No. 4194553. Hennepin County, Minnesota			



Project Narrative

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

Applicant: TMSC of Wayzata, LLC

Project: The Moments of Wayzata

September 15, 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 Waite Holdings, 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 life.

Here is an executive recap:

- 84-residential units, 88-residents (4 double-occupancy units)
- Typical resident support services – food service, medication management, social activities, ADL services
- Select common spaces and residential units are being repurposed to create new residential common areas as on-floor neighborhood gathering spaces. These spaces are at the central core area per floor
- CNA care stations will be located at each floor, at each wing intersection. One Aide station at core/ floor.
- In-house physical therapy provided by outside service providers
- In-house central laundry with resident/family laundry in each resident wing
- Open-air pavilion in north yard within a terraced, secured garden
- SE corner of the parcel is to remain as natural landscape
- Public and secure gardens and patio spaces for family and guest interaction.

Project Narrative: The Moments of Wayzata

- Public and secure gardens and patio spaces for family and guest interaction.
- East side of site, an ADA accessible path and 12' clear pond service access has been lowered to meet code gradient concerns. Landscape changes have been the result to direct water away from building foundation and prevent negative runoff while preventing future recurrence of infiltration, as exists now.
- Redoubled efforts were taken to retain as many trees as possible. Drive lane approximates existing loop turn around while providing resident focused access to parking near the entry canopy.
- Maintained the spruce trees adjacent to the equipment yard vs. design standard sidewalk.
- Several of the existing double-occupancy units are being reconfigured to create new single-occupant efficiency units
- The Moments Adult Day Care – At this time, we withdraw further development initiatives associated with the Carriage House. We believe in the product and that there is a distinct community need, however, we will further review market assessments and may revisit the decision in the future.
- The Moments Executive Operations - Currently, we withdraw dedicated accommodations from the development initiative. The Moments Operations team will provide strong leadership and quality of care as part of the Wayzata community, with oversight of the Executive team in capacity to assist, as needs arise.

Legislature Statute and building status:

- Meridian Manor has been built and operated continuously since 1994. The MN Department of Licensing had issued an operations license continuously since that time but terminated the license due to the Covid-19 outbreak in March 2020. The Moment's ownership believes the building qualifies under a grandfathered application and will directly respond to issues of status, under separate cover.

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 extensive revitalization, renovating the existing interiors, and building systems while optimizing comfortable spaces within the existing senior living community. At this time limited, ancillary space will be added to address the proposed program functions. As evidence arise, we will revisit needs in the future.
- 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 conveniences are delivered through one service provider with more quality service options and amenities for residents and families in which to choose.
- D. Preservation of existing site characteristics is achieved by maintaining select mature plantings and screening topography. Residential character of the southerly site will minimally change to limit disruption to the general environment, to what has common to area, known and appreciated.
- E. Creative land use – Minor site changes are envisioned. For resident safety and convenience, a covered port cochere has been added as primary front door and entry to the community. With this renovation and addition, the port cochere replacement will provide safe surface amenity and a gracious element. Minor adjustments to the parking field have been introduced to facilitate the port cochere and incremental unit density change to the community.
- F. Efficient land use is achieved through establishing increased density within the existing footprint. Through strategic interior planning, and subtle site revision, access and flow will be enhanced that

Project Narrative: The Moments of Wayzata

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 remains largely unchanged from its original intent, but owner will maintain its right of keeping with the City’s Comprehensive Plan for use as high-density residential.
- H. Through the flexibility granted of the PUD Amendment, The Moments of Wayzata, will create a premier community offering the best in care with additional programming and support functions desired by families, while offering unique services in the area.

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

- New port cochere providing protected drop off for residents and guests.
- New parking and access configuration.
- Refreshed landscape with walking path, pavilion, patios, new plantings, and manicured existing landscaping.
- Replacement of the complete façade and roofing, addressing serious moisture migration issues.
- New energy conservation strategy including vapor barrier, insulation, doors and windows.
- Additional guest and family patio space and covered ‘Gianni’s’ with extended season tempered, pergola
- Complete interior renovation with new interior finishes and LED lighting.
- Restoration of all resident units with new kitchenettes, appliances, finishes, and lighting.
- Renovation of all resident bathrooms plus create select universal and accessible bathrooms.
- Reconfigured and new common core spaces, entry lobby, dining areas, and amenity areas.
- Replacement of entire commercial kitchen and addition of satellite serving kitchens.
- 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’.
- Improved utility, refuse screening and enclosures.
- Improved, shielded site lighting.
- New central laundry and resident laundry services.
- 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:	74,178 SF
Addition, LL day room:	175 SF
Total Building Area:	74,353 SF
Building Height:	Maximum height is unchanged, remains three stories (see building sections)
Residential Units:	Increased from 75 to 84 - units including approximately 8% double occupancy units for a total of up to 88 residents.
Off-street Parking:	56 Stalls per City Ordinance, including 3-HC stalls. Garages will be removed. (Existing: 53 stalls with 2 HC stalls and 8-garage stalls)
Loading:	Unchanged in quantity; one service loading area will be provided, relocated to the west
Executive Office Use:	NA

Project Narrative: The Moments of Wayzata

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

Average Day shift has an overlap of employees where staff swells to 58 between day and evening shifts.

Total Staff is 90 (blend of full and part time) across all shifts and all roles.

Staff position description

- Administration – 6 [Executive Director, Culinary Director, Staffing Manager, HR, Business Office, Concierge]
- Culinary – 7 [Chef, Sous Chef, 2-cooks and servers]
- Maintenance – 1 + 1 assistant
- Housekeeping – 4 [3-housekeepers, 1 laundry]/ shift
- Nursing - 19 (Nursing = RN, LPN + CNA) [Director of Nursing, Nurse Manager, 3 LPN & 14 CNA's]/ shift with less on night shift]
- Activities – 3 [Director, 2 coordinators]

Visiting Guests - 3 - 4 families/week at 1-2 persons/group - typically at or after evening dinner

Entertainment – 5 x per week, 1-2 people

Gerontologist MD – 1/ week

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.

Project Narrative: The Moments of Wayzata

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September 13, 2021

City of Wayzata Planning Commission
Attn: Planning Commission
600 Rice Street East
Wayzata, MN 55391

RE: 163 Wayzata Boulevard West – Proposed PUD Amendment

Dear Commissioners:

I want to thank you all for taking the time to review the revised plan for The Moments of Wayzata located at 163 Wayzata Boulevard West (formerly Meridian Manor). While we were before you less than a month ago and this commission approved the initial Planned Use Development Amendment with a 4 to 1 recommendation to the City Council on August 2, 2021, followed by a consent agenda vote on August 16, 2021, of 7 to 0 in favor the City Council found on August 24, 2021, to deny the above-mentioned application. Finally, on September 7, 2021, they tabled the full denial and have allowed us to bring the matter back to the Planning Commission directly to provide an opportunity for a fourth public hearing and a fourth neighborhood meeting for the neighbors in the Highland Neighborhood to provide their input on this matter. This narrative will review the plan that was previously approved by this body and compare it to what is now in front of you for review.

However, I feel it is necessary to provide background on The Moments and its design/brand standard as well as the operations and why bringing our services to Wayzata makes a great fit.

Over the last twenty plus years I have had several family members who have been diagnosed with Alzheimer's and other forms of dementia. My maternal grandfather, James R. Fox MD, was diagnosed in the summer of 2001 once diagnosed he was placed in a locked wing a facility in South Minneapolis. While he was there, I spent a lot of time visiting him and observing the surroundings. Grandpa was a brilliant man full of life and optimism prior to his actual diagnosis, looking back I should have seen the initial signs of his memory loss, with a true love of life and family. So much so that one of his friends sprung him from what I would consider a depressing, non-engaging facility and put him on a flight back to his home in Florida. Collier County required him to move to a facility and we moved into a beautiful, assisted living community in Naples until they could no longer provide the necessary care as his dementia progressed. This was, at the time, typical of assisted livings as they were not set up for memory care or they had a locked wing on the "other side of door". Once the request for removal came, we moved him back to Minnesota to, at the time, one of the few facilities that had a dedicated memory care. This was the premier memory care in the metro area at the time. He passed after four years in the community, and we had great comfort that he had lived the remainder of his time near all of us in a wonderful community.

On the flipside my step-grandfather, in 2011, was placed by his adult children in facility that was dated and depressing to visit. He became less engaged and progressed much quicker than my grandpa had and passed in August of 2013 less than two years after entering the facility. At that time my interest in memory care was born and I believed there had to be a better way for those with dementia to live their final years.

During the development and construction of The Moments of Lakeville (“TMOL”) my paternal Grandma Jane Wright, well into her 90’s at the time, when her assisted living facility informed my Dad that she would need to be moved to the locked fourth floor for memory care. My Dad sought a facility closer to him, within walking distance, to care for her. This facility was what we would classify as an old school nursing home. The surroundings were depressing and my always smiling, happy grandma told us that she was depressed because she was often left in her “hospital” room and there was limited socialization. We were biding time for the completion of construction and opening of TMOL. In February 2018 Grandma moved into TMOL at the age of 99 she spent her remaining time with us, passing at 101 ½ and was the happiest she had been in years

In June of 2016 The Moments of Lakeville (“TMOL”) was formed to provide five-star boutique residential memory care community. After extensive research into the existing offerings for those with dementia in Minnesota and across the country and my family history we knew that there was better way to design and operate a standalone memory care. We opened in December 2017 with 32 units of purposefully designed memory care. What does this mean? We designed the building to allow for all five senses to be met every day.

The building itself has no dead ends allowing for residents to wander the entire building in a circular route. With no dead ends our residents do not feel trapped or confused as to where they are supposed to go. TMOL has an abundance of natural light throughout the common areas, the building itself is a “rambler” style with second story active dormers. The residential wings have cedar shingles in the dormer areas leading to copper gutters and individually designed door surrounds in different siding styles and colors as way for wayfinding for the residents. In short, we have made the exterior of the suites to mimic a front door to a house.

One of the most important design details is one you do not see TMOL has up to six fresh air exchanges per hour. Not only does this provide clean air for our resident, which became more important with the onset of COVID, but our building smells clean naturally without having to cover up urine or stale smells with piped in scents. Additionally, we installed LVT flooring over our building wide in floor heat. This allows for easy clean-up of spills or other instances that dementia residents may have. The in-floor heat was important to provide an added level of warmth 365 days a year. It also provides a warm transition from the showers in each suite to the tile bathroom flooring. Sometimes those with dementia have anxiety which can lead to “behaviors” when exiting to a cold floor. While we wish we could carry the in-floor heating through to Wayzata as an existing structure it is cost prohibitive to retro fit the building for this function.

Finally, and most important is that the residents of TMOL have sense of freedom throughout the community. Without being on the other side of a locked door in an assisted living rather living in a secure community we have found that our residents have less anxiety and potential behaviors.

With this they have an abundance of outdoor space with patios and gathering areas for family and residents in our beautifully landscaped grounds. To provide even greater outdoor space we are adding Janes Garden and the Westwood Hills house on this site. It will include a koi pond and English garden design with plenty of walking space. The Westwood hills house will have an additional kitchen allowing for resident lunches and additional space for family members to have

celebrations with their loved ones in a private space. We had envisioned the additional private dining/celebration would be part of the carriage house addition.

However, a building can be beautiful, welcoming, and comfortable but the most important thing is the people within the building, architecture is merely a backdrop for living. Our caregivers are chosen based on their empathy and ability to “love” the residents as they are family. We employ only Certified Nursing Assistants (CNA) as direct caregivers to our residents. This is different than other facilities, first we consider facility to be the F word and our lexicon is a community, as they may employ not certified resident assistants, meaning any untrained and uncertified person, can work in those facilities. In addition, we staff with licensed nursing 24 hours per day. This is important as we have the ability to provide, if necessary, medical interventions when or if some shows extreme anxiety leading to behaviors. Due to this we have had minimal residents sent out to hospitals which can lead to them having to go through unnecessary stress from new surroundings. It also minimizes their chances of being placed in a Geri-psych setting and coming back to us highly medicated, sometimes called snowed, and a progression of their disease much quicker. It also limits the visit of EMT’s and ambulance which can upset the other residents. With our specialized dementia training of CNA’s and Nurses we have all the tools in our toolbelt to redirect and calm the situation without medicating the resident to calm them. The team we have built at TMOL is truly unique and sets us apart from the competition.

