

WAYZATA PLANNING COMMISSION

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street

Monday, March 24, 2025

6:30 PM

HYBRID MEETING INFORMATION

Click here to join Teams Meeting

Meeting ID: 269 451 359 819 Passcode: 2cG7xi2Y

Members of the public may attend this Planning Commission meeting in person, or watch and listen remotely 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 logging into the Teams call and raising your hand during the public hearing. **When your name is called in the meeting, you will be seen and heard in our Council Chambers and the cable channel.** You will be asked to unmute and then you may begin your comment. All public comments must include your full name and address.

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 952-404-5323, 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 Meeting Minutes of March 10, 2025
 - b. Approve Report and Recommendation of Approval for Fence Variance at 330/355 Waycliffe South and Private Street
5. **Public Hearing Items**
 - a. Consider Development Application for a Planned Unit Development (PUD) Concept and General Plans, a PUD Zoning District Amendment, a Shoreland Residential PUD/Conditional Use Permit (CUP), a Shoreland Impact Plan (SIP)/CUP and Design Review for 200 Lake St E
6. **Other Items**
 - a. Review of Development Activities
 - b. Planning Commission Meeting Schedule
7. **Adjournment**

Upcoming Meetings:
City Council - March 25, 2025
Planning Commission - April 7, 2025

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: March 24, 2025	AGENDA ITEM: 4.a
TITLE: Approval of Meeting Minutes of March 10, 2025	
PREPARED BY: Valerie Quarles, City Planner	
REVIEWED BY: Eric Zweber, Planning Consultant, Alex Sharpe, Community Development Director	
60 DAY DEADLINE: N/A	

BACKGROUND:

N/A

ACTION REQUESTED:

Staff recommends approval of the regular meeting minutes of March 10, 2025.

ATTACHMENTS:

1. Planning Commission Meeting Minutes of March 10, 2025

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
MARCH 10, 2025**

AGENDA ITEM 1. Call to Order

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

Chair Cameron read a prepared statement that outlined multiple options for joining remotely or submitting comments and questions.

AGENDA ITEM 2. Roll Call

Chair Cameron asked City Planner Quarles to take roll call.

Present at roll call were Commissioners: Plantan, Severson, Elg, Cameron, and VanLoy. City Planner Valerie Quarles, Planning Consultant Eric Zweber, and City Attorney David Schelzel were also present.

Absent at roll call were Commissioners: Schwalbe and Ankeny.

AGENDA ITEM 3. Approval of Agenda

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

Commissioner Plantan made a motion, seconded by Commissioner Severson, to approve the March 10, 2025 agenda as presented.

The motion carried unanimously.

AGENDA ITEM 4. Consent Agenda

a.) Approval of the February 24, 2025 Planning Commission Meeting Minutes

b.) Approve Report and Recommendation of Approval for Preliminary Plat for 565 Ferndale Road West (Ferndale Bluff)

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

Chair Cameron asked for a motion to approve the Consent Agenda as presented.

Commissioner VanLoy made a motion, seconded by Commissioner Elg, to approve the Consent Agenda as presented.

The motion carried unanimously.

AGENDA ITEM 5. Public Hearing Items

a) Consider Development Application for Fence Variation at 330/335 Waycliffe South and Private Street

City Planner, Valerie Quarles gave an overview of the request for a fence variance at 330 and 355 Waycliffe South and a private street. She reviewed the project location, surrounding neighborhood and the zoning and land uses, existing conditions, and highlighted details of the variance requests. She noted that the City had not received any public comments on this request.

Chair Cameron asked if the Commission had any questions for Staff.

Commissioner VanLoy stated that the existing fence was 6 feet high and was completely opaque and asked if it was built prior to the requirement for a variance or if it was constructed with a variance.

Ms. Quarles stated that for multi-family buildings, the City has typically required a privacy fence and referenced the adjacent Hollybrook townhomes' fencing, which she felt could have been natural to extend into this parcel, which made it likely that this fence had been pre-existing for quite a while.

Commissioner Severson asked why this was considered a front yard.

Ms. Quarles explained that the way the City's fence code was written is that a front yard is anything that fronts a street. She stated that in this case, even though it will feel like the back yard or side yard to a resident, because it fronts Hollybrook, the City considered it a front yard.

Commissioner Severson noted that the packet had stated that there used to be trees and asked if staff had any history on what happened with the trees.

Ms. Quarles stated that her understanding is that the properties used to have a lot more natural screening but that over the years there had been storm damage to the trees.

Reid Shaw, 470 Waycliffe Drive N, explained that he was on the Board of the Waycliffe Townhome Association and along with him tonight were also Sue Winzeler, another Board member, and also Andy Solstad, Andy's Lawn Care, who would be installing the fence if it was approved. He expressed appreciation to City Planner Quarles and City staff for their help in guiding them through the process for a variance request. He noted that this was an extension of an existing security fence that was put up for the HOA but explained that he wasn't sure how long the fence had been there. He stated that one of the HOA's current goals was to make sure that there was as much similarity in appearance as they could have, which was the reason for their request related to keeping the same height and opacity as it is right now. He explained that in addition to the desire for privacy, another secondary reason was related to increased security because they had a series of break-ins in 2021. He explained that their principal reason was to help replace the privacy that had been lost because they had lost many of the trees in the area.

1
2 There being no questions from the Commission for the applicant, Chair Cameron opened the public
3 hearing on the application at 6:43 pm.
4

5 Ms. Quarles stated there was one person online that wanted to ask if there were any trees that
6 would be affected by this project.
7

8 Mr. Shaw stated that there would not be any trees affected by their plans.
9

10 There being no additional comments on the application, Chair Cameron closed the public hearing
11 at 6:44 pm.
12

13 Chair Cameron asked the Commission to share their questions and feedback on the application.
14

15 Commissioner Plantan stated that she felt this seemed like a reasonable request and would simply
16 be an extension of an existing fence which would help with security and privacy.
17

18 Commissioner VanLoy stated that he agreed with Commissioner Plantan and noted that he also
19 did not believe there was anything in the Comprehensive Plan that would say this did not fit.
20

21 Commissioner Severson stated that she agreed and noted that she lived on a frontage road so she
22 was very sympathetic to their situation related to privacy. She stated that this location abutted a
23 highway and was not very visible, so she also felt this was a reasonable request.
24

25 Commissioner Elg stated that he agreed and noted that if he were in their situation, he would also
26 want a fence to be located in this area. He noted that his only concern was the age of the current
27 fencing even though it had aged well. He explained that he did have some concerns about how
28 much life the existing fence had left in it. He stated that he had some questions about maintenance
29 down the road and noted that it looked like the existing fence had never been treated and would
30 hope that the applicant had plans for maintenance, so the fencing will have a long, healthy life.
31

32 Chair Cameron asked if the existing fence needed to be replaced, if they would also need a variance
33 for that.
34

35 Ms. Quarles explained that they would need a variance to replace it, but would not need a variance
36 to maintain it, so, for example, if they wanted to replace some of the boards, that would be fine.
37

38 Chair Cameron noted that he also felt this was a reasonable request. There being no further
39 discussion, Chair Cameron asked for a motion on the application.
40

41 Commissioner Plantan made a motion, seconded by Commissioner Elg, to direct staff to prepare
42 a draft Planning Commission Report and Recommendation with appropriate findings reflecting a
43 recommendation of approval for Fence Variations at 330/335 Waycliffe South and Private Street
44 for review and adoption at the next Planning Commission meeting.
45

46 The motion carried unanimously.

1
2 **AGENDA ITEM 6. Other Items:**

3
4 **a) Review of Development Activities**

5
6 Planner Zweber stated that walls were starting to appear at the multi-family portion of the former
7 Wells Fargo project at 910 Wayzata Boulevard E. He noted that activity should be beginning soon
8 at 150 Broadway.
9

10 **b) Planning Commission Meeting Schedule**

11
12 Mr. Zweber stated that there were 2 complete applications that would come before the Commission
13 at their next few meetings for 200 Lake Street and an Xcel substation work. He noted that the City
14 had hired Alex Sharpe as the new Community Development Director who had started last Monday,
15 but explained that he could not be at tonight's meeting due to previously scheduled holiday plans.
16

17 Ms. Quarles stated that Community Development Director Sharpe's first meeting with the
18 Commission would be March 24, 2025, which would also be her last meeting. She explained that
19 she had accepted a position with the City of St. Paul as a Senior City Planner. She stated that it
20 has been a pleasure working with the Commission in Wayzata and noted that she felt that they
21 should serve as a model for how Planning Commissions should function.
22

23 The Commission expressed their congratulations to City Planner Quarles on her new position and
24 shared that she would be missed.
25

26 **AGENDA ITEM 7. Adjournment.**

27
28 There being no further business on the agenda, Chair Cameron asked for a motion to adjourn.
29

30 Commissioner Severson made a motion, seconded by Commissioner Plantan, to adjourn the
31 Planning Commission meeting.
32

33 The motion carried unanimously.
34

35 The Planning Commission meeting was adjourned at 6:53 p.m.
36

37 Respectfully submitted,

38 Kayla Atkins Rokosz

39 *TimeSaver Off Site Secretarial, Inc.*



City of Wayzata Planning Commission Agenda Report

MEETING DATE: March 24, 2025	AGENDA ITEM: 4.b
TITLE: Approve Report and Recommendation of Approval for Fence Variance at 330/355 Waycliffe South and Private Street	
PREPARED BY: Valerie Quarles, City Planner	
REVIEWED BY: Eric Zweber, Planning Consultant	
60 DAY DEADLINE: June 19, 2025 (extended to 120 days)	

BACKGROUND:

Applicant Andy Solstad, representing the Waycliffe Homeowners' Association, has applied for a fence height and opacity variance to extend an existing 6' tall, solid privacy fence across three Waycliffe properties along Hollybrook Road. As of March 20, no public comments have been received. The Planning Commission considered the application at their March 10 meeting and recommended approval by a vote of 5-0.

ACTION REQUESTED:

Staff recommends approval of the Planning Commission Report and Recommendation.