Approved PUD Amendment

In our prior site design, we requested certain design changes to bring our highest level of care to Wayzata. There is a clear need in the community for our specialized memory care and enhanced assisted living (EAL) services.

During our inspection period of the property formerly known as Meridian Manor, we found significant interior and exterior issues including water intrusion, mold, and seriously deficient HVAC system. To solve these issues, we proposed the following:

- Removal and replacement of existing siding and façade with stone façade and siding. All Our proposed finishes were designed with the new Wayzata Design Standard Handbook – 6/1/2021 and adopted on June 15, 2021 which went into effect prior to our application
- Removal and replacement of all sheathing
- Installation of moisture and vapor barrier
- Removal and replacement of roofing including new sheathing and ice and water shield
- Regrading around building to redirect water away from the foundation to minimize potential recurrence.

SITE DESIGN

- Addition of a port cochere at resident and visitor entrance to provide a weather safe area to enter the building, then redesigned for lower and smaller footprint within heights required for EMS ambulances to enter
- Addition of front yard parking with additional 19 parking spots to meet city code for parking spaces required for the site including the addition of the carriage
- Redesign and addition of parking spaces

- Removal and replacement or transplant of trees on the site to meet city ordinance and concerns of neighbors across Wayzata Blvd West on Babcock Lane
- Removal and replacement of the drive island and transformation into additional parking spaces, the circle previously held four parking spaces
- Addition of 5'-high combination natural berm and retaining walls to shield headlights from reaching neighbors across
- Addition of sidewalk at Wayzata Boulevard
- Moving the trash enclosure and mechanical equipment to “front yard” to the west side of daycare addition. Designed to be aesthetically a part of the addition. This effort led to a reduced mass and architecture to reframe façade to a complimentary carriage house.
- Refinement added to carriage house façade to reinforce the DSH 3.A.2 recess seating areas.

ADDITION ADULT DAYCARE

During research of the Wayzata and west metro area we recognized a need for those with dementia to have a space for them to go during the day for socialization and life enrichment (activities). This service also allows for necessary respite for caregivers to allow them to run errands, have lunch, play golf and most important self-care. All activities that can be difficult to bring their loved ones with or most concerning leaving someone at home that could either walk away, fall or worse yet start a fire.

The one story with walkout addition would allow the executive offices for “The Moments” and LiveWell management on the lower level. The total addition was 13,000 square feet. The building was designed as a carriage house aesthetic with approximately 6,500 above ground to house the adult daycare and its operations. The lower level was to include space to remove the mezzanine and rooftop mechanicals for the building as well as employee retention spaces including fitness room, massage room (used as employee recognition, a mother’s room, and training space for staff. The offices were intended for overall operation executives including myself, Vice President of Operations, Human Resource Director, Finance, Culinary Director, Marketing and Life Enrichment

This addition and the traffic it may cause, far less than what was planned for in the city’s master plan, have been a hot button for both the City Council and neighbors. We have decided to pull the addition from the new plan. However, we reserve the right to reapply for the adult daycare building in the future.

AMENDED PLAN BEFORE YOU NOW

Following the City Councils vote to deny the amendment, we made numerous changes to address and resolve the community members concerns. Following the request by the City Planners Senior Consultant we resubmitted plans to be reconsidered by the Council. My takeaway of their concerns was façade design (too much stone), trees, parking area in southeast corner, the addition and design two deviations regarding mass break and front yard parking.

We took this opportunity to revise the plans including:

1. Removal of addition and connecting walkway
2. Redesign of façade to include James Hardie shakes on the upper portion of the building

3. Removal of southeast parking and redesign of the parking lot to provide required spaces – this is still a deviation to remove the center island and add 15 spaces in the new design area. Total parking spaces south of building are at parity with what exists presently.
4. Potentially, saving of eleven (11) trees that were to be removed. As note younger trees consume more CO2 while as trees age their consumption ability decreases. Many of the trees on the property are beginning to die per forester
5. Redesign of retaining wall to 101 linear feet instead of 350 linear feet. Moved drive lane and retaining wall type – sheet pile to allow proper drip areas for the existing and new trees.
6. Mechanical equipment to remain within service yard, except transformer will be within delivery area, to remain in current location.
7. Trash enclosure moved away from the building along same line as the existing placement.

All interior renovation plans remain the same as in the application approved by the Planning Commission. CNA aide stations will be on each floor, at wing intersections.

We know that there are concerns of the neighbors regarding trees, gardens headlights and the façade. These we feel we have addressed all of them to the best of our abilities. Our brand standard and design standard to renovate and build the operations to be successful need have been incorporated. In that vein, we present you with many of the requested changes from the City Council.

We took the time to go through the Highlands Neighborhood to document similar façades in the neighborhood and that of the renovation of the building and the addition of the Port Cochere. During this process we found numerous houses with complete stone fronts including on house on Babcock Lane. We also photographed port cochere's within this neighborhood. All of which leads us to believe the redesigned exterior will not be a design deviation. Furthermore, I photographed from the property to Babcock to show that headlights should not reach across the street into houses save for one without screening trees in their front yard. Finally, please find attached photos from the street in front of each home on Babcock to show what each resident sees from their homes. You'll note you can barely see the building itself. With our proposed additional landscaping and trees, it will be even more obscured.

The neighbors represented in both this commission and City Council that they had visited and photographed our property in Lakeville. They used this to attempt to show that we do not have grass or landscaping. However, as with all construction the sod installation of those areas is the last thing to do. What they didn't show was all the landscaping on Kenyon, the trees, and flowers outside of the building and the vines growing on our rear retaining wall. Additionally, they showed photos from within our property of the signs branding the building, however, what they failed to recognize is that Lakeville is not Wayzata, and their sign ordinances are significantly different. As it stands now, we will be replacing the existing Meridian Manor sign under a separate permit to meet code.

We also heard concerns over gardens and planting on the site being replaced. They talked about bees and pollinators. Sadly, the previous owner left all of gardens unattended and those plants and flowers are now overtaken by weeds. Our exterior beauty and welcoming feeling are not only our standard but provides a certain curb appeal to would be families and residents. We have in our other

property put in significant quantity of flowers and plants specifically to draw not only bees but hummingbirds as well.

I have offered numerous opportunities for the neighbors to come get a proper tour of TMOL and none have accepted to date. I am providing photos of our property in Lakeville to show a true representation of landscaping and design for our communities. However the most compelling story is to meet our staff and residents and experience our hospitality of staff and services.

As I stated before we may be forced to reevaluate its current use and what would be our options for developing this land based on its the currently guided zoning of high density residential of 40/units per acre. This use this would be based on the new Assisted Living Act as well as the City's final decision.

As requested by the City Council we are attaching an analysis of the Assisted Living Act and its potential impact for this site. Since the prior owners were shut down by the Minnesota Department of Health we are required to obtain a **new** license for this location.

As caring for seniors and those with dementia is my priority and passion, I wish nothing more than to renovate and provide the highest level of care that our residents deserve. Wayzata has always been a city that I have loved and enjoyed for my adult life, and I believe there is a great need here for the care that we provide. The opportunity to do that with this site has been desire since I began my journey into senior living.

Though I know this is a long letter with lots of information, I truly appreciate you taking the time to review it and consider our revised request for approval.

Sincerely,

Elizabeth Wright
Founder – President
The Moments of Wayzata, LLC

September 14, 2021

Via email (elizabeth@themoments.com)

Ms. Elizabeth Wright
The Moments of Wayzata, LLC
7900 Excelsior Blvd
Suite 2000
Hopkins, MN 55343

RE: City of Wayzata and The Moments of Wayzata.

Dear Elizabeth:

As part of the application process for a PUD for The Moments of Wayzata, there have been discussions about the application of certain new building standards that are required for senior assisted buildings, and whether those apply to the current building that is rehabilitated from senior assisted living to a memory care center. The question posed has two parts: first, whether the project currently pending before the City of Wayzata is considered new construction and/or is required to obtain a new license, and, if so, whether the application in its current state is an exception (or grandfathered) to the new standards.

As we set out in more detail below, we believe the project falls under the new standards but the PUD application, as it stands, is grandfathered or exempt from those standards. Instead, the project will be required to meet the standards that were in effect prior to July 31, 2021 (which are, by definition, robust in their own right) as opposed to the new standards. *See* Minn. Stat. § 144G.191, subd. 2a. Please note that a discussion of grandfathering was a topic of earlier communications with the City's attorneys in July 2021, focusing on the importance of the building permit or plan review application being deemed "complete" by the city in advance of the statute's July 31 deadline.

While an argument can be made that the proposed changes to the building would be considered new construction given their extensive nature, there is not new construction because nothing being built from the ground up. These arguments are moot give the fact that it is clear that The Moments of Wayzata will be required to obtain a new license to open the facility because the previous operators were shut down by the State of Minnesota. So, regardless of any discussion of new construction, the project, upon completion, will be required a new license and therefore is under the new statute (and the new construction standards). Minn. Stat. § 144G.45, subd. 6(a).

Ms. Elizabeth Wright
September 14, 2021
Page 2

However, we also believe that given the current state of The Moment's application before the City, the application qualifies Section 144G.191's grandfathering provision. The current application was submitted to the City's Planning Commission before the deadline set out in the amended statutes. While the application has been modified to accommodate the requests of the City and the project's neighbors, it is still proceeding under the last application. As such, a *denial* of that application, even without prejudice to submit a new application at some later point, deprives The Moments, through no fault of its own, of the grandfathering protections of the statute.

Therefore, if the City wants to see this facility reopen (and do so in the most cost-effective manner for the future residents of the facility/city), the approving of a revised version of the existing application is imperative.

Very truly yours,

MADIGAN, DAHL & HARLAN, P.A.

/s Thomas P. Harlan

Thomas P. Harlan

TPH/brc

THE HIGHLANDS NEIGHBORHOOD MATERIAL PALLETTE



**186 WESTWOOD
LANE**



173 BIRCH LANE





WESTWOOD LANE



143 WESTWOOD



184 WESTWOOD LANE



176 BABCOCK LANE

VIEW FROM BABCOCK LANE



**VIEW FROM FROM 120 WESTWOOD IN
FRONT OF NEAREST WINDOW**



176 BABCOCK LANE



VIEW FROM 166 PARCOCK LANE



VIEW FROM 154 BABCOCK LANE



Toni Toni

VIEW FROM 144 BARCOCK LANE



VIEW FROM 128 BABCOCK



VIEW FROM 118 BABCOCK

VIEW FROM THE MOMENTS OF WAYZATA



VIEW FROM TMOW
ENTRANCE



VIEW FROM TMDW PARKING LOT 1



VIEW OF 176 BABCOCK



VIEW OF 120 WESTWOOD
FROM EXIT/PARKING



VIEW FROM EXIT TO
BABCOCK

GARDENS



POND IN FRONT
YARD



GAZEBO GARDEN



FRONT YARD

THE MOMENTS OF LAKEVILLE LANDSCAPING











The Moments of Wayzata Neighborhood Meeting #4 Recap

Meeting time/date: 5:00 – 6:30 PM, 9/23/2021. Additional Q&A continued until 6:45 PM.

Meeting location: Project site, 163 Wayzata Boulevard W

Meeting Attendees (other than applicant, Ms. Elizabeth Wright, and design consultants):

Attendees included but not limited to: Commissioner Merriam, David Kirkland, 176 Babcock Lane, Dan Drotning, 120 Westwood Lane S, Keith & Kris Johnson, 166 Babcock Lane, Joe Vanloy, 136 Birch LN W, David Knoll, Wayzata Community Church, 125 Wayzata Blvd East, Ms. Laurel __, No sign in sheet was circulated – apologies. An approximate total participants -15-18 residents

David Kirkland was the primary HOA spokesperson, while sidebar conversations occurred with Dan Drotning and Elizabeth Wright

Observations and Q&A

Introductions and comments - residents seemed positive of the proposed changes and reduction in the scope to the primary building. They spoke highly of the proposed detail changes as illustrated with the enlarged computer-generated imagery.

Questions:

Q. How does the material palette as presented, differ based on the past renderings?

A. Materials have been chosen and are as allowed within the Wayzata Design Handbook Standards (DSH). Product is on record with the City Planning Staff. Primary change was upper band at second floor level. It is the James Hardishingle® Straight Edge Panel vs. flat pre-cast stone. The color of standing seam metal at the dormers was changed to cream vs. anodized bronze, except for the roof mounted utility enclosure. This will be black. Roof materials remain dark gray, and as architectural grade shingle product.

The utility enclosure will be in the current location, but the height will be raised to conceal service equipment. Refuse shed will be clad with manufactured stone and flashing, of similar materials as presented on the primary building mass.

We have added patio spaces flanking the entry to provide a means to foster community, family, and resident member interaction. A complimentary hospitality feature was added to SW of the dining room, a pergola based on Gianni's café. This will extend the hospitality seasons into spring and fall.

Q. What are your intentions for Phase II? Restated – What provisions have you made to the building to support next phase?

A. We hold open our options and rights of development. Owner reserves rights to file for additional development in the future. Point two - No mechanical provisions have been planned.

Q. Parking in front of the building. Why the quantity? Why at the loop? Location?

A. As required per City Planning DSH, proposed spaces total 56. Existing spaces are 53. Owner has accepted the city's methodology for parking quantity and have complied. Added DSH features such as south facing patios, dedicated loading and delivery zone to the west. Limits have been contained within the looped (paved area). Proposed hardscape placement has reduced hardscape by ~ 1.4%.

The focused parking spaces have been placed with the care and convenience of visitors and guests yet screening and grade elevation are mindful of our neighbors' concerns.

Our site meeting allowed a demonstration of visual and physical evidence of the proposed limits for the addition of parking spaces within loop.

Onsite discussions were held and explored regarding rotating various ways of parking. Parallel (2 or 3-each way + drive aisle) to Wayzata Blvd. These are not practical, as do not take into full account element at the front of the building including port cochere, and circulation patterns.

Following the meeting, Friday (9/24) afternoon at 4:28 pm MHA received a neighbor call with recommendations to add diagonal parking to avert headlights, as well as relocating parking to NW. Although appreciated for the expressed concern, the owner finds this communication out of line. Communication should remain with the City Planning team or project ownership. We are willing to work to build consensus following the appropriate venue and lines of communication.

Q. Trees – What has been done to keep existing trees?

A. Per plan introduction of sheet piling at back of curb to minimize tree root damage. This is used as minimally invasive retaining structure. Densely planted arborvitae will screen the entire parking perimeter.

Q. Concerns remain related to headlights facing south. Neighbors submitted a secondary option of a 6' high wood fence with alternating panel placement with coniferous trees, natural grasses and hedges. This as found on W side of 101, across from Juut Salon.

A. Previously, the owner recommended wall solution was rejected by the neighbors – precast stone and cap of monochromatic color. In lieu of that we will provide a continuous arbor vitae hedge. Each coniferous scrub will be 4' wide x 5' high. Sixty-five units will be densely planted along the entire south parking lot frontage. This will grow at a rate of a foot per year. The continuous hedge will exceed 250' in length. It will provide a positive, green wall to obscure head light spillage and provide continuous understory between mature trees. Additionally, please note that we are not asking for tree credits, as the caliper (dbh) does not qualify, as below threshold diameter. This will ameliorate the neighbor concerns.

Q. Why not introduce of Proof of Parking?

A. Owner has accepted the city's methodology for parking quantity and have complied. We believe in and promote participation of our community residents. Therefore, we believe our community will increase demand rather than decrease interaction. Therefore, we feel it prudent for the count to remain as designed.

Q. Tree quantity taking has been reduced. Proposed layout maintains 17 more than original layout. Do tags represent trees to stay and go?

A. Current color tags are residual based on relocation conversation. Following the meeting tags were removed to eliminate confusion. New red ribbons will be added prior to Planning Commission meeting on 10/4.

Q. Discuss staffing, shift change and visitors

A. Parking spaces proposed within the 'loop' are dedicated for visitors. This will be signed accordingly. Staff parking will be located to the west of the site. Neighbor recognition was made that not everyone will be driving elevated SUV or amped up pickup trucks, especially if area is dedicated to guest parking, it will not create a problem.

Q. Where are deliveries made? And what are the intended hours?

A. Marked change was the elimination of loading and delivery from the front (S elevation). All heavy, large vehicle deliveries will be screened by the existing utility area. Hours for delivery will occur after 7:00 AM during standard business week. Small parcel delivery will occur at the front door. A dedicated zone for truck turning movements have been made at the former garage location.

Q. Explain the Assisted Living Act - What does it mean to this project?

A. MN Legislature adopted this legislation and placed into effect on August 1, 2021. New communities must meet minimum licensure standards for care as a community asset to be endorsed to offer business within the State. If entitlement application is not accepted by the city and the application is terminated, the occupancy proposed within this building type would no longer be grandfathered for use and endorsement.

The current building Type V-A per the MN Building Code 2020 (International Building Code 2018) with amendments adopted 2020. Building type changes from protected Type V-A (combustible-wood) to Type II-A (non-combustible – steel or concrete). The building is fully fire sprinkled and managed with smoke and heat detectors. Change to Type II-A would materially change the cost, geometry, and delivery of the project.

Q. Are tree placement along Babcock Lane still a part of the project?

A. Yes, they are located at the primary points of ingress (East), egress (West). Based on the neighbor at 166 Babcock Lane's, south of the east ingress drive, it was suggested to relocate the trees, to be more central to their property, thereby ameliorate further stray headlights.

Q. What about the signage? Will it have a large 'M', like Moments of Lakeville? Will it be lighted?

A. Signage requires a separate permit. The proposed PUD Amendment does not speak to any portions of the topic except as noted on CSG C2.0 that says, "Two-sided Monument sign, match proposed new building materials, see arch, detailing include light, final size and location to be per separate sign permit plan set."

Q. What will be the ground cover along S property line?

A. Combination of berms, turf and landscape materials. No stone ground cover will be used along Wayzata Boulevard.

GENERAL OBSERVATION

As mentioned previously, neighbors were present and apparently receptive to the proposed change intent. Whether they will stand up in front of the Planning Commission or City Council, will yet to be seen. Yet we seek a positive, mutual outcome.

We ask for your support of the PUD Amendment. We believe and as testimony bears, there is a very real need that exists in the Wayzata community. Our desire is to be a good and supportive community member.

THE MOMENTS OF WAYZATA BUILDING RENOVATIONS



WAITE HOLDINGS
P.O.BOX 16101

163 WAYZATA BLVD.
WAYZATA, MN 55391

20185

06/28/2021

08/16/2021 UPDATE
09/15/2021 UPDATE

PUD AMENDMENT



EXISTING SOUTH ELEVATION - WAYZATA BLVD.



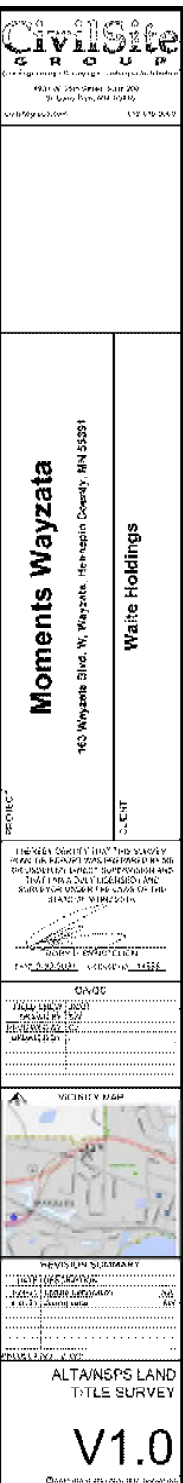
SHEET INDEX		PUD AMENDMENT 08/16/2021	PUD AMENDMENT 09/15/2021	PUD AMENDMENT 08/16/2021	PUD AMENDMENT 09/15/2021
SHEET #	SHEET DESCRIPTION				
GENERAL					
A000	SHEET COVER				
CIVIL					
C0.0 - C0.9	TITLE SHEET & SITE SURVEY				
C1.0	PERMANENT EARTH				
C2.0	FREE PRESERVATION PLAN				
C2.1	SETT PLAN				
C2.2	TURNING MOVEMENTS DIAGRAMS				
C2.3	GRADING PLAN				
C4.0	UTILITY PLAN				
L1.0	LANDSCAPE PLAN				
ARCHITECTURAL					
A000	REFERENCE SITE PLAN				
A100	FLOOR PLAN - FIRST LEVEL				
A200	FLOOR PLAN - SECOND LEVEL				
A300	FLOOR PLAN - THIRD FLOOR				
A400	FLOOR PLAN - FIRST LEVEL				
A500	FLOOR PLAN - SECOND LEVEL				
A600	ROOF PLAN AND ROOF DETAILS				
A700	OVERALL ELEVATION AND 3D VIEWS				
A800	EXTERIOR BUILDING ELEVATIONS				
A900	COLORS BUILDING ELEVATIONS				
A1000	EXTERIOR BUILDING ELEVATIONS				
A1100	COLORS BUILDING ELEVATIONS				
A1200	EXTERIOR BUILDING ELEVATIONS				
A1300	COLORS BUILDING ELEVATIONS				
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A2500	COLORS BUILDING ELEVATIONS				
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A2700	COLORS BUILDING ELEVATIONS				
A2800	EXTERIOR BUILDING ELEVATIONS				
A2900	COLORS BUILDING ELEVATIONS				
A3000	EXTERIOR BUILDING ELEVATIONS				
A3100	COLORS BUILDING ELEVATIONS				
A3200	EXTERIOR BUILDING ELEVATIONS				
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A4100	COLORS BUILDING ELEVATIONS				
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A4300	COLORS BUILDING ELEVATIONS				
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A7400	EXTERIOR BUILDING ELEVATIONS				
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A8000	EXTERIOR BUILDING ELEVATIONS				
A8100	COLORS BUILDING ELEVATIONS				
A8200	EXTERIOR BUILDING ELEVATIONS				
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A9300	COLORS BUILDING ELEVATIONS				
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A9600	EXTERIOR BUILDING ELEVATIONS				
A9700	COLORS BUILDING ELEVATIONS				
A9800	EXTERIOR BUILDING ELEVATIONS				
A9900	COLORS BUILDING ELEVATIONS				
A10000	EXTERIOR BUILDING ELEVATIONS				
ELECTRICAL					
E100	ELECTRICAL PHOTOGRAPHIC PLAN				
E200	ELECTRICAL PHOTOGRAPHIC PLAN				



PROPOSED SOUTH ELEVATION - WAYZATA BLVD.



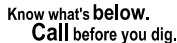
1000 Twelve Oaks Center Drive
Suite 200, Wayzata, MN 55391
T: 952-426-7400
F: 952-426-7440



MOMENTS WAYZATA

WAYZATA, MINNESOTA

ISSUED FOR: CITY RESUBMITTAL

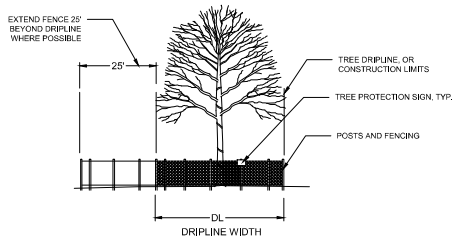
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- REMOVAL NOTES:**
1. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
 2. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
 3. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
 4. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
 5. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 6. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
 7. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
 8. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
 9. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
 10. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
 11. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
 12. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
 13. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
 14. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
 15. STAGING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
 16. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
 17. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
 18. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT 'GOPHER STATE ONE CALL' (851-454-0002 OR 800-252-1168) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CITY OF WAYZATA REMOVAL NOTES:

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.