ATTACHMENTS:

1. Planning Commission Report and Recommendation of Approval

WAYZATA PLANNING COMMISSION**March 24, 2025****REPORT AND RECOMMENDATION OF APPROVAL OF FENCE VARIANCE
AT 330 WAYCLIFFE DRIVE SOUTH, 355 WAYCLIFFE DRIVE
SOUTH, AND WAYCLIFFE DRIVE SOUTH**

SUMMARY OF RECOMMENDATION

1. Approval* of Fence Height and Opacity Variance

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

REPORT AND RECOMMENDATION**Section 1. BACKGROUND**

- 1.1 Project. Applicant Andy Solstad, representing multiple property owners, has submitted an application (the "Application") requesting a front yard fence variance for height and opacity that would allow for the extension of an existing fence along Hollybrook Road for the property at 330 Waycliffe Drive South, 355 Waycliffe Drive South, and Waycliffe Drive South, legally described on Attachment A (the "Property").
- 1.2 Application Request. The Applicant is requesting approval of the following variance:
- A. Front Yard Fence Variance for Height and Opacity (Sec. 918.01.E.2): A variance of 2 feet over the maximum permissible fence height of 4 feet, and a 25% increase in fence opacity over the maximum allowed 75%, for a total of 6 feet in height and 100% opacity for a fence in the front yard (the "Front Yard Fence Variance").
- 1.3 Property. The street addresses, property identification numbers, and owners of the Property are as follows, and the legal description of the Property is attached.

Address	PID	Owner/s
355 Waycliffe Drive South	05-117-22-22-0081	KEITH BANGERT

		VIVIAN BANGERT
Waycliffe Drive South (address unassigned)	05-117-22-22-0088	WAYCLIFFE TOWNHOMES ASSOC C/O GASSEN COMPANIES
330 Waycliffe Drive South	05-117-22-22-0087	ELIZABETH B HIGGINS BRIAN S HIGGINS

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

Zoning:	R-4 Medium Density Multiple Family Residential District
Comp Plan:	Medium Density Residential
Overlay Districts:	Shoreland Overlay District (Gleason Lake)
Design District:	N/A

- 1.5 Notices and Public Hearing. In accordance with City policy, the Applicant sent a letter on the Application to all property owners located within 500 feet of the Property on February 25, 2025. Notice of the public hearing on the Application was published in the *Sun Sailor* on February 27, 2025 and mailed to all property owners located within 500 feet of the Property on March 4, 2025. A public hearing on the Application was held at the March 10, 2025 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 Variances. 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 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 report, 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 Variance. The Front Yard Fence Variance requested (the "Variance") is in harmony with the general purposes and intent of the Zoning Ordinance and is consistent with the Comprehensive Plan. The following conditions are met for the Variance:
 - A. The Applicant has established that there are practical difficulties in complying with the applicable front yard fence standards for the Property.
 - B. The Variance requested is reasonable in that the proposed extension of an existing fence at the same height and opacity is unlikely to negatively affect any surrounding property, and will provide needed screening from the busy adjacent roadway and pedestrian path, as well as provide a measure of additional security for the Property.
 - C. The Variance is due to circumstances related to the unique conditions of the Property that abuts Hollybrook Road, and are not created by the Applicant.
 - D. The Variance would not alter the essential character of the locality in that, as noted above, the Variance will allow for the natural extension of an existing fence at the same height and opacity, in an area that has been historically screened by trees and landscaping that was lost in recent years to storms.
 - E. The practical difficulties necessitating the Variance are not solely economic in nature.
 - F. The uses associated with the Variance are permitted within the Zoning District.

- G. The Applicant has provided the reasons that the Variance is justified under applicable criteria in order to make reasonable use of the land, structures and building 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 Front Yard Fence Variance, subject to the following conditions:

- A. The Applicant must secure all necessary building permits for construction and follow all laws and regulations applicable to the fence project, including building codes, tree preservation, 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 fence in conformance, in all material respects, with the plans depicted in the Application.
- 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 24th day of March 2025.

Attachment A
Legal Description of Property

355 Waycliffe Drive South, PID 05-117-22-22-0081:

Lot 18, Block 3, WAYCLIFFE, Common Interest Community No. 712, Hennepin County, Minnesota.

Waycliffe Drive South (address unassigned), PID 05-117-22-22-0088:

Outlot E, WAYCLIFFE, according to the Plat thereof on file or of record in the Offices of the County Recorder and Registrar of Titles, Hennepin County, Minnesota. Common Interest Community Number 712

330 Waycliffe Drive South, PID 05-117-22-22-0087:

Lot 6, Block 4, WAYCLIFFE, Common Interest Community No. 712, Hennepin County, Minnesota



City of Wayzata Planning Commission Agenda Report

MEETING DATE: March 24, 2025	AGENDA ITEM: 5.a
TITLE: Consider Development Application for a Planned Unit Development (PUD) Concept and General Plans, a PUD Zoning District Amendment, a Shoreland Residential PUD/Conditional Use Permit (CUP), a Shoreland Impact Plan (SIP)/CUP and Design Review for 200 Lake St E	
PREPARED BY: Eric Zweber, Planning Consultant, Valerie Quarles, City Planner	
REVIEWED BY: Alex Sharpe, Community Development Director	
60 DAY DEADLINE: May 8, 2025	

BACKGROUND:

The applicant and property owner, Lake West Development, LLC, has submitted a Development Application for the property at 200 Lake Street East. This property is the site of the former TCF headquarters. The applicant is proposing to completely demolish the existing vacant office building and construct a new, 226,361 square foot mixed-use building. The building would contain 18,863 square feet of commercial space, 50 residential condominium units, and parking. The second and third floors would be entirely condominiums. Some condominiums would be located on the first floor. The proposed building has six separate vertical cores above ground, and below-ground parking extending the length of these cores. One core would have parking at the ground level. The layout and architecture is intended to allow the singular building to appear as six separate buildings.

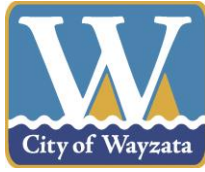
Each core would be separated by a plaza at ground level. The plan set attached to the staff report has been reduced in size to speed up packet viewing. The full-sized plan set is available on the City website at the following link: <https://www.wayzata.org/655/200-Lake-St-E-formerly-TCF>

ACTION REQUESTED:

After considering the items outlined in this report and the public hearing held at the meeting, the Planning Commission should direct staff to prepare a Planning Commission Report and Recommendation, with appropriate findings, reflecting a recommendation on the application for review and adoption at the next Planning Commission meeting.

ATTACHMENTS:

1. 200 Lake St E - Staff Report
2. 200 Lake St E - Application Narrative
3. 200 Lake St E - Architecture Civil Landscape and Photometric Plans
4. 200 Lake St E - Traffic and Parking Study
5. 200 Lake St E - TRPD Comments
6. 200 Lake St E - Neighborhood Meeting Summary
7. 200 Lake St E - Public Comments (2)



**Staff Report
Wayzata Planning Commission
March 24, 2025**

Project Name: 200 Lake St E Mixed Use Development

Requests: PUD Concept Plan
PUD General Plan
PUD Zoning District Amendment
Shoreland Residential Planned Unit Development
Conditional Use Permit (PUD/CUP)
Shoreland Impact Plan/Conditional Use Permit(SIP/CUP)
Design Review

Applicant: Lake West Development, LLC

Addresses of Request: 200 Lake Street East

Prepared by: Alex Sharpe, Community Development Director
Eric Zweber, Consulting Planner

“60/120 Day” Deadline: May 8, 2025

Development Application

Introduction

The applicant and property owner, Lake West Development, LLC, has submitted a Development Application for the property at 200 Lake Street East. This property is the site of the former TCF headquarters. The applicant is proposing to completely demolish the existing vacant office building and construct a new mixed-use building with 226,361 gross square feet. The building would contain 18,863 square feet of commercial space, 50 residential condominium units, and parking. The second and third floors would be entirely condominiums. Some condominiums would be located on the first floor. The proposed building has six separate vertical cores above ground, and below-ground parking extending the length of these cores. One core would have parking at the ground level. The layout and architecture allows the singular building to appear as six separate buildings. Each core would be separated by a plaza at ground level.

This property is currently zoned Planned Unit Development (PUD) District and bound by the terms of a PUD Agreement that runs with the land and allows for the existing building and the office and related uses on the property. Under the terms of that PUD Agreement, as well as the Zoning Ordinance and Comprehensive Plan, new land use approvals are

necessary to change from the existing building and uses to a new residential and commercial building and uses on the property.

Property Information

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

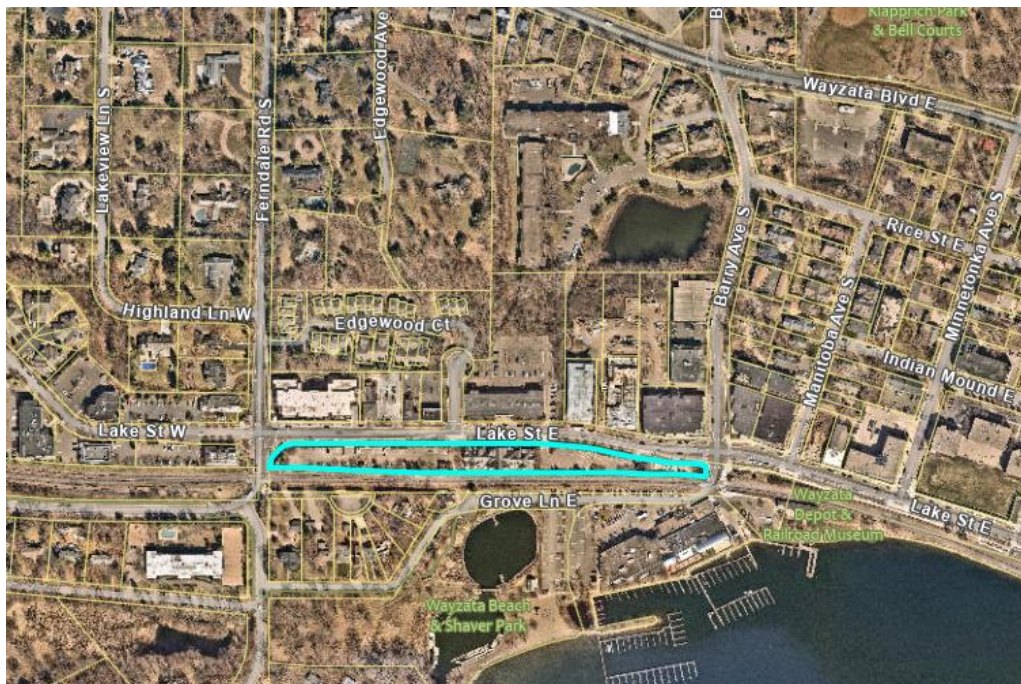
Address	PID	Owner
200 Lake Street East	06-117-22-32-0029	Lake West Development, LLC

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

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

Project Location

The property is located on the south side of Lake Street East between Ferndale Road South and Barry Avenue South. The BNSF railroad is located adjacent to this property on the south side of the site and Lake Minnetonka is 108 feet to the south at the City Marina.