FURNISH A AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

1 TREE PROTECTION NOTES

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

REMOVALS LEGEND:

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



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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick J. Sparrow
DATE: 09/13/21 LICENSE NO: 24904

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
09/03/21	CITY & STATE
09/03/21	DAY AND NIGHTTIME SUBMITTAL
09/03/21	DAY SET
09/03/21	LATE PRELIMINARY
09/03/21	CITY PRELIMINARY
09/03/21	FINAL PLAN
09/03/21	CITY PRELIMINARY
09/03/21	LATE PRELIMINARY
09/03/21	LATE PRELIMINARY

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

REVISION SUMMARY	
DATE	DESCRIPTION

REMOVALS PLAN

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 09/13/21 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
09/13/21	CITY SUBMITTAL
09/13/21	CITY REVIEW COMMENTS
09/13/21	CITY REVIEW COMMENTS
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09/13/21	CITY REVIEW COMMENTS
09/13/21	CITY REVIEW COMMENTS
09/13/21	CITY REVIEW COMMENTS
09/13/21	CITY REVIEW COMMENTS
09/13/21	CITY REVIEW COMMENTS

REVISION SUMMARY

DATE	DESCRIPTION
09/13/21	CITY REVIEW COMMENTS
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09/13/21	CITY REVIEW COMMENTS

TREE INVENTORY & REMOVAL PLAN

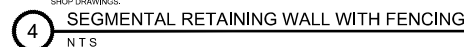
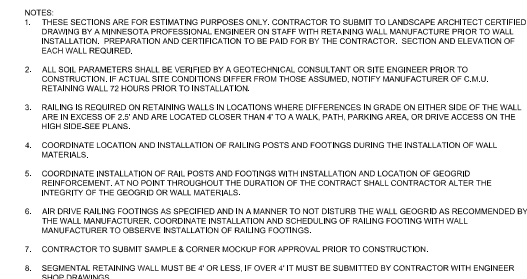
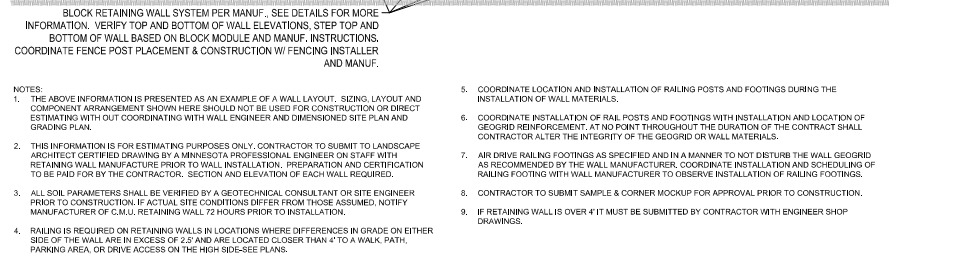
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TREE REMOVALS CALCULATIONS:

NO.	DATE	TREES	REMARKS	% DBH	% DBH	% DBH	% DBH	% DBH	% DBH
1	10/1/21	1	1	1	1	1	1	1	1
2	10/1/21	2	2	2	2	2	2	2	2
3	10/1/21	3	3	3	3	3	3	3	3
4	10/1/21	4	4	4	4	4	4	4	4
5	10/1/21	5	5	5	5	5	5	5	5
6	10/1/21	6	6	6	6	6	6	6	6
7	10/1/21	7	7	7	7	7	7	7	7
8	10/1/21	8	8	8	8	8	8	8	8
9	10/1/21	9	9	9	9	9	9	9	9
10	10/1/21	10	10	10	10	10	10	10	10

1. "Heritage Tree" means a Healthy Softwood Deciduous Tree that is 30 inches or greater in DBH, a Healthy Hardwood Deciduous Tree that is 25 inches or greater in DBH, or a Healthy Coniferous Tree that is 25 inches or greater in DBH.
2. "Significant Tree" means a Healthy Deciduous/Hardwood Tree that is six inches or greater in DBH, a Healthy Softwood Deciduous Tree that is 12 inches or greater in DBH, or a Healthy Coniferous Tree that is 12 inches or greater in DBH.
3. All Heritage Trees must be replaced at the ratio of one replacement tree for every one inch of DBH removed.

NO.	TREE	DBH	CLASS	REMOVED
1001	TRE	10	1	1
1002	TRE	10	1	1
1003	TRE	11	1	1
1004	TRE	10	1	1
1005	TRE	11	1	1
1006	TRE	8	1	1
1007	TRE	8	1	1
1008	TRE	10	NA	NA
1009	TRE	10	1	1
1010	TRE	8	1	1
1011	TRE	8	1	1
1012	TRE	8	1	1
1013	TRE	11	1	1
1014	TRE	11	1	1
1015	TRE	11	1	1
1016	TRE	10	1	1
1017	TRE	10	1	1
1018	TRE	10	1	1
1019	TRE	10	1	1
1020	TRE	10	1	1
1021	TRE	10	1	1
1022	TRE	10	1	1
1023	TRE	10	1	1
1024	TRE	10	1	1
1025	TRE	10	1	1
1026	TRE	10	1	1
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1. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
2. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER, ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
3. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REGULATIONS OF THE CITY. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "Gopher State One Call" (866-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS. 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
4. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
5. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
6. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
7. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4" IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SEEDING ACTIVITIES.
9. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUFFICIENT MATERIAL TO THE SITE.
10. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR REGRADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN MAINTAINED AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. REESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
11. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BEEN RUPTURED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL, OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
12. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
13. TOLERANCES
 - 13.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
 - 13.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
 - 13.3. AREAS WHICH ARE TO RECEIVE TOPSOIL, SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS OTHERWISE DIRECTED OTHERWISE BY THE ENGINEER.
 - 13.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
14. MAINTENANCE
 - 14.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
 - 14.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUPTURED AREAS AS SPECIFIED TOLERANCES. DURING THE CONSTRUCTION (IF REQUIRED), AND DURING THE WINTER PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
 - 14.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

GEOTECHNICAL INFORMATION & REPORT NOT AVAILABLE.
CONTRACTOR TO INVESTIGATE SOILS CONDITIONS AS NEEDED
AND IS RESPONSIBLE FOR ALL SOILS & GROUNDWATER
CONDITIONS PRESENT

SEE SWPPP ON SHEETS SW1.0 - SW1.5

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.


 EOF=1135.52
 EMERGENCY OVERFLOW

 Know what's below.
 Call before you dig.


GENERAL UTILITY NOTES:

- SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (851-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
- CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
- ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER SHALL BE SDR 26 POLY(VINYL CHLORIDE) (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2685, ASTM F794, 1866 UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
- PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
- UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
- ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
- HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
- A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
- CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
- COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
- COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
- ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO 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 APPROVAL BY THE CITY.
- ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
- CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
- CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
- ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, OR OTHER STRUCTURES.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MIN RULES, CHAPTER 4714, SECTION 1109.0.
- FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.

CITY OF WAYZATA UTILITY NOTES:

- RESERVED FOR CITY SPECIFIC UTILITY NOTES.

UTILITY LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP



1" = 20'-0"
10'-0" 0 20'-0"

MOMENTS OF WAYZATA

163 WAYZATA BLVD. WAYZATA, MN 55391

WAITE HOLDINGS

7900 EXCELSIOR BLVD., SUITE 105C, 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. Dreyer
JOSEPH DREYER
DATE 09/13/21 LICENSE NO. 55988

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
2021/09/13	CITY SUBMITTAL
2021/09/13	2ND AND 3RD SUBMITTAL
2021/09/13	2ND SET
2021/09/13	CITY RESUBMITTAL
2021/09/13	CITY RESUBMITTAL
2021/09/13	CITY RESUBMITTAL
2021/09/13	CITY RESUBMITTAL
2021/09/13	CITY RESUBMITTAL

DRAWN BY: RSL/KW REVIEWED BY: RSL/JD

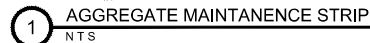
PROJECT NUMBER: 21029

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN

C4.0



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.	14.	ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
2.	SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, WATER AND POWER CONNECTIONS.	15.	GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
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.	16.	IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNERS REPRESENTATIVE.
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.	17.	CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICERS AND SPLICER ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPIRAL WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
5.	CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.	18.	AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADII ON CONTROL ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
6.	IRRIGATION WATER LINE CONNECTION SIZE IS 1 1/2" AT BUILDING. VERIFY WITH MECHANICAL PLANS/COVERAGE.	19.	ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
7.	ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.	20.	USE SCREENS ON ALL HEADS.
8.	ALL LATERAL LINES SHALL BE 12" BELOW FINISHED GRADE.	21.	A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
9.	ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.	22.	ALL PIPE 3" AND OVER SHALL HAVE THRUST BOLDS AT EACH TURN.
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" BEYOND PAVEMENT.	23.	ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE A 5" MINIMUM DEPTH OF 34" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTEND 3' BEYOND PERIMETER OF VALVE BOX.
11.	CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "TIELED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.	24.	THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.
12.	FABRICATE ALL PIPE TO MANUFACTURER'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.		
13.	BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.		



163 WAYZATA BLVD. WAYZATA, MN 55391

WAITE HOLDINGS

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

LANDSCAPE PLAN,
DETAILS &
ENLARGEMENTS

L1.1



- 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.

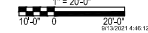
- LEGEND:**
- 1125 EX. 1" CONTOUR ELEVATION INTERVAL
 - 1137 1/2" CONTOUR ELEVATION INTERVAL
 - DRAINAGE ARROW
 - SILT FENCE / BOROLL - GRADING LIMIT
 - INLET PROTECTION
 - STABILIZED CONSTRUCTION ENTRANCE
 - EROSION CONTROL BLANKET



Know what's below.
Call before you dig.



1" = 20'-0"



0 20' 40'



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MOMENTS OF WAYZATA

163 WAYZATA BLVD. WAYZATA, MN 55391

WAITE HOLDINGS

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

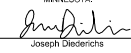
PROJECT

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 DREYER
DATE 09/13/21 LICENSE NO. 55988

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
2021-09-13	CITY SUBMITTAL
2021-09-13	DAY AND NIGHT SUBMITTAL
2021-09-13	NO SET
2021-09-13	LATE RESUBMITTAL
2021-09-13	CITY RESUBMITTAL
2021-09-13	PRIME BID
2021-09-13	CITY RESUBMITTAL
2021-09-13	CITY RESUBMITTAL
2021-09-13	CITY RESUBMITTAL
2021-09-13	CITY RESUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

DRAWN BY: RSL/KW REVIEWED BY: RSL/JD
PROJECT NUMBER: 21029

SWPPP - PROPOSED CONDITIONS

SW1.1

811
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.


Joseph Diederichs
DATE 09/13/21 LICENSE NO. 55988

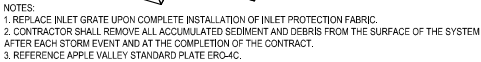
ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
07/15/21	CITY SUBMITTAL
06/13/21	PHD AMENDMENT RESUBMITTAL
06/02/21	DO SET
06/07/21	CITY RESUBMITTAL
06/09/21	CITY RESUBMITTAL
07/05/21	PERMIT SET
07/06/21	CITY RESUBMITTAL
06/08/21	CITY RESUBMITTAL
06/15/21	CITY RESUBMITTAL
06/15/21	CITY RESUBMITTAL

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

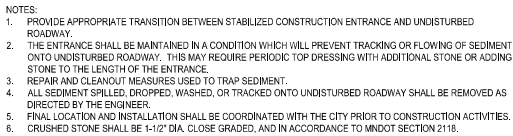
REVISION SUMMARY	
DATE	DESCRIPTION

SWPPP - DETAILS

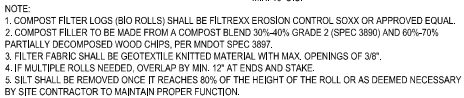
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THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPELEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE 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 GRASS FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
6. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (SECTION 14)
7. CLEAR AND GRASS REMAINDER OF SITE
8. STRIP AND STOCKPILE TOPSOIL
9. ROUGH GRADING OF SITE
10. STABILIZE DOWNGRADE AREAS AND STOCKPILES
11. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
12. INSTALL SILT FENCE / INLET PROTECTION AROUND CFS
13. INSTALL STREET / SIDEWALK
14. INSTALL CURBS AND GUTTER
15. BULMOUND 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 24 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 DRAINAGE 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-CHECK 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 DOWNGRADEMENT PERIMETERS OF THE SITE AND DOWNGRADEMENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURBS AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIMENT LAND-RESTORING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNGRADEMENT SEDIMENT CONTROL ARE OVERLOADED, BASED ON PRESENT MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIMENT 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 DURING 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 CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADEMENT 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, DOWING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE 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 OR BASIN DRAINING (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, ABSORBENTS 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 FLOW 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 PRECULDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST MAKE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECULDED, 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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 PHOTOS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
 - d. CORRECTIVE ACTIONS TAKEN INCLUDING DATES, TIMES, AND PARTY CONDUCTING 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. 115.01, 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 SOAPS, 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.
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 PERIMETER CONTROL IS COMPLETE. THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S HOMEOWNER FACT 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	26,870 SF 15.1%	25,058 SF	14.1%
ALL PAVEMENTS	48,440 SF 27.2%	47,858 SF	26.9%
ALL NON-PAVEMENTS	102,843 SF 57.7%	109,277 SF	59.1%
TOTAL SITE AREA	178,153 SF 100.0%	178,153 SF	100.0%
IMPERVIOUS SURFACE			
EXISTING CONDITION	75,350 SF 42.3%		
PROPOSED CONDITION	72,916 SF 40.9%		
DIFFERENCE (EX. VS PROP.)	-2,434 SF -1.4%		
EROSION CONTROL QUANTITIES			
REQUIRED AREA	104,845 SF		
SILT FENCE/BIO-ROLL	22,405 LF		
EROSION CONTROL BLANKET	0 SF		
INLET PROTECTION DEVICES	12 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 DURING THE SHORT-TERM ACTIVITY IS NOT COMPLETE.
 - 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 ADJACENT TO AN OTE LINE.