Map 1: Project Location
Source: Hennepin County

Application Requests

The application includes the following requests:

1. Planned Unit Development Concept Plan Approval (PUD Concept Plan) (Section 933.05): Approval of a PUD Concept Plan for the proposed mixed-use building with residential and commercial units.
2. Planned Unit Development General Plan Approval (PUD General Plan) (Section 933.06): Approval of a PUD General plan for the proposed mixed-use building with residential and commercial units.
3. PUD Zoning District Amendment (Section 933.09 and 903.02): The property is currently zoned PUD for an office building and a banking drive-thru. The applicant wishes to amend the PUD Zoning District to allow for the proposed mixed-use residential and commercial building. The review of a PUD Amendment is the same review as the PUD Concept Plan and General Plan (Section 933.09.B) and the Zoning District Amendment review process and criteria are outlined in Section 903.02.
4. Shoreland Impact Plan Conditional Use Permit (SIP/CUP) (Section 991.11A(1)b): Approval of a SIP/CUP for the proposed impervious surface coverage of 85.21% within the Shoreland Overlay District.
5. Shoreland Residential Planned Unit Development Conditional Use Permit (PUD/CUP) (Sections 933.02, 933.03 and 991.17): Approval of a Shoreland PUD/CUP for the proposed 50 residential condominium units in the Shoreland Overlay District.
6. Design Review and Approval (Section 909.29): Approval of two design deviations for the proposed design:
 - a) Significant massing break that does not provide views of Lake Minnetonka from street level (Section 909.07.A.2)
 - b) Street tree spacing that exceeds the maximum allowed spacing of 26 feet (Section 909.17.B.1.b)

Public Hearing Notice

Notice of the public hearing on the Application was published in the *Sun Sailor* on March 13, 2025 and mailed to all property owners and renters located within 750 feet of the subject property on March 12, 2025.

Neighborhood Meeting

The applicant hosted a neighborhood meeting on March 13, 2025. There were about 15 people in attendance in addition to the project team, and a summary of the meeting is attached. Topics of discussion included:

- Access to Lake Street and vehicle parking
- Types of Commercial Uses
- Construction activities and impacts
- Delivery vehicles
- Open space and public impacts
- Potential public art
- Railroad impacts

Public Comments

One (1) public comments on the Application have been received by the City as of time of publication of the Planning Commission meeting packet on March 20. Wayzata West Metro Chamber has submitted a letter in support of the redevelopment of the property. The letter is attached to this staff report.

Any additional comments received after packet publication and before the Planning Commission meeting will be provided to the Commissioners.

Agency Comments

The public hearing notice and a link to the applicant's plans were provided to the Minnesota Department of Natural Resources (DNR) on February 10, 2025. The DNR has not provided any comments on the application.

The Three Rivers Park District (TRPD) has a regional trail located on the south side of Lake Street East, and was provided a link to the applicant's plans. The TRPD has provided an email response that included a number of trail material, separation, landscaping, tree placement and wayfinding recommendations. These recommendations are attached to this staff report, and would become conditions of approval should these application proposal be approved.

History

Prior to being zoned PUD District in 1989, the property was zoned C4-A, as were most of the other properties along Lake Street East between Barry Avenue and Ferndale Road. The property was developed as a PUD with the TCF office building and associated surface parking lots on either side of the building in 1990. The building was used as the corporate office for TCF National Bank until more recently when TCF moved the offices to other locations and listed the property for sale. Huntington National Bank became the property owner following a merger with TCF National Bank. Applicant Lake West Development, LLC is the current property owner.

As part of the December 1989 approvals, the City approved a subdivision, SIP/CUP for impervious coverage, a drive-in banking facility CUP, and rezoning to PUD (along with a development contract) for the existing TCF building and former office use. The public elements of the approved project included:

- Three-foot wide landscaping and streetscape easement along the south side of the Lake Street East right-of-way;
- Three public utility easements running north to south through the property for a water main, sanitary sewer, and storm sewer;
- A pocket/mini park easement of the northeastern corner of the property; and
- The dedication of right-of-way for improvements at the Lake Street and Ferndale Road intersection.

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

Previous Applications

2020 Application (Withdrawn by Applicant)

The first development application submitted by this applicant was reviewed by the Wayzata Planning Commission in September 2020. The proposal associated with that application was for a three-building development totaling 66 multiple family residential units. The existing TCF building was to be preserved under this proposal, and the application included the following requests:

- Comprehensive Plan Amendment to High Density Residential
- Rezoning to R-5 Average Density Residential
- Shoreland Impact Plan/Conditional Use Permit
- 5 Variances including for:
 - Rooftop Equipment
 - Lot Coverage
 - Impervious Surface Coverage
 - Floor Area Ratio
 - Building Height

The Planning Commission held a public hearing on that application and directed staff to prepare a draft PC Report and Recommendation to deny all of the application requests. The Planning Commission feedback included that the design did not achieve small town charm, was too tall, was too dense, and needed some mix of uses. The applicant withdrew that application before a draft PC Report and Recommendation was considered by the Commission.

Second 2020 Application (Denied by City Council)

A subsequent development application was submitted by this applicant shortly thereafter and reviewed by the Wayzata Planning Commission in November 2020. The proposal associated with that application was for a development totaling 38 multiple family residential units. The existing building was to be preserved under this proposal with an additional residential building added on each side. The application included requests for a Planned Unit Development Concept Plan and Preliminary Plat Subdivision To divide the single lot into three lots. The Planning Commission held a public hearing on that application and adopted a PC Report and Recommendation recommending denial of all of the application requests. The Planning Commission findings included that the design and site layout was not reflective of surrounding lots in the neighborhood, lacked small-town character and charm, concern for the mass and scale of the development (lot coverage, setbacks, roof styles, second and third floor setbacks, impervious surface, and floor area ratio). The City Council denied the application requests in December 2020.

2021 Application (Withdrawn by Applicant)

The applicant submitted an application that was reviewed by the Wayzata Planning Commission in August 2021. That proposal included two buildings with a total of 35 condominium units and 35,000 square feet of office and restaurant space. The application included requests for a PUD Concept Plan and two design deviations, one for too few massing breaks and one for insufficient third story setbacks. The Planning Commission expressed concerns about traffic, parking, building height, and the length of the façade without a massing break. The applicant withdrew that application before a PC Report and Recommendation was considered by the Commission.

2022 Application (Denied by City Council)

The applicant submitted an application for approval of a PUD Concept Plan that was reviewed by the Planning Commission in February 2022. The PUD Concept Plan, called Wayzata Beach Club, included the construction of 2 new 3-story buildings with underground parking. The buildings included 32 residential units and 42,000 square feet of office/restaurant space. Pocket parks were provided at the ends of the building, with 25-foot breaks between the buildings. After a public hearing and consideration by the Planning Commission, the Planning Commission adopted a Report and Recommendation to deny the application, and the City Council denied the PUD Concept Plan application in April 2022 based on findings that the plans did not meet the requirements of the Zoning Ordinance, including the PUD purposes and intents of higher standards of design, small town charm, a more desirable and creative environment, and consistency with the Comprehensive Plan.

2023 Application (Denied by City Council)

The applicant submitted an application for approval of a Rezoning to C-4A, CUP for shared parking, CUP for first floor residential, Shoreland PUD/CUP, SIP/CUP for impervious surface and Design Review that was reviewed by the Planning Commission in May 2023. That proposal included a new mixed-use building with 39,193 square feet of office and 30 residential units. After a public hearing and consideration, the Planning Commission adopted a Report and Recommendation to deny the application, and the City Council denied the Rezoning and Joint Facilities Parking CUP requests in the application in June 2023 based on findings that the plans did not meet the requirements of the Zoning Ordinance, including the concerns about parking and loading, effects on traffic on Lake Street, the location, hours and function of the joint parking, and consistency with the Comprehensive Plan.

Summary and Analysis of Current Application

Construction of a New Building

Under the proposal associated with the current application, the existing building and parking lot on the property would be demolished and a new 226,361 gross square foot, 3-story building would be built on the site. The architecture of the building is intended to give the appearance of six (6), 2-story buildings; however, the buildings are connected through the underground parking lot and considered a single structure/building under City Code.

The ground level of cores A-1, A-2, and A-3 include commercial spaces totaling 18,865 square feet of leasable area. Garage level and ground floor lobby and entryway spaces for Cores A-2 and A-3 are shared between residential and commercial uses. Core A-1 has a residential lobby and commercial conference and office space on the garage floor level. Cores A-4 and A-5 have residential units on the ground floor totaling 18,818 gross square feet of residential space. The ground level of core A-6 consists of enclosed parking with 15 parking spaces (13 regular and 2 handicapped) and a building entryway. The upper stories of all cores are residential units.

Each core structure is separated by a ground-level plaza that provides a gathering space for the public. The plazas between Cores A-1, A-2, A-3, and A-4 will provide views of Lake Minnetonka, while the plazas between Cores A-4 and A-5 and Cores A-5 and A-6 will not provide views of Lake Minnetonka due to the homes on Grove Lane.

The building would contain a total of 50 multiple family dwelling units:

Core A-1:	2 three-bedroom units (1 located on the second floor and 1 on the third floor)
Core A-2:	4 two-bedroom units (2 located on the second floor and 2 on the third floor) and 4 three-bedroom units (2 located on the second floor and 2 on the third floor)
Core A-3:	4 two-bedroom units (2 located on the second floor and 2 on the third floor) and 4 three-bedroom units (2 located on the second floor and 2 on the third floor)
Core A-4:	6 two-bedroom units (2 located on the first floor, 2 on the second floor and 2 on the third floor) and 6 three-bedroom units (2 located on the first floor, 2 on the second floor and 2 on the third floor)
Core A-5:	7 two-bedroom units (3 located on the first floor, 2 on the second floor and 2 on the third floor) and 5 three-bedroom units (1 located on the first floor, 2 on the second floor and 2 on the third floor)
Core A-6:	2 one-bedroom units (1 located on the second floor, 1 on the third floor) and 6 two-bedroom units (3 located on the second floor, 3 on the third floor)

The underground and street level parking provides a total of 162 stalls. The underground garage has one entry from the street level at the east end of the building, while the street-level parking lot in Core A-6 has one entry from street level between Cores A-5 and A-6. A further analysis of the parking area is provided later in this report.

The exterior building elevations would include brick, limestone caps, paneled siding, fiberglass columns, powder coated metal accents and standing seam metal roof. The facades have entrances facing Lake Street that are at sidewalk level. The facades include brick masses that are angled pediments with arched second story windows that flank each side of the main core entrance and an arched pediment and arched windows above the main core entrance. The façade beyond the brick masses includes fiber cement board siding. Areas of the façade that are set back from the sidewalk include a short brick wall

with a metal railing at the sidewalk. The terraces of the second floor include a metal railing. Dormers within the roofs provide natural lighting for the 3rd story. The north facades include 59.8% transparency and the south façades include 44.2% transparency.

Site Plan

In addition to the new building and core structures, the site plan includes public open spaces on the west side of the site and on the east side of the site. A sidewalk is proposed to be located on the north side of the building adjacent to Lake Street. There are 25- to 36-foot wide plazas between the core structures to provide lake views and opportunities for small public gathering areas.

The underground parking entrance is on the east side of the site, and Core A-6 surface parking entrance is between Cores A-5 and A-6. Two convenience parking spaces are located near the entrance to the underground parking structure. Bike parking is provided in the underground parking structure.

Proposed Uses

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

Residential uses are an appropriate use in relation to the diverse mixes of uses located in the Central Business District. Residential uses have typically included retail or office use on the ground floor along Lake Street. Residential uses on the ground floor are primarily west of Barry Avenue and east of Superior Boulevard

In the application, commercial uses are proposed on the full ground floor in Cores A-1, A-2, and A-3. Multiple family dwelling units are proposed on the ground floor in Cores A-4 and A-5 (four units in each core for a total of eight ground floor units).

Zoning and Adjacent Land Use

The property is currently zoned PUD Planned Unit Development District and is located within the Shoreland Overlay District. Zoning for adjacent areas are as follows:

Direction	Adjacent Land Use	Zoning	2040 Comp Plan Designation
North	Multiple Family Residential, Commercial	C-4A, PUD	Central Business District
East	Lake Street/Panoway	R-2	Parks

South	Boatworks Commercial Building (southeast), Wayzata Beach Park (south), Single Family Homes (southwest)	R-3, P, C-3	Parks, Central Business District, Low Density Residential
West	Commercial	PUD	Central Business District

The following table outlines the zoning standards applicable to the proposal:

Regulation	PUD	Shoreland Overlay District	Proposal
Lot Area (min.)	None	Same as underlying zoning district	98,964 net square feet
Residential Density	Same as Comprehensive Plan (20 to 30 du/ac)	Tiered based on underlying zoning district	25.99 du/ac
Height (max.)	35 feet or three stories, whichever is lesser	35 feet	35 feet (measured from average grade plane) / 3 stories
Lot Coverage (max.)	None	N/A	74.7%
Impervious Surface (max.)	None	25% or 75% with stormwater management** or 100% with Shoreland Impact Plan/CUP	85.21%
Floor to Area Ratio (F.A.R.)	None	Same as underlying zoning district	1.56
Setbacks (min.)	Same as underlying zoning district	N/A	Front: 3 feet Rear: < 1 foot Side: 0 - 80 feet Side: 0 - 311 feet
Shoreland Setbacks (min.)	None	75 feet from the Lake Minnetonka	106 feet

Roadway Capacity

Nearby roadways include Lake Street, Barry Avenue, Ferndale Road, Edgewood Court, Grove Lane, and Shoreline Drive. The applicant has provided traffic and parking studies which are attached to this report. These studies do not identify any significant impacts from the proposal on the existing roadway system. The information in the traffic study indicates the roadway/intersections will continue to function. The City Engineer/Public Works Director has reviewed these studies and concurs with the studies' conclusions.

Proposed Residential Density

The proposed density of 25.99 dwelling units per acre (du/ac) meets the Comprehensive Plan density requirement for the Central Business District, which calls for between 20 and 30 du/ac. The policy goal behind this standard is that the downtown area should be dense enough to support retail and other commercial uses, promote walkability to enhance the pedestrian environment, and yet be limited enough to maintain small town charm.

The density of the proposed development is summarized in the following table:

Use	Square Footage	Percentage	Lot Area	Pro-Rated Lot Area
Residential	130,876 sq. ft.	84.7%	98,964 sq. ft.	83,796 sq. ft.
Commercial	23,690 sq. ft.	15.3%	98,964 sq. ft.	15,168 sq. ft.
Total	154,566 sq. ft.	100%	98,964 sq. ft.	98,964 sq. ft.

	Units	Acres	Density
Residential	50	1.924 acres	25.99 du/ac

City Code Section 937.04.A.3 states that multiple family dwellings shall not exceed the standards of the R-5 zoning district. The R-5 zoning districts requires 2,175 square feet of lot area per dwelling unit while City Code Section 959.07.A. allows for the minimum lot area to be reduced by 300 feet each parking stalls under the living area of the building. Since each unit provides 2 parking stalls, the R-5 minimum lot area per dwelling unit would be 1,575 square feet (2,175 sq. ft. – 600 sq. ft.). The proposed development complies by providing 1,676 sq. ft. of residential lot area per unit (83,796 sq. ft./50 units).

Shoreland Residential PUD/CUP Density

The Shoreland Ordinance Section 991.17 requires that all developments with 5 or more dwelling units on a single lot within the Shoreland Overlay District obtain a Residential Planned Unit Development Conditional Use Permit (Shoreland Residential PUD/CUP). One of the intentions of the Residential PUD/CUP regulation is to allow for increases in density the further the development is away from the shoreline.

The Code divides property into 200-foot-wide tiers and then the density is determined in each tier. City Code Section 991.17 allows for densities to be transferred from any tier to another tier further from the water body, not to any tier that is closer.

The minimum lake shore setback is 75 feet from the ordinary high-water level of Lake Minnetonka (not the property line). Core A-2 (closest to Lake Minnetonka) is located 106 feet from the ordinary high-water level and Core A-6 (furthest from Lake Minnetonka) is 454 feet from the ordinary high-water level. The majority of Core A-2 and A-3 are located within the first tier, the majority of Cores A-1, A-4, and A-5 are within the second tier, and Core A-6 is within the third tier.

Taking all that into account, the proposed densities within these tiers complies with the City Code and the Comprehensive Plan, as shown in the table below.

PUD/CUP Tier	Area (sq. ft.)	Units	Density
First	20,950	16	33.27 du/ac
Second	35,950	23	27.87 du/ac
Third	11,450	11	41.84 du/ac

The Shoreland Ordinance allows an increasing density bonus for tier starting with a 50% maximum density in the First Tier up to a 200% bonus for the Third Tier.

PUD/CUP Tier	Maximum Density Bonus	Maximum Density
First	50%	45 du/ac
Second	100%	60 du/ac
Third	200%	90 du/ac

All three tiers of the proposal comply with the maximum density allowed within each tier.

Floor Area Ratio (FAR)

As noted above, the property falls within the Central Business District in the Comprehensive Plan, and all of the zoning districts (C-4, C4-A, C4-B, C-2, PUD) along Lake Street have a floor area ratio (FAR) maximum of 2.0. Floor area ratio is defined in the Zoning Ordinance as the floor area of a building or buildings on any lot, divided by the area of such lot, or in the case of planned unit developments, by the net site area. The floor area ratio requirements vary by Zoning District. In the case of a mixed-use development, the lot area is pro-rated based on the office gross leasable area compared to the total gross leasable area.

Use	Lease Area (square feet)	Pro-Rated Lot Size (square feet)	FAR
Commercial	23,690	15,168	1.56

The table below indicates how other nearby sites have been treated with shoreland impact plans/conditional use permits.

FAR of Nearby Projects (Approved)	
Project	FAR
401 Lake St E	2.33
Swan's Corner	2.35
Melvin's 235 (post land donation)	1.53

Dwelling Unit Types and Sizes

The following table illustrates the number of units in each building core, along with the square footage range of the units.

Units	Core 1	Core 2	Core 3	Core 4	Core 5	Core 6	Size Range (sq. ft.)
One Bedrooms	0	0	0	0	0	2	700 to 1160
Two Bedrooms	0	4	4	6	9	6	1,210 to 2,375
Three Bedrooms	2	4	4	6	3	0	2,540 to 4,675

All of the units comply with the minimum floor area require per unit (Section 919.06.B). Additional information about unit sizes can be found on the attached floor plans. All units will include a terrace or residential patio access.

Open Space

The proposal meets the standards for required, usable open spaces detailed in the Zoning Ordinance (Sections 909.15 and 919.08) and the Comprehensive Plan. The multiple family dwelling units require 12,500 square feet of usable open space, and the proposal provides 51,258 square feet of open space available to the residents.

The sheet entitled “Open Space Exhibit” attached to this report provides a visual reference for the above information.

Open Space Type	Amount	Percent of Overall Site
Public	4,174 square feet	4.21%
Landlord Controlled Public Open Space	18,039 square feet	18.22%
Common Shared Open Space	12,162 square feet	12.29%
Private Usable	14,135 square feet	14.28%
Landlord Controlled Commercial Open Space	2,748 square feet	2.77%

Public Open Space

There are two areas of privately-owned and maintained open space that are meant for use by the public. The landlord-controlled open public open space is 18,039 square feet or 18.22% of the overall site. These areas are described on the open space exhibit, and they generally include the plazas between the core structures and the seating areas/recessed areas on the north side of the core structures.

The publicly owned open space consists of 4,174 square feet or 4.21% of the site. This area consists of the sidewalk located adjacent to Lake Street.

Common/Shared Open Space

Areas designated as common/shared open space are provided on both ends of the site. The common/shared open space on the eastern end of the site is within an existing Mini Park Easement and maintenance will continue per that easement document. Additionally,

the applicant is discussing possibilities of public art within the eastern area with the Public Art Steering Committee. The western area will include an underground filtration stormwater management system under the open space. The maintenance of the filtration system will be the responsibility of the development. The areas amount to 12,162 square feet or 12.29% of the site.

Private Usable Open Space

Also proposed on site is private usable open space to be utilized by residents only. This private open space consists of the balconies for each residential unit as well as residential patios south of the Cores A-4 and A-5 and amounts to 14,135 square feet or 14.28% of the site.

Landlord Controlled Office Open Space

The area on the south side of Cores A-1, A-2, and A-3 is designated as landlord-controlled commercial open space. This amounts to 2,748 square feet or 2.77% of the site.

Shoreland Residential PUD/CUP Open Space

City Code Section 991.17.H requires that under a residential PUD/CUP, 30% development area be preserved as open space. The total of the separate open spaces listed above is 51,258 square feet of open space (including balconies) which is equal to 51.79% of the site.