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 WEST AREAS MNDOT SEED MIX 33:361 (STORMWATER SOUTH AND WEST) AT 50 LBS PER ACRE.
 - AREAS MNDOT SEED MIX 35:21 (DRY PRADME GENERAL)



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.

STEPHEN W. OLIVER, AIA, NCARB

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: S.HAYES/T.NICHOLJE

CHECKED BY: S. OLIVER

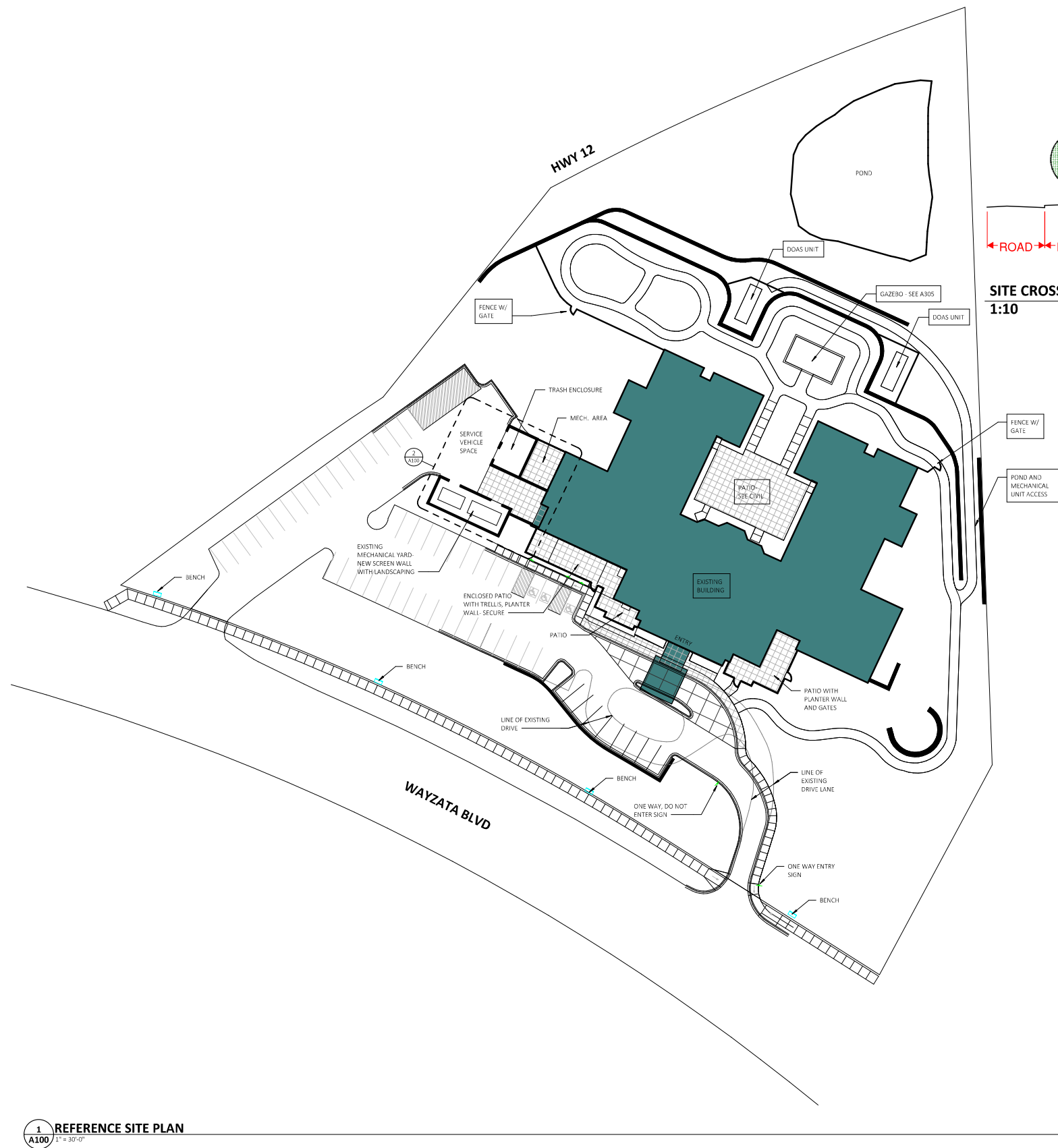
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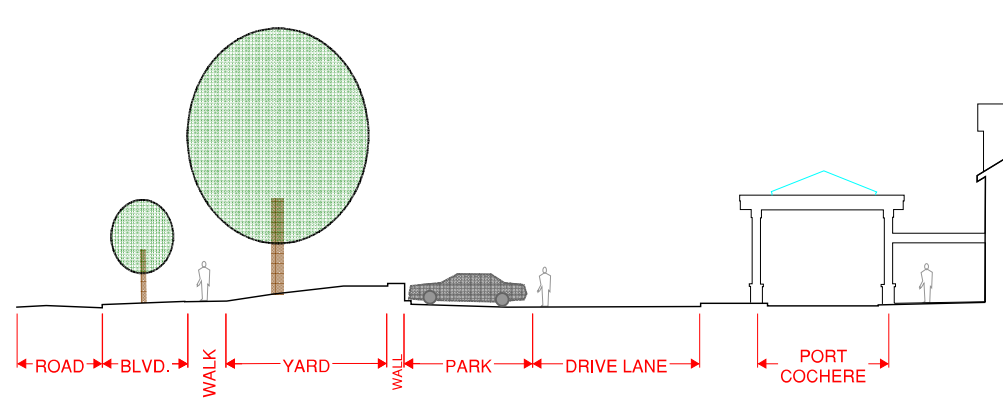
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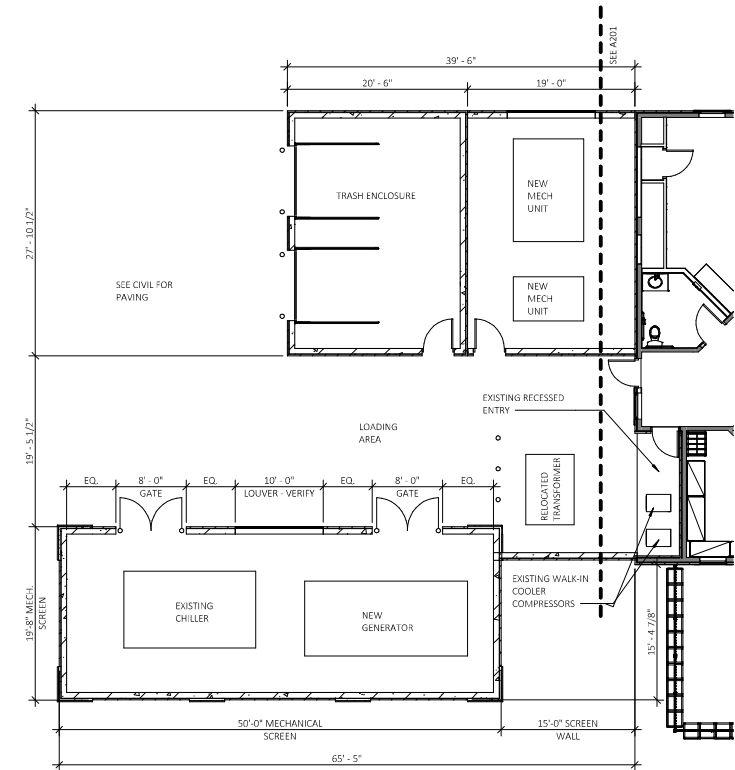
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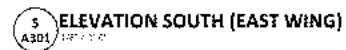
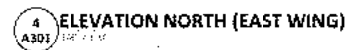
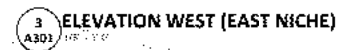
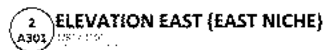
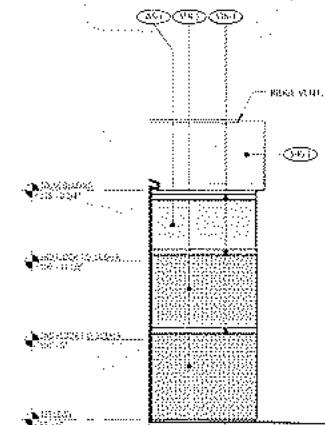
1 **REFERENCE SITE PLAN**
A100 1" = 30'-0"



SITE CROSS-SECTION
1:10



2 TRASH AND MECHANICAL AREA
A100 1/8" = 1'-0"

[illegible]





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

Stephening Oliver
 STEPHENING OLIVER, AIA, NCARB

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DRAWN BY: S. HAYES/T. NIHOJE

CHECKED BY: S. OLIVER

DATE: 08/25/2021

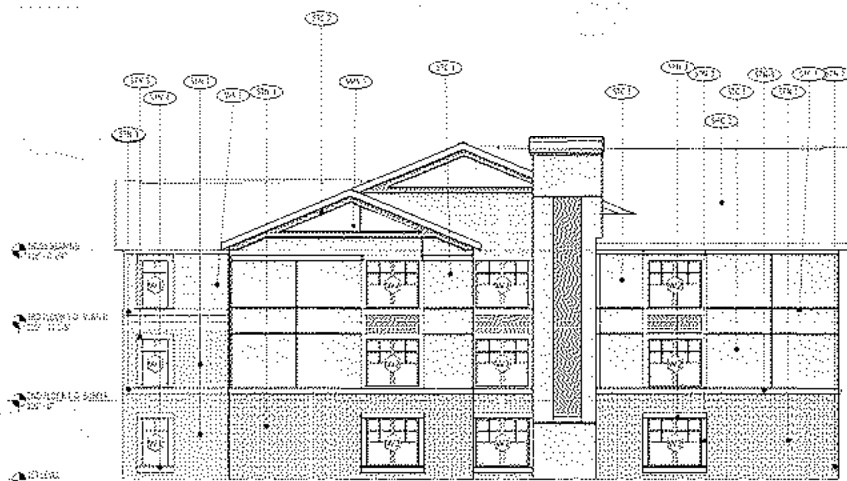
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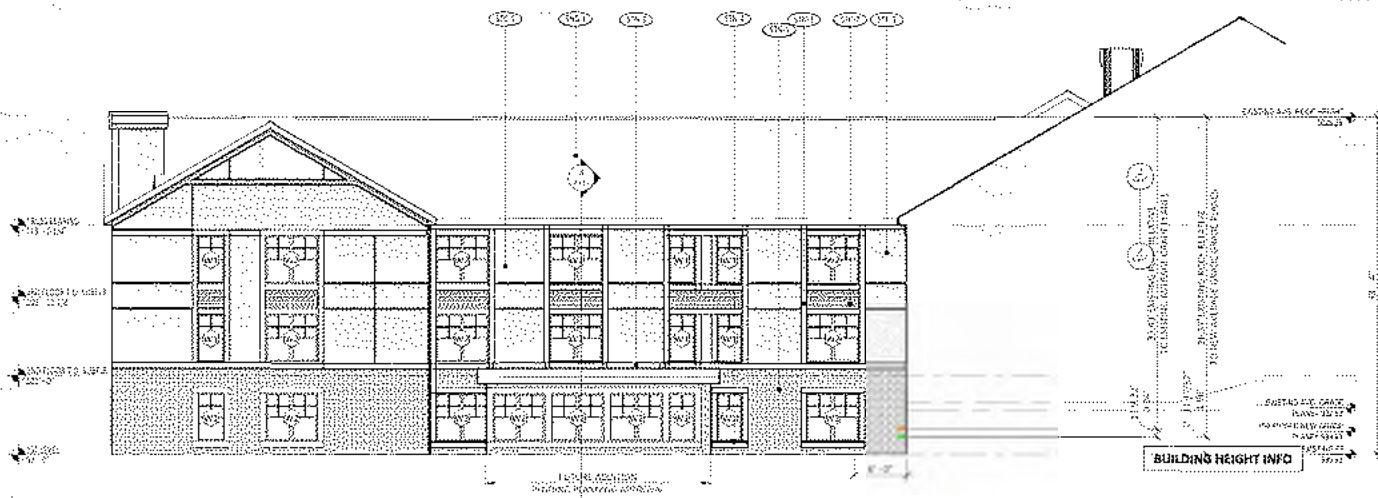
EXTERIOR BUILDING ELEVATIONS