Maintenance of Open Space

The landlord and property owner(s) would maintain all proposed open private and public spaces with the exception of the 3-foot-wide sidewalk and landscape easement area along the east, west, and north sides of the property. Public sidewalk is proposed within the 3-foot-wide sidewalk and landscape easement area and the Dakota Rail Regional Trail is located within the Lake Street East right-of-way. If this application is approved, this requirement will be included within the development agreement.

Tree Replacement

The applicant has provided a tree preservation plan. It shows that there are many healthy significant trees but no heritage trees on site. The proposed development would remove 304 diameter at breast height (DBH) inches of significant trees. Section 936.04.B.2 of the Tree Preservation Ordinance states that projects requiring Design Review, which would occur with this development, may remove up to 10% of the existing significant tree inches without a requirement for replacement (which is 30.4 inches on this site). Under the Tree Preservation Ordinance, the proposed development would require that 273.6 DBH of replacement trees be planted on site. The application is proposing 249 inches of replacement trees, which is lower than what the ordinance requires. The applicant is proposing to pay fee-in-lieu of tree replacement for the remaining 25 caliper inches.

Lot Coverage

As noted above, the property falls within the Central Business District in the Comprehensive Plan, and all of the zoning districts (C-4, C4-A, C4-B, C-2, PUD) along Lake Street do not have a lot coverage limit, meaning 100% of a lot can be covered. This

project proposes 74.7% lot coverage. The lot coverage on nearby projects is listed in the following table:

Lot Coverage of Nearby Projects (Approved)	
Project	Lot Coverage
401 Lake St E	~100%
Swan's Corner	97.7%
Wayzata Blu	75.4% (post land donation)
Ventana Apartments	80.8% (post land donation)
Melvin's 235	69.6% (post land donation)

Impervious Surface Coverage/Shoreland Overlay District

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

The impervious surface limit in the Shoreland Overlay District is 75%. The existing impervious surface on the property is 73,500 square feet, which is 74.4% of the lot area. The proposed project would have an impervious surface of 84,328 square feet, which is 85.21% of the lot area. Chapter 991.11A(1)b(2) allows impervious surface percentages to exceed 75% with the issuance of a shoreland impact plan/conditional use permit, which is requested in the application.

Total Lot Area	Proposed Impervious Surface Coverage
98,964 sq. ft.	85.21%

The table below indicates how other nearby sites have been treated with shoreland impact plans/conditional use permits.

Impervious Surface Coverage of Nearby Projects (Approved)	
Project	Impervious Surface Coverage
Melvin's 235	82.7% (post land donation)
401 Lake St E	100%
Wayzata Blu	97.1% (post land donation)
Swan's Corner	97.7%
Ventana Apartments	87.2% (post land donation)

Property Line Setbacks

As noted above, the property falls within the Central Business District in the Comprehensive Plan, and all of the zoning districts (C-4, C4-A, C4-B, C-2, PUD) along Lake Street have no setbacks except for to adjacent residential districts. There is a railroad right-of-way of at least 60 feet in width adjacent to the southern project boundary and therefore no setbacks would be required. The setback information for the proposed project is included in the table below.

Location	Proposed Minimum Setbacks
North	3 feet
South	Less than one foot
East	0 – 311 feet
West	0 – 80 feet

The existing building on the property is 30 feet from the railroad tracks. The nearest occupied part of any core of the proposed building would be about 27 feet from the railroad tracks.

Height

The maximum height allowed for a PUD is 3 stories or 35 feet, whichever is lesser. The overall height of this project would be 3 stories and 35 feet.

The height of the proposed building is measured from the average grade plane to the mid-point of the peaked roof, as specified by City Code. Due to the length of the single building with 6 cores, the average grade plane is about 6 feet above the sidewalk in front of Core A-1 and about 4 feet below the sidewalk in front of Core A-6. From Lake Street, Core A-1 would appear to be 41 feet tall while Core A-6 would appear 31 feet tall.

The table below shows the height of other nearby projects. It is important to note that these projects had different average grade planes than that of 200 Lake Street.

Project	Height from Average Grade Plane
Wayzata Blu	35 feet
Ventana	40 feet
Melvins 235	39.7 feet

Parking

The total parking requirement for the proposed 50 multiple family dwellings, 5,225 square feet of retail and 13,262 square feet of office uses is 156 stalls. The proposed development provides 6 more parking stalls than required by providing 162 parking stalls. The proposed parking requirements are summarized in the following table:

City Code Requirement		
Land Use	Number of Units or Sq Ft	Total Required
Residential (2/unit)	50 Units	100 stalls
Office (3 per 1,000 sf)	13,262 sf	40 stalls
Retail (3 per 1,000 sf)	5,225 sf	16 stalls
Total Requirement		156 stalls

Traffic and Parking Analysis

The applicant has provided a traffic and parking analysis by S² Traffic Solutions. The traffic and parking analyses concluded that the parking plan provides an adequate number of parking stalls required for the proposed development, and it indicates acceptable operations with minimal vehicle delay and vehicle queuing at adjacent intersections and at the site access. It also recommended that the site access driveway have enhanced signage warning vehicles of pedestrian and bicycle crossing on the south side of Lake Street East.

Bicycle Parking

The Design Standards (Section 909.20.B) require 4 bicycle parking spaces per mixed use development. The site plan exceeds the bicycle parking requirements by providing 48 bicycle parking spaces. 40 bicycle parking spaces will be provided on the north wall of the lower-level garage through racks for 8 bikes each under Cores A-2, A-3, A-4, A-5, and A-6. The remaining eight (8) secured spaces are wall-mounted bicycle racks located in the ground-level garage in Core A-6. Further, outdoor bicycle parking spaces are provided outside of entries to plaza areas and on the eastern and western sides of the property.

Loading Areas

The expected retail square footage for this project is 5,225 square feet and office square footage is 13,262 square feet. For retail uses, Chapter 920.11B indicates that 1 loading space is required for the first 10,000 square feet of gross floor area and 1 space is required for each additional 50,000 square feet. Thus, only 1 loading space is required to support the retail use for the project. For office uses, Chapter 920.11B indicates that 1 loading space is required for buildings between 10,000 SF and 100,000 SF in gross floor area. Thus, 1 loading space is required to support the office use for the project. The project provides two loading areas and a truck maneuvering area in the parking garage under Core A-1 on the east side of the project. The loading stall and maneuvering area for a semi-truck would be located on the south side of the drive accessing the parking stalls to the west, and the loading stall for a delivery van is located north of the drive accessing the parking stalls.

Design Standards

The exterior building elevations will include brick, limestone caps, board paneled siding, fiberglass columns, powder coated metal accents and standing seam metal roof. The

facades have entrances facing Lake Street at sidewalk level. The facades include brick masses that are angled pediments with arched second story windows that flank each side of the main core entrance and an arched pediment and arched windows above the main core entrance. The façade beyond the brick masses includes white cement fiber board paneling. Areas of the façade that are set back from the sidewalk include a short brick wall with a metal railing at the sidewalk. The terraces of the second floor include a metal railing. All cores include dormers within the roofs. Elevator penthouses designed to appear as chimneys are included in cores A-1 through A-4. Cores A-5 and A-6 include an elevator penthouse with fiberglass column accent. The eastern portion of Core A-1 features a domed roof above the second story. The north facades include 59.8% transparency and the south façades include 48.6% transparency.

City staff has reviewed the plans included in the application for their compliance with the design standards and has determined that the proposed design would comply with all of the applicable design standards with the exception of the following two deviations:

- The significant massing breaks between Cores A-2 and A-3, and Cores A-3 and A-4, prevents views of Lake Minnetonka from street level (Section 909.07.A.2).
- Street tree spacing exceeds the maximum spacing of 26 feet (Section 909.17.B.1.b)

City Code Section 909.27 requires a meeting with City staff and the applicant to review the proposed design and the applicable design standards, and discuss what alterations may be required to fully comply with the design standards. Prior to the formal application, staff has met with the applicant and informed them of staff's analysis finding that their proposal would require design standard deviations. The applicant is seeking deviations with their application and can provide additional details.

Significant Massing Breaks

City Code Section 909.07.A.2 states that proposed development located between Lake Street and the shoreline of Wayzata Bay shall provide any required significant massing breaks as midblock connections, to provide views of Lake Minnetonka and allow for potential future access to the lake. The view must be measured from street level along Lake Street. The application demonstrates that views of Lake Minnetonka are not possible from street level between Cores A-1 and A-2 due to the railroad tracks, which are 6 feet 4 inches above street level. The applicant has also demonstrated that there are no views available of Lake Minnetonka between Cores A-4 and A-5, and Cores A-5 and A-6, due to the homes along Grove Lane. The line-of-sight exhibits provided by the applicant for Cores A-2 and A-3, and Cores A-3 and A-4, could have views from Lake Street over the railroad tracks.

The proposed building design has a pedestrian walkway through the first floor between all cores, which provides the midblock connections, but those spaces are bridged on the second and third floors to allow for additional residential space. The second and third floor connections inhibit the view of Lake Minnetonka from street level between Cores A-2 and

A-3 and between Cores A-3 and A-4. Within the Design Standards Handbook, Figure 3.2 requires a significant massing break through all three floors to preserve views to the Lake unless a deviation is granted.

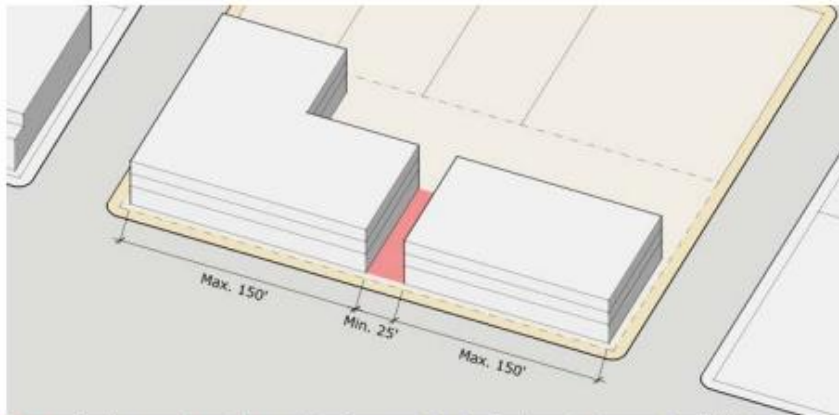


Fig. 3.2 Development located between Lake Street and the shoreline is required to provide mid-block connections for every 150' of façade to preserve views and access to the Lake.