PUD AMENDMENT

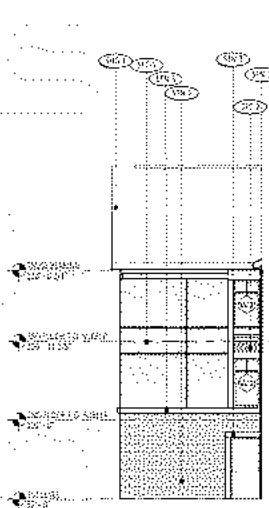
A302 Page 121 of 140



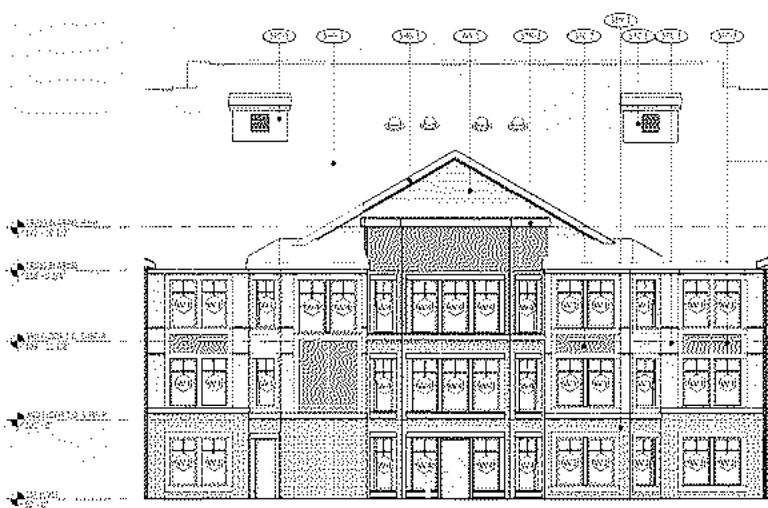
1 NORTH ELEVATION - EAST WING
A302 1:5" = 1'-0"



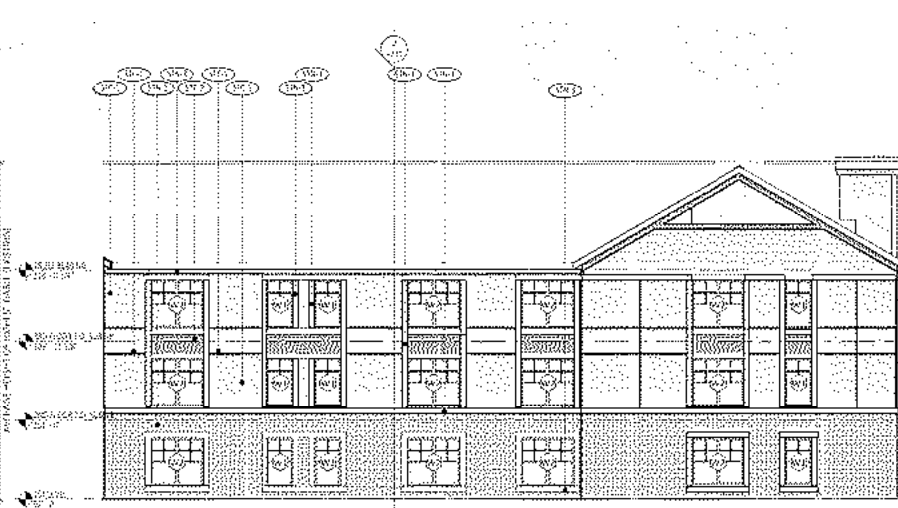
2 WEST ELEVATION - COURTYARD
A302 11'6" x 11'6"



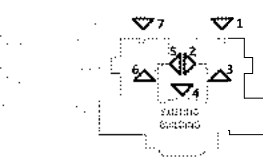
3 SOUTH ELEV - EAST WING STAIR
A302



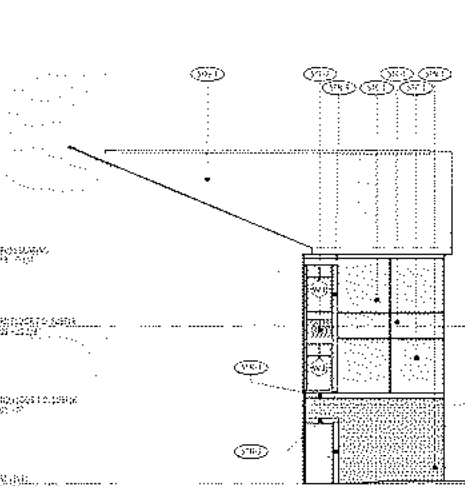
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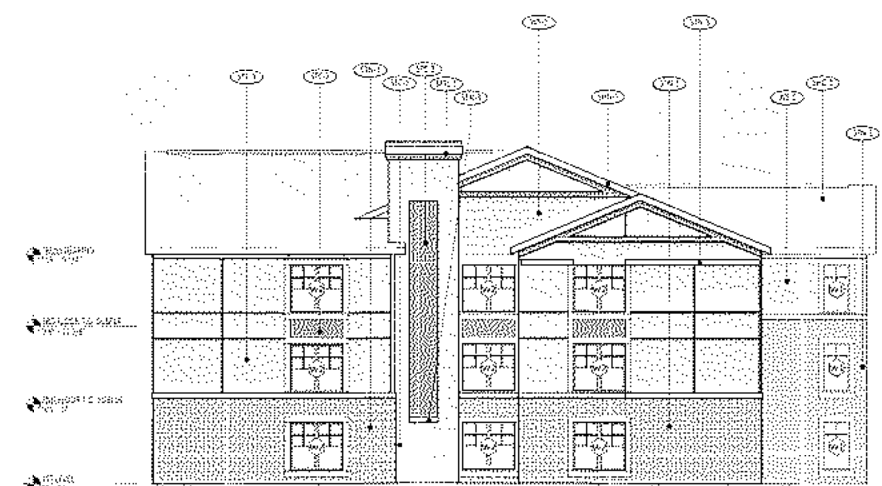
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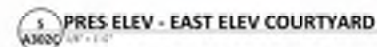
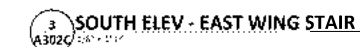
EXTERIOR FINISH SCHEDULE			
TAC	NOTES		SAMPLE
ASPHALT ROOFING SHINGLE			
STS-1	TYPE: THUNDERBOLT ROSE	INSTALLATION: NAH	
	SHALE SHINGLE		
	COLOR: SLATE		
METAL			
MTL-1	MANUFACTURER: BIRCHWOOD	COLOR: BLACK	
PAINT			
LP-1	MANUFACTURER: EBERHARDT WILHELMS	COLOR: TO MATCH STN-1	
LP-2	MANUFACTURER: EBERHARDT WILHELMS	COLOR: TO MATCH STN-2	
PRECAST CONCRETE			
PC-1	STONEWORKS: BROWN/BLACK/WHITE	SANDCAST	
SHAKE SIDING			
WS-1	MANUFACTURER: HANSEN	COLOR: TAN	
	INSTALLATION:		
STANDING METAL SEAM			
MS-1	MANUFACTURER: FIRSTSTONE OR LORAIN	COLOR: TAN	
MS-2	MANUFACTURER: FIRSTSTONE OR LORAIN	COLOR: BLACK	
STONE			
STR-1	MANUFACTURER: RANDOLPH METAL STONEWORKS	STYLE: COUNTRY SQUARE	
	COLOR:	RUNNING RING	
	INSTALLATION:	RUNNING ASPHALT	
STR-2	MANUFACTURER: RANDOLPH METAL STONEWORKS	SIZE: 8" X 4" X 2"	
	COLOR:	BROWN	
	INSTALLATION:	RUNNING RING	
STR-3	MANUFACTURER:	SIZE: 2" X 4" X 2"	
	COLOR:	BUFF	
	INSTALLATION:	RUNNING RING	
STUCCO			
STC-1	TEXTURE:	SANCTUARY	
	COLOR:	SLIGHT BUFF	
STC-2	TEXTURE:	ROUGH	
	COLOR:	SLIGHT BUFF	



02 SOUTH ELEVATION - WEST WING STAIR



7 NORTH ELEVATION - WEST WING
A302 1:2" = 1'-0"



EXTERIOR FINISH SCHEDULE			
ITEM	NOTES	SAMPLE	
ASPHALT ROOFING SHINGLE			
AS-1	TYPE 1 ASPHALT FLAKE AND HIGH DUTY FIBER REINFORCED GRAVEL SHINGLE COLOR: SLAT		
METAL			
MTL-1	MATERIAL: GALVALUME COLOR: BLACK		
PAINT			
PA-1	MATERIAL: ACRYLIC COLOR: WHITE W/FLUORAMINE		
PA-2	MATERIAL: ACRYLIC COLOR: SHIMMERGLASS COLOR: TO MATCH PA-1, BUFF		
PRECAST CONCRETE			
PC-1	STITCHED AND SET IN PLACE SANDBLAST		
SHAKE SIDING			
WS-1	MATERIAL: HARDWOOD SAP COLOR: TAN INSTALLATION: NAIL		
STANDING METAL SEAM			
MS-1	MATERIAL: GALVALUME OR EQUIV. COLOR: TAN		
MS-2	MATERIAL: GALVALUME OR EQUIV. COLOR: BLACK		
STONE			
STN-1	MATERIAL: ENVIRONMENTAL STONEWORK STYLE: COUNTRY SWISS COLOR: FISH SCALE INSTALLATION: RANDOM ADHESIVE		
STN-2	MATERIAL: ENVIRONMENTAL STONEWORK STYLE: RUSTIC COLOR: BUFF INSTALLATION: RANDOM ADHESIVE		
STN-3	MATERIAL: ENVIRONMENTAL STONEWORK STYLE: RUSTIC COLOR: BUFF INSTALLATION: RANDOM ADHESIVE		
STN-4	MATERIAL: ENVIRONMENTAL STONEWORK STYLE: RUSTIC COLOR: BUFF INSTALLATION: RANDOM ADHESIVE		
STUCCO			
STC-1	TEXTURE: SAND/FIBER COLOR: LIGHT BUFF		
STC-2	TEXTURE: AGOUGH COLOR: LIGHT BUFF		


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

MH
MONAHAN HANSEN
ARCHITECTS

1923 Twelve Oaks Center
Dr.
Suite 200
Mayaguez, PR 00725

Tel: 867-426-7400
Fax: 867-426-7447

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 MISSISSIPPI.