Street Tree Spacing

City Code Section 909.17.B.1. states that street trees shall be planted at public frontages with a maximum spacing of 26 feet. Street trees at Hennepin County Right-of-way are to be planted between the building and the sidewalk. Proposed tree planting spacings in the proposed design exceed 26 feet in front of core A-1 and A-4. No street trees are proposed at the frontage of cores A-5 and A-6. The applicant notes that the ability to place trees in certain locations is limited by the Three Rivers Park District (TRPD) bike trail and the city sidewalk, which does not allow for spacing and the proposed building depth. The applicant has proposed to plant tree wells and grates located partially in the sidewalk and partially in the landscape buffer alongside the building.

TRPD requests that no trees be planted with the edge of their trunks within 3 feet of the edge of the regional trail.

City Engineer's Comments

The City Engineer reviewed the proposed redevelopment and has provided the following comments:

1. Applicant's plans should show the proposed 4-inch watermain at a uniform depth within the railroad ROW. Show the full width of the railroad ROW, as well as the adjacent Grove Lane Court ROW. Fused HDPE pipe material is preferred over ductile iron. In addition to the required City permits, the railroad will require a permit for any utility maintenance or installation work within their ROW. This would be part of the final approval process, and the City may need to add a condition that applicant/owner are responsible for all approvals/permits from the railroad.
2. Applicant should provide the name of the person at MCES that its team has reached out to.

City Forester Comments

The City Forester reviewed the proposed redevelopment and has provided the following comments:

1. Proposed tree protection is compliant once the following language is removed: "TREE PROTECTION FENCING MAY BE RELOCATED AS NECESSARY WITH APPROVAL FROM THE LANDSCAPE ARCHITECT." Tree protection fencing is not to be relocated once inspected and approved. Any conflict with its placement should be communicated to the City Forester.
2. Applicant should provide shade-tolerant alternative to *Gleditsia triacanthos* on Sheets L4 and L5.
3. Regarding street tree Design Standards in Sec. 909.17.B.1.b:
 - a. I discourage the use of tree wells, but this is an option provided in Code.
 - b. I would encourage the use of a suspended pavement system if at all feasible.
 - c. Both options would require supplemental irrigation.
 - d. In either case, maintenance specifications for such trees will be required in the development/maintenance agreement.

Standards of Planning Commission Review of Application Requests

The review and decision on the proposed PUD Amendment and PUD Concept/General Plan is a legislative action, meaning that the Planning Commission acts like an advisor to a legislative body (the City Council), and has wide discretion on whether to recommend approval or denial as long as it has a rational basis in fact and the relevant standards for its recommendation. The other requests in the Application are quasi-judicial, but in a practical sense, they are dependent upon approval of the PUD.

Primary Questions to Consider:

PUD Zoning District Amendment

PUD Zoning District Amendment from 1989 TCF PUD to the 2025 LakeWest Six Core PUD

1. Is the proposed rezoning in compliance with the policies of the Comprehensive Plan?
2. Will the rezoning conform to present and future land uses of the area?
3. Does the rezoning conform with all performance standards (i.e., parking, loading, noise, etc.)?
4. Does the rezoning have a negative effect on the area in which it is proposed?
5. Are the surrounding streets capable to serve the traffic generation from the proposed rezoning?
6. Does the rezoning emphasize specialty shops and office uses with continuous linear low level building designs including individual store fronts with public sidewalk access?
7. Does the rezoning include a building that exceeds the height of 3 stories or 35 feet?

PUD Concept and General Plans

Purpose of PUD

1. Does the PUD encourage innovations in development for the growing demands of all styles of economic expansion?
2. 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?
3. Does the PUD encourage a creative use of land and related physical development which allows a phased and orderly development and use pattern?
4. Does the PUD create a development pattern in harmony with the objectives of the Wayzata Comprehensive Plan? (PUDs are not intended as a means to vary applicable planning and zoning principles)
5. Does the PUD create a more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City?

PUD General Plan

1. Would the proposed PUD have any detrimental effects upon the health, safety and welfare of residents of the community or the surrounding area?
2. Is the proposed PUD consistent with the City Comprehensive Plan?
3. Does the proposed PUD provide adequate common open space?
4. 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?

Shoreland Ordinance Approvals

Shoreland Residential Planned Unit Development Conditional Use Permit

1. Do the dwelling units have a negative effect upon the health, safety and welfare of residents of the community and the surrounding area?
2. Are the dwelling units consistent with the Comprehensive Plan?
3. Is the open space controlled by the Landlord or a Property Owners Association?
4. Do the dwelling units have no density variation from the standards applied in an applicable zoning district?
5. Does the building have no deviation from the height standards?
6. Will the preservation and maintenance in perpetuity of open spaces be in perpetuity?
7. Will at least 30 percent of the total development area be preserved as open space?

Shoreland Impact Plan Conditional Use Permit for Impervious Surfaces over 75%

1. Does the development address and mitigate adverse impacts from the impervious surfaces to stormwater runoff, floodplain, and water quality?

2. Do the building materials, color, façade, and roof materials minimize the appearance and blend the structure into the shoreland and vegetation?
3. Is the lot coverage less than 75%?

Design Standards Deviations

In general, are the negative impacts of the deviations required for the proposal outweighed by one or more of the factors listed in Sec. 909.29.A?

Significant Massing Break Design Standard Deviation

1. Do the massing breaks provide views of Lake Minnetonka or allow for potential future access to the lake?
2. Does the approval of the massing break deviation provide greater conformity to other Design Standards or Zoning Ordinance standards?
3. Does the approval of the massing break deviation alleviate an undue burden, taking into account current, housing and commercial conditions?
4. Does the approval of the massing break deviation have a positive effect on the area in which the project is proposed?

Tree Spacing Design Standard Deviation

1. Does the approval of the tree spacing deviation provide greater conformity to other Design Standards or Zoning Ordinance standards?
2. Does the approval of the tree spacing deviation accommodate future possible uses contemplated by the Design Standards, the Zoning Ordinance or the Comprehensive Plan?
3. Does the approval of the tree spacing deviation have a positive effect on the area in which the project is proposed?

Action Steps

After considering the items outlined in this report, holding the public hearing on the application, and discussing the requests of the Application, the Planning Commission should direct staff to prepare a draft *Planning Commission Report and Recommendation*, with appropriate findings, reflecting a recommendation on the application, for review and adoption at the next Planning Commission meeting.

Attachments

Project Information Package:

- Applicant's Narrative
- Title Sheet with Project Calculations
- Boundary and Topographic Survey (2)
- Existing Conditions Plan (3)
- Site Demolition Plan (3)
- Site Plan (4)
- Grading and Drainage Plan (3)
- Stormwater Pollution Prevention Plan (3)
- SWPPP Notes and Details (2)

Average Grade Plan Analysis (2)
Preliminary Utility Plan (3)
Civil Details (3)
Preliminary Impervious Areas
Open Space Exhibit (2)
Preliminary Shoreland Overlay Exhibit
Landscape Plan and Tree Survey + Inventory
East Green Space Plan
East Green Space Renderings
Enlarged Streetscape and Plazas (3)
West Green Space Plan
West Green Space Renderings
Planting details (2)
Project Data
Composite Floor Plans
Floor Plans (4)
Roofing Plan
Grade/Ground Level Access Plan
Commercial Productive Space Area Plan
Building Elevations (4)
Glazing Calcs (2)
Renderings (9)
Building Sections (4)
Site Lighting Plan & cut sheets (2)
Traffic and Parking Study dated December 2, 2024 (16)
TRPD Comments
Neighborhood Meeting Summary
Wayzata West Metro Chamber Comment Letter

Applicable Code Provisions for Review

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

2040 Comprehensive Plan:

Guiding Principles:

Walkable and Pedestrian Friendly (page 1-6)

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

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

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

Residential Goals and Policies (page 3-6)

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

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

Policy: Encourage and promote a balanced housing supply.

Future Land Use (page 3-9)

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

PUD Zoning District Amendment (Section 903.02.F)

The Planning Commission shall consider possible adverse effects of the proposed amendment. Its judgment shall be based upon (but not limited to) the following factors:

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

Design Standards for Medium-Scale Sites (909.05)

- A. Medium-Scale Sites shall be defined as site(s) providing a proposed total area from one to three acres, either as a single parcel or multiple contiguous parcels in the same development application.
- B. The following Design Standards shall apply to Medium-Scale Sites:
 1. Buildings shall be located on and oriented to public right of ways and parking shall be located behind the building
 2. New construction located on designated Hennepin County right of ways and directly abutting County sidewalks shall construct a sidewalk extension with a minimum two-foot width on the proposed parcel.
 3. Service areas such as refuse bins and trash rooms shall be located behind or inside the building and away from any proposed Usable Open Space.

Design Standards - Building Width (909.07.A)

New Buildings—All Districts.

5. Significant massing break façade. Buildings exceeding 150 feet of length on public right of ways shall provide one significant massing break for every 150 feet of facade to respond to the small-scale character of Wayzata. Significant massing breaks shall be defined as:
 - a) A massing void providing a minimum width of 25 feet located above the ground floor and extending through the depth of the building; or
 - b) A publicly accessible midblock pedestrian connection or street through the building with a minimum clear width of 25 feet.
6. **Proposed development located between Lake Street and the shoreline of Wayzata Bay shall provide any required significant massing breaks as midblock connections, to provide views of Lake Minnetonka and allow for potential future access to the lake.**

Design Standards - Landscaping (909.17.B.1)

1. Street trees shall be planted at all public frontages that with the following:
 - a. Trees shall be a minimum size of three caliper inches.
 - b. Maximum spacing of trees shall be 26 feet.**
 - c. Trees must be located within a landscaped boulevard or tree well six feet in width.**
 - d. Street trees at Hennepin County right-of-way frontages shall be planted between the building and sidewalk**

Deviations from the Design Standards (909.29.A)

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.

Requirements, Conditions and Standards for Approving PUD Permits (933.02)

General Standards.

1. Review. In its review of any application under this Section, the City Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations of the Design Review Board and any staff report on the application. **The Council also shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area and shall evaluate the project's conformance with the overall intent and purpose of this Section.** If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and that the project does conform with the overall intent and purpose of this Section, it may approve a PUD permit, although it shall not be required to do so.
2. Ownership. An application for a PUD District or conditional use permit approval must be filed by the land owner or jointly by all land owners of the property included in a project. The application and all submissions must be directed to the

development of the property as a unified whole. In the case of multiple ownership, the approved Final Plan shall be binding on all owners.