 STEPHEN W. OLIVER, AIA, NCARB
 REGISTRATION NUMBER: 47242

 THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND
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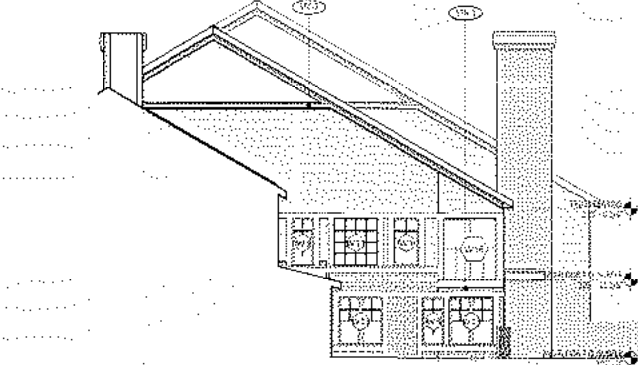
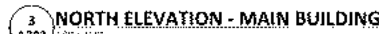
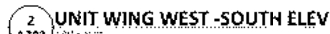
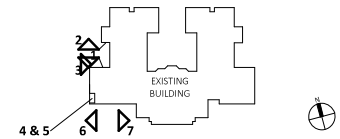
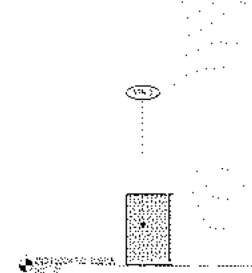
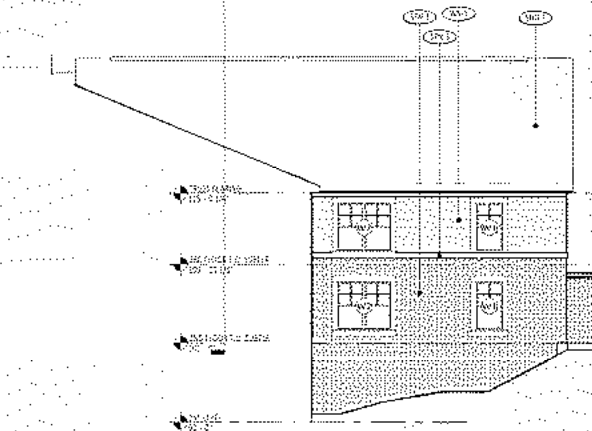
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PROJECT NUMBER:	20185
DRAWN BY:	S.HAYEST,NICHOLJE
CHECKED BY:	S. OLIVER
DATE:	08/25/2021
COMPUTER DIRECTORY:	
Jobs\Wade Holkins\Moments of Wyoazota 20185	

COLORED BUILDING ELEVATIONS

PUD AMENDMENT

A302C Page 122 of 140



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: BLACK	
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	
SHAKE SIDING		
WS-1	MANUFACTURER: HARDIE SIZE: COUNTRY SQUARE COLOR: TAN INSTALLATION: -	
STANDING METAL SEAM		
SMS-1	MANUFACTURER: FIRESTONE OR EQUIV. COLOR: TAN	
SMS-2	MANUFACTURER: FIRESTONE OR EQUIV. COLOR: BLACK	
STONE		
STN-1	MANUFACTURER: ENVIRONMENTAL STONEWORKS STYLE: COUNTRY SQUARE COLOR: FON DU LAC INSTALLATION: RANDOM ASHLAR	
STN-3	MANUFACTURER: ENVIRONMENTAL STONEWORKS SIZE: 8"x48"x22" COLOR: BUFF INSTALLATION: RUNNING BOND	
STN-4	MANUFACTURER: - SIZE: 2"x48"x22" COLOR: BUFF INSTALLATION: RUNNING BOND	
STUCCO		
STC-1	TEXTURE: SANDPEBBLE COLOR: LIGHT BUFF	
STC-2	TEXTURE: ROUGH COLOR: LIGHT BUFF	

MH
MOHAGEN HANSEN
ARCHITECTS

1500 Tawana Oaks Center
Dr.
Suite 700
Wayzata MN 55391

Tel: 952-426-7400
Fax: 952-426-7242

IMBED STRAY 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 MISSISSIPPI.

STEPHEN W. OLIVER

STEPHEN W. OLIVER, AIA, NCARB

REGISTRATION NUMBER: 47242

[illegible]

PROJECT NUMBER: 20185

DRAWN BY: S. HAYES/T. NICHOLJE

CHECKED BY: S. OLIVER

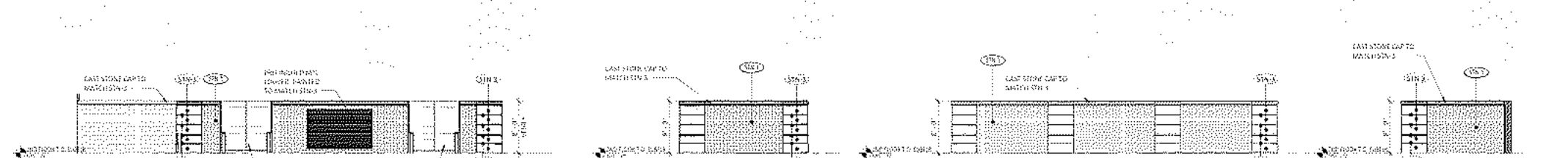
DATE: 08/25/2021

COMPUTER DIRECTORY:

Jobs:Waste Holdings\Moments of Wayzata 20185

EXTERIOR BUILDING ELEVATIONS

PUD AMENDMENT

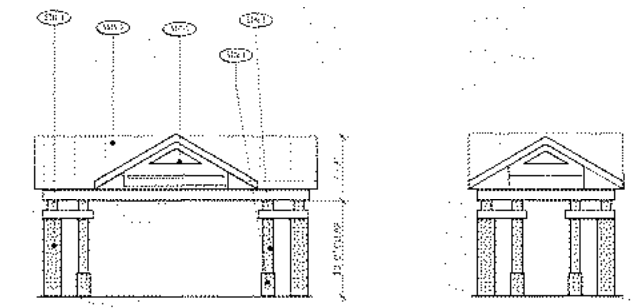


1 UTILITY NORTH
12'0" x 12'0"

2 UTILITY WEST
12'0" x 12'0"

3 UTILITY SOUTH
12'0" x 12'0"

4 UTILITY EAST
12'0" x 12'0"

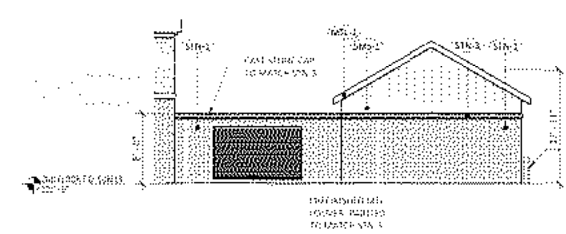


5 GAZEBO - NORTH
12'0" x 12'0"

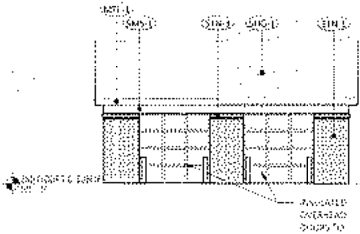
6 GAZEBO - EAST
12'0" x 12'0"

7 GAZEBO - SOUTH
12'0" x 12'0"

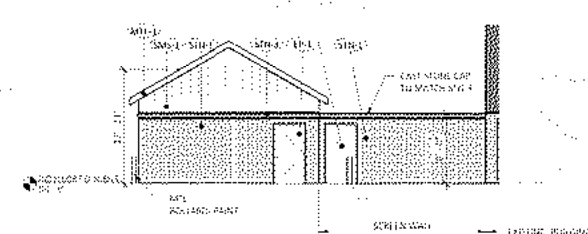
8 GAZEBO - WEST
12'0" x 12'0"



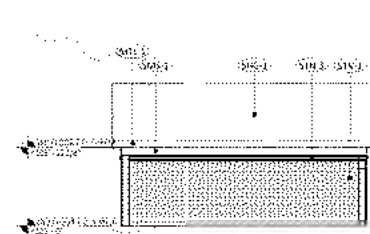
9 GARAGE NORTH
12'0" x 12'0"



10 GARAGE WEST
12'0" x 12'0"



11 GARAGE SOUTH
12'0" x 12'0"



12 GARAGE EAST
12'0" x 12'0"



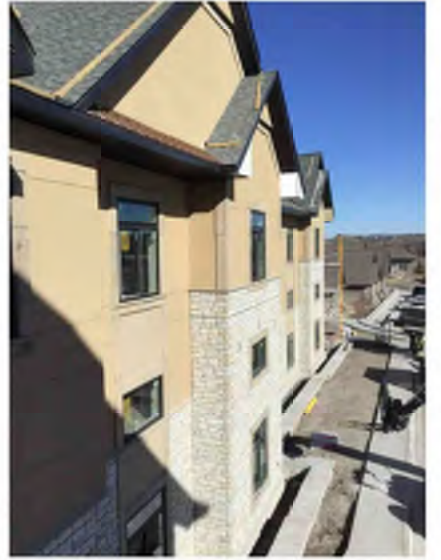
13 SOUTH DINING PATIO
12'0" x 12'0"



TRULUS PRECEDENT IMAGE
GIANNIS, WAYZATA

EXTERIOR FINISH SCHEDULE			
FIN.	NOTES	SHIMPLE	
ASPHALT ROOFING SHINGLE			
SHG-1	TYPE 3 TABULAR 402' HIGH DEFINITION ARCH		
	COLOR: SLATE		
METAL			
MET-1	MANUFACTURER: FIRESTONE		
	COLOR: BLACK		
PAINT			
CP-1	MANUFACTURER: SHERWIN WILLIAMS		
	COLOR: TO MATCH MET-1		
CP-2	MANUFACTURER: SHERWIN WILLIAMS		
	COLOR: TO MATCH CP-1, BUFF		
PRECAST CONCRETE			
PC-1	STONEWORK 4020 OLS GAZOIA, LIGHT		
	MANUFACTURER		
SHAKE SIDING			
SHS-1	MANUFACTURER: HARVEY		
	COLOR: TAN		
	INSTALLATION		
STANDING METAL SEAM			
SM-1	MANUFACTURER: FIRESTONE		
	COLOR: TAN		
SM-2	MANUFACTURER: FIRESTONE		
	COLOR: BLACK		
STONE			
STN-1	MANUFACTURER: EXTERIOR METAL STONEWORKS		
	COLOR: COUNTRY SCENE		
	INSTALLATION: TAN LUG LAC		
	INSTALLATION: RANDOM ASHLEAF		
STN-2	MANUFACTURER: EXTERIOR METAL STONEWORKS		
	COLOR: 8'X16" X1		
	INSTALLATION: BUFF		
	INSTALLATION: RUNNING BOARDS		
STN-3	MANUFACTURER: EXTERIOR METAL STONEWORKS		
	COLOR: 2'X4" X1		
	INSTALLATION: BUFF		
	INSTALLATION: RUNNING BOARDS		
STUCCO			
STC-1	TEXTURE: SANDPAPER		
	COLOR: LIGHT BUFF		
STC-2	TEXTURE: SANDPAPER		
	COLOR: LIGHT BUFF		

MATERIAL PLAN LEGEND			
MATERIAL CALCULATIONS			
SOUTH ELEVATION (ORANGE)			
MATERIAL	AREA	% OVERALL	% OF NON-GLASS
HARDIE SHAKES / TRIM	3,113 SF	20%	36%
METAL AND FASCIA	794 SF	5%	6%
STONE	2,343 SF	20%	37%
STONE TRIM	644 SF	4%	5%
GLAZING	1,344 SF	21%	
TOTAL	8,144 SF		
HOUSING (GREEN)			
MATERIAL	AREA	% OVERALL	% OF NON-GLASS
HARDIE SHAKES / TRIM	1,434 SF	18%	18%
METAL AND FASCIA	793 SF	10%	6%
STONE	4,834 SF	61%	23%
STONE TRIM	1,344 SF	17%	12%
STUCCO	1,344 SF	17%	27%
GLAZING	1,344 SF	17%	
TOTAL	11,519 SF		
COURTYARD (BLUE)			
MATERIAL	AREA	% OVERALL	% OF NON-GLASS
HARDIE SHAKES / TRIM	281 SF	3%	6%
METAL AND FASCIA	343 SF	4%	5%
STONE	1,344 SF	15%	26%
STONE TRIM	1,434 SF	17%	27%
STUCCO	2,573 SF	31%	40%
GLAZING	1,517 SF	18%	
TOTAL	6,512 SF		
TRASH ENCLOSURE			
MATERIAL	AREA	% OVERALL	
PRECAST	50 SF	5%	
METAL AND FASCIA	812 SF	26%	
STONE	642 SF	58%	
GLAZING	176 SF	11%	
TOTAL	1,196 SF		
MECHANICAL SCREEN			
MATERIAL	AREA	% OVERALL	
PRECAST	897 SF	33%	
STONE	715 SF	6%	
TOTAL	1,072 SF		
OVERALL BUILDING			
MATERIAL	AREA	% OVERALL	% OF NON-GLASS
PRECAST	416 SF	1%	18%
TRIM / STAKES / TRIM	4,839 SF	14%	8%
METAL AND FASCIA	2,376 SF	7%	2%
STONE	10,179 SF	30%	37%
STONE TRIM	3,427 SF	11%	12%
STUCCO	6,999 SF	18%	22%
GLAZING	6,009 SF	18%	
TOTAL	32,060 SF		



EXTERIOR FINISH PRECEDENT IMAGE
MOMENTS OF LAKEVILLE

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

PROJECT NAME

ARCHITECT

REVISIONS

NO.

DESCRIPTION

DATE

PROJECT NUMBER: 2020

DESIGNED BY: GRADUATE ARCHITECT

DRAWN BY: G. GRADUATE

DATE: 02/20/2021

CONSTRUCTION SPECIFICATIONS: 1/1/2021

MISC EXTERIOR ELEVATIONS

PUD AMENDMENT

A305



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: 7880-000

DRAWN BY: RA, TM

CHECKED BY: KDB

DATE: 09-15-21

ELECTRICAL
PHOTOMETRIC
PLAN

• • • •

EP01

Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Wattage	Distribution
	A1	5	ANP Lighting	BVB2001P046LD4NT340KHSS180	46.76	
	A2	11	Uthonia Lighting	DSX0 LED P5 30K T4M MVOLT HS	89	TYPE III, SHORT, BUG RATING: B1 - U0 - G2
	B	6	Uthonia Lighting	WDGE2 LED P2 30K 90CRI VF	14.53	TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G0
	D	6	Gotham Architectural Lighting	EV08 30/20 AR MWD LS	32.01	DIRECT, SC0=1, SC90=0.99

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.1 fc	0.6 fc	0.0 fc	N/A	N/A
Site	+	0.8 fc	18.7 fc	0.0 fc	N/A	N/A
Street, Center Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

Notes:

1. All fixture will be LED dimmable.
2. Fixtures within 50' of property will be provided with light shield to prevent light trespass.
3. Fixtures will be controlled via the building control systems. Reduction to 50% in unoccupied areas and off from 10pm to 6am per city guidelines.

[illegible]



WDGE2 LED

Architectural Wall Sconce







Buy American

Coating Number	1
Finish	B
Type	B

Specifications

Depth (D1)	2"	D2	
Height (D2)	1.5"		
Height	3"		
Width	11.5"		
Weight	13.5 lbs		

(Weights without optional)

Introduction

The WDGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true side-scape solution. Embedded with a **UL®/NAB®** AIR wireless control, the WDGE2 family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-polluted light source, creating a visually comfortable environment. When combined with

[illegible]



D-Series Size 0

LED Area Luminaire







d²series

Buy American

Model	A2
Date	
Part	

Specifications

EPA:	0.95 ft ² (0.09 m ²)	
Length:	26" (66.0 cm)	
Width:	13" (33.0 cm)	
Height:	3" (76.2 mm)	
Height:	2" (50.8 mm)	
Height:	16 ft (4.88 m)	

Introduction

The modern styling of the D-Series is striking yet understated – making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater space saving and lower power density. It's ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information			EXAMPLE: DSKO LED P64 40K T3M MVOLT P3A NLTAR2 PR1RN DDBX6			
Series	LEDs	Color temperature	Distribution		Package	Mounting
DSKOL	Forward spec	30K 330V4	T55, Type B (not Substituted)		MSL2	Supplemental
	75 P1	30K 330V4	T55, Type B (not Substituted)		MSL2	Specify all mounting
	75 P2	30K 330V4	T55, Type B (not Substituted)		MSL2	Specify all mounting
	75 P3	30K 330V4	T55, Type B (not Substituted)		MSL2	Specify all mounting
	75 P4	30K 330V4	T55, Type B (not Substituted)		MSL2	Specify all mounting
Rated output	30K 330V4	T55, Type B (not Substituted)		MSL2	Supplemental	
75 P1	30K 330V4	T55, Type B (not Substituted)		MSL2	Specify all mounting	
75 P2	30K 330V4	T55, Type B (not Substituted)		MSL2	Specify all mounting	
75 P3	30K 330V4	T55, Type B (not Substituted)		MSL2	Specify all mounting	
75 P4	30K 330V4	T55, Type B (not Substituted)		MSL2	Specify all mounting	

[illegible][illegible]

ACCESSORIES – order on separate catalog numbers (shipped separately)	
SWR	Shaped coupling, Degree of shape must be specified (100, 150, 200, 250, 300, 40, SCAR 105, Refer to Table 10)
CHS-18 N	Check Chicksen adhesive instead: example: form 1 acromedical check this up to 95, 400 of "where logic"
EWB	Versamaterial for the accuracy, Refer to Table 20
100 BC	6-1/2" width diameter, Refer to Table 20

ORDERING NOTES	
1. Not available with 2226, 021, 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	3. For dimensional changes, refer to Table 60. Not available with 2476. 4. For use with generator supply EM power, EMR requires an emergency hot feed and normal hot feed. 5. Feature bagging is 80% bagging. Must be specified with the ED drives and NUT or not available. 6. Not available with 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



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



MORAGA KANSEN
1000 Twelve Oaks Center
Dr.
Suite 200
Wayzata MN 55391
Tel 952-426-7400
Fax 952-426-7440

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: 7680-000

DRAWN BY: RA, TM

CHECKED BY: KDB

DATE: 09-15-21

ELECTRICAL PHOTOMETRIC SCHEDULES



the MOMENTS



the MOMENTS



the MOMENTS

Emily Goellner

From: David Kirkland <kirklanddm@gmail.com>
Sent: Wednesday, September 29, 2021 3:43 PM
To: Public Comment
Cc: Beth Flynn-Ferry; Daniel Drotning; Kris Johnson; Laurel Anthony; Lindsay Bashioum; Mike Sund; Rachel Sturgis; Rebecca Hawthorne; Ty Severson; janediemer@gmail.com
Subject: 163 Wayzata Blvd. - Moments of Wayzata

From the very beginning all the neighborhood has required of the applicant is to adhere to the existing PUD zoning.

Now, after being soundly rebuked by the City Council, the applicant reluctantly, but wisely, has determined the path to approval means sticking to the current zoning.

We have always accepted that many upgrades to the property need to be made for it to be reopened successfully, in today's much more competitive market. The presented plans show these upgrades which we favor.

There is one last critical issue affecting the neighbors and that is the need to completely screen the car/truck headlights for the parking stalls facing the neighbors along Babcock Lane. There are 17 existing stalls on the west end plus the proposed addition of 8 in front of the new covered entry, for which the applicant will need a design deviation approved.

In today's world of HIGH INTENSITY, broad coverage, ALWAYS ON headlamps effective screening requires a solid barrier, close to the curbing, of at minimum 5' high (The hood of the new GMC Denali with the now standard, oversized tires is approximately 60" high!). As most of the employee shift changes will happen in dark hours, especially in the winter months after the trees and shrubs have dropped their leaves a solid barrier is a must.

One of the neighbors has been a landscape designer for 20+ years in and around Wayzata recommends either a 'living fence', (see attached photos of a fence along 101 North across from the Aveda salon in Colonial Square) combining plant material with attractive cedar fencing where both the sides are built alike so it looks good from the street view or the resident's view. The other option is natural stone wall using stone the applicant plans on using on the building facade. I personally think the 'living fence' the better choice being it is cost effective, installation would have minimal impact on the close-by tree roots, and it is easier removed or repaired as the site changes over time.







As to the design deviation for additional front yard parking, the neighbors will accept that deviation if the headlights are 100% blocked. We would have preferred the applicant make better use of the north side of the site but the time for that has passed.

Thank you for listening to the residents!

Sincerely, David Kirkland , 176 Babcock Lane;
and on behalf of the neighbors on our street.

Emily Goellner

From: Kris Johnson <krisjohns53@gmail.com>
Sent: Thursday, September 30, 2021 2:25 PM
To: Public Comment
Subject: Planning Commission Meeting - Monday, October 4th - Moments of Wayzata Redevelopment

Several of the neighbors met with Elizabeth Wright and the Moments team last week regarding the proposed Meridian Manor redevelopment.

In the present proposal, there are eight additional parking spaces along the front yard/building. The front of these parking spaces face south and the car/truck headlights will have a direct impact on the neighbors across Wayzata Boulevard. What about placing the parking spaces diagonally? If the parking spaces were placed diagonally along the front of the parking lot the headlights will face east and alleviate some of the headlight issues.

Several screening options were discussed. The neighbor's first choice would be a "living fence" at a minimum of 5 feet high. Fence posts would be non-invasive to the trees lining the parking lot. Along with landscape plantings, a living fence and parking spaces placed diagonally, this would allow almost all of the car/truck headlights to be screened.

There was also a discussion regarding the plantings along Wayzata Boulevard. The team agreed to move a group of plantings to be placed in front of 166 Babcock Lane.

I respectfully propose that the present approval for front yard parking be conditioned on having the parking spaces 100% screened and acceptable to the neighbors.

Thank you for your consideration,

Kris Johnson

166 Babcock Lane

Wayzata

Emily Goellner

From: Laurel Anthony <lanthony208@msn.com>
Sent: Thursday, September 30, 2021 4:02 PM
To: Public Comment
Cc: David Kirkland; Kris Johnson
Subject: Moments of Wayzata

I went to the onsite meeting with the applicants and Highland neighbors. The applicant has obviously listened to residents and made wonderful changes. I think the greenish roof, along with the shake and natural stone siding gives the building a residential feel. In addition, the perennial gardens on the east side and planters by the front patio add to the look the original owners wanted.

I understand why there is a need to add parking spaces, but I am concerned that the residents on Babcock Lane will get headlights shining right into their homes. I have seen it first hand. The current plan includes a 4 foot wall by the parking spaces to solve this problem. The wall needs to be at least 5 feet. I suggest that the applicants all park their vehicles (including larger trucks) in those spots, turn on their headlights and walk over to the neighbor's yard, preferably when it is dark. Then they will understand the need for at least 5 feet.

The new parking spots right in front of the entrance are a particular concern. It would help the headlight problem somewhat if those spots could be angular. I realize this takes the number of new spots from 8 to 7, but I think the applicant could find room on the west side for one more spot.

I would suggest that the planning committee approved this revised plan ON THE CONDITION that the screening wall is 5 feet tall and the new spots are at an angle.

Laurel Anthony



City of Wayzata Planning Commission Agenda Report

MEETING DATE: October 4, 2021	AGENDA ITEM: 7.b
TITLE: Planning Commission Meeting Schedule	
PREPARED BY: Emily Goellner, Community Development Director	
REVIEWED BY:	
60 DAY DEADLINE: N/A	

BACKGROUND:

The next Planning Commission meeting is scheduled for Monday, October 18.

ACTION REQUESTED:

N/A

ATTACHMENTS:

1. 2021 Wayzata Calendar
2. PC 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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June 2021						
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July 2021						
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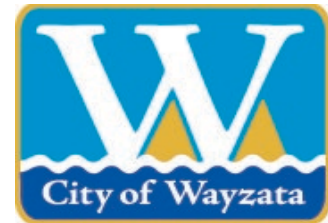
August 2021						
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September 2021						
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October 2021						
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31						

November 2021						
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December 2021						
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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	Tuesday, January 5, 2021	Christine Plantan
Tuesday	Thursday, January 21, 2021	Jeff Parkhill
Tuesday	Tuesday, February 2, 2021	Peggy Douglas
Tuesday	Tuesday, February 16, 2021	Gregory Flannigan
Tuesday	Tuesday, March 2, 2021	Larissa Stockton
Tuesday	Tuesday, March 16, 2021	Laura Merriam
Tuesday	Tuesday, April 6, 2021	Lindsay Bashioum
Tuesday	Tuesday, April 20, 2021	Christine Plantan
Tuesday	Tuesday, May 4, 2021	Jeff Parkhill
Tuesday	Tuesday, May 18, 2021	Peggy Douglas
Tuesday	Tuesday, June 1, 2021	Ken Sorenson
Tuesday	Tuesday, June 15, 2021	Larissa Stockton
Tuesday	Tuesday, July 6, 2021	Laura Merriam
Tuesday	Tuesday, July 20, 2021	N/A
Tuesday	Tuesday, August 10, 2021	N/A
Tuesday	Tuesday, August 24, 2021	Jeff Parkhill
Tuesday	Tuesday, September 7, 2021	Peggy Douglas
Tuesday	Tuesday, September 21, 2021	Ken Sorensen
Tuesday	Tuesday, October 5, 2021	Larissa Stockton
Tuesday	Tuesday, October 19, 2021	Laura Merriam
Wednesday	Wednesday, November 3, 2021	Bonnie Schwalbe
Tuesday	Tuesday, November 16, 2021	Jennifer Severson
Tuesday	Tuesday, December 7, 2021	Jeff Parkhill
Tuesday	Tuesday, December 21, 2021	Peggy Douglas

last updated August 12, 2021