- 3. Comprehensive Plan Consistency. The proposed PUD shall be consistent with the City Comprehensive Plan.**
4. Sanitary Sewer Plan Consistency. The proposed PUD shall be consistent with the City Comprehensive Sewer Plan and shall not create a discharge which is in excess of the City's assigned regional limitations.
5. Common Open Space. Common private or public open space and facilities at least sufficient to meet the minimum requirements established in the Comprehensive Plan and such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the residents of the PUD shall be provided within the area of the PUD development.
6. Operating and Maintenance Requirements for PUD Common Open Space Facilities. Whenever common private or public open space or service facilities are provided within the PUD, the PUD plan shall contain provisions to ensure the continued operation and maintenance of such open space and service facilities to a predetermined reasonable standard. Common private or public open space and service facilities within a PUD may be placed under the ownership of one or more of the following, as approved by the City Council.
 - a) Dedicated to public, where a community-wide use is anticipated and the City Council agrees to accept the dedication.
 - b) Landlord control, where only use by tenants is anticipated.**
 - c) Property Owners Association, provided all of the following conditions are met:
 - 1) Prior to the use or occupancy or sale or the execution of contracts for sale of an individual building unit, parcel, tracts, townhouse, apartment, or common area, a declaration of covenants, conditions and restrictions or an equivalent document or a document such as specified by Laws 1963, Chapter 457, Section 11 and a set of floor plans such as specified by Laws 1963, Chapter 457, Section 13 shall be filed with the City of Wayzata, said filing with the City to be made prior to the filings of said declaration or document or floor plans with the recording officers of the County.
 - 2) The declaration of covenants, conditions and restrictions or equivalent document shall specify that deeds, leases or documents of conveyance affecting buildings, units, parcels, tracts, townhouses, or apartments shall subject said properties to the terms of said declaration.
 - 3) The declaration of covenants, conditions and restrictions shall provide that an owner's association or corporation shall be formed and that all owners shall be members of said association or corporation which shall maintain all properties and common areas in good repair and which shall assess individual property owners proportionate shares of joint or common costs. This declaration shall be subject to the review and approval of the City Attorney. The intent of this requirement is to protect the property values of the individual owner through establishing private control.
 - 4) The declaration shall additionally amongst other things, provide that in the event the association or corporation fails to maintain properties in accordance with the applicable rules and regulations of the City of Wayzata

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

- 5) Membership must be mandatory for each owner, and any successive buyer.
 - 6) The open space restrictions must be permanent and not for a given period of years.
 - 7) The association must be responsible for liability insurance, local taxes, and the maintenance of the open space facilities deeded to it.
 - 8) Property owner must pay their prorated share of the cost of the association by means of an assessment to be levied by the association which meets the requirements for becoming a lien on the property in accordance with Minnesota Statutes.
 - 9) The association must be able to adjust the assessment to meet changed needs.
7. Staging of Public and Common Open Space. When a PUD provides for common private or public open space, and is planned as a staged development over a period of time, the total area of common or public open space or land escrow security in any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire PUD as the stages or units completed or under development bear to the entire PUD.
8. Density.
- a) The maximum allowable density in a PUD District shall be determined by standards negotiated and agreed upon between the applicant and the City. **In all cases, the negotiated standards shall be consistent with the development policies as contained in the Wayzata Comprehensive Plan.** Whenever any PUD is to be developed in stages, no such stage shall, when averaged with all previously completed stages, have a residential density that exceeds 125 percent of the proposed residential density of the entire PUD.
 - b) **There shall be no density variation from the standards applied in an applicable zoning district for PUD conditional use permits.**
9. Utilities. In any PUD, all utilities, including telephone, electricity, gas and telecable shall be installed underground.
10. Utility Connections.
- a) Water Connections. Where more than one property is served from the same service line, individual unit shut off valves shall be provided as required by the City Engineer.
 - b) Sewer Connections. Where more than one unit is served by a sanitary sewer lateral which exceeds 300 feet in length, provision must be made for a manhole to allow adequate cleaning and maintenance of the lateral. All maintenance and cleaning shall be the responsibility of the property owners association or owner.

11. Roadways. All streets shall conform to the design standards contained in the Wayzata Subdivision Regulations unless otherwise approved by the City Council.
12. Landscaping. In any PUD, landscaping shall be provided according to a plan approved by the City Council, which shall include a detailed planting list with sizes and species indicated as part of the Final Plan. **In assessing the landscaping plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.**
13. Setbacks.
 - a) **The front, rear and side yard restrictions on the periphery of the Planned Unit Development site at a minimum shall be the same as imposed in the underlying districts, if a PUD conditional use permit, or the previous zoning district, if a PUD District.**
 - b) No building shall be located less than 15 feet from the back of the curb line along those roadways which are part of the internal street pattern.
 - c) No building within the project shall be nearer to another building than one-half the sum of the building heights of the two buildings.
 - d) In PUD Districts that were zoned commercial prior to PUD and exceed 13 acres, the allowable setbacks shall be as negotiated and agreed upon between the applicant and the City.
14. Height.
 - a) The maximum building height within a PUD District shall be 35 feet and three stories, whichever is lesser.
 - b) **There shall be no deviation from the height standards applied within the applicable zoning districts for PUD conditional use permits.**
 - c) In PUD Districts that were zoned commercial prior to PUD and exceed 13 acres, the maximum allowable height shall be as negotiated and agreed upon between the applicant and the City.

Residential Area Standards (933.03)

Purpose. The purpose of this Section is to establish standards for single family, multiple family, institutional and other residential PUD District and conditional use permit projects, in addition to those standards contained elsewhere in this Ordinance for all PUD projects. All residential PUD projects shall be developed in accordance with the following residential area standards.

1. Minimum Lot Area. There shall be no minimum lot or area size required for a tract of land for which a PUD District project is proposed. There shall be no minimum lot or area size imposed for a PUD conditional project except for standards applicable within the zoning district in which it is utilized.
2. Minimum Frontage. There shall be no minimum frontage on a public street required for a tract of land for which a PUD project is proposed.
3. The tract of land for which a PUD project is proposed shall have municipal water and sewer available to it.
4. It is the City's policy to discourage private roadways within a residential PUD project. Regardless if roads are private or dedicated to the public, they shall be

designed to right-of-way widths and constructed to standards imposed by the Wayzata Subdivision Regulations.

5. For single family residential PUD District projects, the normal standards of either the R-1A, R-1, R-2, or R-3 zoning districts shall apply to each project, excepting usage standards, as determined by the City Council and as provided above in Section 933.02.
6. **For multiple family residential PUD District projects, the normal standards of either the R-4 or R-5 Zoning Districts shall apply to each project, excepting usage standards, as determined by the City Council and as provided above in Section 933.02.A.**
7. In addition to the above standards, the City Council may impose such other standards for a residential PUD project as are reasonable and as the Council deems are necessary to protect and promote the general health, safety and welfare of the community and the surrounding area.

Non-Residential Project Standards (933.04)

Purpose. The purpose of this Section is to establish standards for non-residential projects, in addition to those standards contained elsewhere in this Ordinance for all PUD projects. All non-residential PUD projects shall be developed in accordance with the following area standards.

1. Minimum Lot Area. There shall be no minimum lot or area size required for a tract of land for which a PUD District project is proposed. There shall be no minimum lot or area size imposed for a PUD conditional project except for the standards applicable within the zoning district in which it is to be utilized.
2. Minimum Frontage. There shall be no minimum frontage on a public street required for a tract of land for which a PUD project is proposed.
3. The tract of land for which a non-residential PUD project is proposed shall have municipal water and sewer available to it.
4. Off-street parking and loading facilities for a non-residential PUD project shall be provided in accordance with Section 20 of this Ordinance.
5. In addition to the above standards, the City Council may impose such other standards for a non-residential PUD project as are reasonable and as the Council deems are necessary to protect and promote the general health, safety and welfare of the community and the surrounding area.
6. **For non-residential PUD District projects that include residentially zoned properties, the normal standards of either the C-1, C-2, C-3, C-4, C-4A, C-4B, INS, RD and BW zoning classifications shall apply to each project, excepting usage standards, unless the Council determines that another standard is more appropriate, reasonable and consistent with the overall purpose and intent of this Ordinance, and will not have a negative impact on the general health, safety and welfare of the community and the surrounding area.**

Residential Planned Unit Development (991.17)

Residential planned unit development conditional uses are allowed for new projects on undeveloped land, redevelopment of previous built sites or conversion of existing

buildings and land. **All lots developed with five or more dwelling units require approval of a planned unit development conditional use** in compliance with this Ordinance. Planned unit development shall comply with the following criteria.

- A. Residential planned unit development shall be processed as a **conditional use in accordance with Chapter 933 of this Ordinance.**
- B. Application for a residential planned unit development shall follow the guidelines in Chapter 933 of this Ordinance.
- C. Site "Suitable Area" Evaluation. Proposed residential planned unit developments shall be evaluated using the following procedures and standards to determine the suitable area for the dwelling unit/dwelling site density evaluation in Section 991.17.D, E, and F of this Ordinance.
 1. The development parcel shall be divided into tiers by locating one or more lines approximately parallel to a line that identifies the ordinary high water level at the following intervals, proceeding landward.
 2. The suitable area within each tier is next calculated by excluding from the tier area all wetlands, bluffs, or land before the ordinary high water level of public waters. This suitable area and the proposed development are then subjected to the residential planned unit development density evaluation steps to arrive at an allowable number of dwelling units or sites.
- D. PUD Density Evaluation. The procedures for determining the "base" density of a PUD and density increase multipliers are as follows: Allowable densities may be transferred from any tier to any other tier further from the water body, but shall not be transferred to any other tier closer.
- E. PUD "Base" Density Evaluation. The suitable area within each tier is divided by the single residential lot size standard for lakes. Proposed locations and numbers of dwelling units or sites for the residential planned unit developments are then compared with the tier, density, and suitability analyses herein and the design criteria in Section 991.18.G of this Ordinance.
- F. Density Increase Multipliers.
 1. Increases to the dwelling unit or dwelling site base densities previously determined shall be allowed if the dimensional standards in Section 991.08 of this Ordinance are met or exceeded and the design criteria in Section 991.17.G of this Ordinance are satisfied. The allowable density increases in item 2 below shall only be allowed if structure setbacks from the ordinary high water level are increased to at least 50 percent greater than the minimum setback, or the impact on the water body is reduced an equivalent amount through vegetative management, topography, or additional means acceptable to the local unit of government and the setback is at least 25 percent greater than the minimum setback.
 2. Allowable dwelling unit or dwelling site density increases for planned unit development.

Density Evaluation Tiers	Maximum Density Increase Within Each Tier(Percent)
First	50
Second	100
Third	200
Fourth	200

Fifth	200
-------	-----

G. Maintenance and Design Criteria.

1. Before final approval of a residential planned unit development, **adequate provisions shall be developed for preservation and maintenance in perpetuity of open spaces and for the continued existence and functioning of the development.**
2. Open Space Preservation. **Deed restrictions, covenants, permanent easements, public dedication and acceptance, or other equally effective and permanent means shall be provided to ensure long-term preservation and maintenance of open space.** The instruments shall include all of the following protections.
 - a) Commercial use prohibited (for residential PUDs); and
 - b) Vegetation and topographic alterations other than routine maintenance prohibited; and
 - c) Construction of additional buildings or storage of vehicles and other materials prohibited; and
 - d) Uncontrolled beaching of watercraft prohibited.
3. Development organization and functioning. Unless an equally effective alternative community framework is established, when applicable, **all residential planned unit developments shall use an owners association with the following features.**
 - a) Membership shall be mandatory for each dwelling unit or site purchaser and any successive purchasers;
 - b) Each member shall pay a pro rata share of the association's expenses, and unpaid assessments can become liens on units or sites;
 - c) Assessments shall be adjustable to accommodate changing conditions; and
 - d) The association shall be responsible for insurance, taxes, and maintenance of all commonly owned property and facilities.

H. Open Space Requirements. Residential planned unit developments shall contain open space meeting the following criteria.

1. **At least 30 percent of the total development area shall be preserved as open space;**
2. Dwelling units or sites, **land covered by road surfaces, parking areas, or structures are developed areas and shall not be included** in the computation of minimum open space;
3. Open space shall include areas with physical characteristics unsuitable for development in their natural state, and areas containing significant historic sites or unplatted cemeteries;
4. **The appearance of open space areas, including topography, vegetation, and allowable uses, shall be preserved by use of restrictive deed covenants, permanent easements, public dedication and acceptance, or other equal effective and permanent means;** and
5. The shore impact zone, based on normal structure setbacks, shall be included as open space. For residential PUDs, at least 50 percent of the shore impact zone area of existing developments or at least 70 percent of the shore impact

- zone area of new developments shall be preserved in its natural or existing state.
- I. Erosion Control and Stormwater Management. Erosion control and stormwater management plans shall be developed and the residential planned unit development shall.
 1. Be designed, and the construction managed, to minimize the likelihood of serious erosion occurring either during or after construction. This shall be accomplished by limiting the amount and length of time of bare ground exposure. Temporary ground covers, sediment entrapment facilities, vegetated buffer strips, or other appropriate techniques shall be used to minimize erosion impacts on surface water features. Erosion control plans approved by a soil and water conservation district may be required if project size and site physical characteristics warrant; and
 2. Be designed and constructed to effectively manage reasonably expected quantities and qualities of stormwater runoff.
 - J. Centralization and Design of Facilities. Centralization and design of facilities and structures shall be done according to the following standards:
 1. Dwelling units or sites shall be clustered into one or more groups and located on suitable areas of the development. They shall be designed and located to meet or exceed the following dimensional standards for the relevant shoreland classification setback from the ordinary high water level, elevation above the surface water features, and maximum height. Setbacks from the ordinary high water level shall be increased in accordance with Section 991.17.F of this Ordinance for developments with density increases;
 2. Structures, parking areas, and other facilities shall be treated to reduce visibility as viewed from public waters and adjacent shorelands by vegetation, topography, increased setbacks, or color, assuming summer, leaf-on conditions. Vegetative and topographic screening shall be preserved, if existing, or may be required to be provided;
 3. Accessory structures and facilities shall meet the required principal structure setback and shall be centralized.

Shoreland Impact Plan/Conditional Use Permit (991.19.C)

Conditions. All conditional use permits for consideration under this Section shall be subject to the following stipulations.

1. **The projects shall be analyzed to determine the impact of impervious surfaces, stormwater runoff, floodplain, and water quality implications. Only those projects shall be allowed where the adverse impacts have been mitigated through approved means to the extent possible.**
2. Stormwater treatment measures including, but not limited to, sediment basins (debris basins), desilting basins or silt traps, installation of debris guards, and microsilts basins on stormwater inlets, oil skimming devices, etc. shall be required subject to the review of the City Engineer and the Minnehaha Creek Watershed District on projects where applicable.

3. Projects shall be analyzed in terms of provisions for maintenance and enhancement of landscape features, and change in the natural condition of the soil, trees, grade courses and marshes. The vegetative planting plan shall contain trees, when fully mature, that will exceed the building height. The plan shall also minimize tree removal, ground cover change, loss of natural vegetation, and grade changes as much as possible. It shall further provide for the relocation or replanting of trees which are proposed to be removed.
4. **Projects shall be analyzed in terms of the appearance of the structure when viewed from the lake's surface. Building materials, and color shall be analyzed to determine which facade and roof materials minimize the appearance and blend the structure into the shoreland and vegetation.**
5. Building heights shall be analyzed to determine the impact on surrounding structures and views from the lake surface or other shores. Structures shall not be allowed to exceed a height beyond that is allowed by the base zoning district or cannot be screened by landscaping or other design measures.
6. Residential densities on a project basis shall not be allowed to exceed the maximum allowed density of the base zoning district for which the project is proposed. For higher density residential development and planned unit developments, the density shall not be allowed to exceed the density standards as specified in the R-5 District of this Ordinance.
7. **Lot coverage on a project basis shall be restricted to the provisions for maximum impervious surface coverage as provided for in this Ordinance.**
8. Overall residential densities in the shoreland area shall not exceed the surplus development capacity for residential density, as calculated for Lake Minnetonka, Gleason and Peavey Lakes, as specified in the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
9. Overall lot coverage in the shoreland area shall not exceed the surplus development capacity for impervious surface coverage calculated for Lake Minnetonka, Gleason and Peavey Lakes, as specified in the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
10. All projects shall be in conformance with the Stormwater Management Plan for the City of Wayzata, May 1988, as may be amended and/or approved by the City Engineer.
11. All projects shall be in conformance with the Wayzata Comprehensive Plan/Shoreland Management Plan, as may be amended.
12. All projects shall be subject to the review of the Minnehaha Creek Watershed District.



Friday, October 11, 2024
Revised: January 3, 2025

Eric Zweber, Planner
City of Wayzata
600 Rice Street East
Wayzata, MN 55391

Re: Lake West Development Applications - 200 Lake Street East

Dear Mr. Zweber:

Thank you for your dedicated work with Lake West Development in processing and reviewing our five applications over the past several years. Lake West is pleased to submit the following applications with requests for approvals.

The applications submitted with this narrative reflect our collaborative efforts, the feedback received from the Planning Commission and City Council from our last submittal, and the recent District Court Order for Summary Judgement related to the former lawsuit. We look forward to continuing this collaboration with staff, the Planning Commission, and the City Council regarding the approvals requested below.

PROJECT DESCRIPTION AND SUMMARY

As you are aware, Lake West offers two following project designs for consideration. It is Lake West's expectation that Lake West and the City will work in collaboration to select the design which is most suitable for the area.

The 6-Core Traditional PUD Plan:

- Planned Unit Development Concept Plan
- Planned Unit Development General Plan
- Planned Unit Development Amendment
- SIP/Conditional Use Permit related to impervious surface coverage
- Shoreland Impact Plan/Conditional Use Permit
- Design Review

The 4-Core Conservation/Cluster PUD Plan:

- Planned Unit Development Concept Plan
- Planned Unit Development General Plan

- Planned Unit Development Amendment
- SIP/Conditional Use Permit related to impervious surface coverage
- Shoreland Impact Plan/Conditional Use Permit
- Design Review

Background/Project History

Lake West's most recent project submission originally filed on August 26, 2022 was denied by the City Council on June 20, 2023. This led to a lawsuit commenced by Lake West against the City where Lake West sought to overturn the City's decision to deny Lake West application. Ultimately, the District Court awarded Summary Judgment in favor of the City. The Court, in awarding summary judgment, ultimately determined that the City and Lake West were bound by a 1989 PUD agreement which governed all future use of the Lake West property.

Excerpt from Court's April 8, 2024 Order siting the 1989 PUD Agreement:

A. History of Current Zoning Designation

In December 1989, the Property was rezoned by the City pursuant to a planned unit development agreement ("PUD Agreement"). (*Admin R. 1170, 1928-1943*). The PUD Agreement included language that limited the redevelopment of the site and provided, in relevant part:

Any further development, construction of new improvements, or material or structural alterations to existing improvements which differ from those approved for construction pursuant to this Contract shall be subject to the processing of a new PUD application and receipt of appropriate City approvals. No assurance of such approvals are intended or implied at this time by the City.

(*Admin. R. 1931*).

The judge's ruling emphasizes that any redevelopment must proceed through a new PUD application and subsequent approvals, citing the 1989 PUD agreement. It stipulates that all requirements of the C-4A Zoning classification apply, with the exception of the two-story height limitation. In the next paragraph following the above excerpt, the 1989 PUD agreement further clarifies that:

All use, development, construction and operation requirements and standards of the C-4A Zoning classification shall apply to and regulate the Property in all respects other than the requirement that no more than two building stories are permitted in such a zone.

While the summary judgment was a win for the City, it was instructive with respect to Lake West's current submittals. In that regard, **Lake West submits the foregoing alternative PUD applications adhering to C-4A Zoning, except for the two-story height limit:**

1. Compliance with the C-4A Zoning, with 6-Cores limiting height to 3 stories and 35 feet as governed by the PUD Zoning District,

and

2. Conservative / Cluster PUD alternative that complies with the C-4A Zoning, with 4-Cores limiting height to 4 stories and 45 feet, consistent with the current, governing 1989 PUD Contract.

Both submittals are new and amended PUD applications that follow the PUD Zoning based on the underlying C-4A Zoning as directed by the District Court but differ in that the 6-core plan restricts the height to 3-stories and 35-feet (as allowed in the PUD Zoning District) and the 4-core plan restricts the height to 4-stories and 45-feet in height (as ruled by the 1989 PUD agreement that governs the property and is court ordered to abide by).

Lake West first seeks approval of the 6 Core Traditional Plan or in the alternative, offers the 4-core Cluster PUD plan. The 4-Core Cluster Plan offers:

- Clustering the development reduces the Mass and Scale by 11%.
- Open Space increases by 35%.
- Clustering development shortens the Mass by +/-300 linear feet reducing the canyon and shadow effect
- Provides a +/-300-foot-long intuitive surface level parking lot (Design Deviation). This addresses feedback that we heard from the Planning Commission and City Council with the desire to have available surface parking at the street level along with more parking overall to allow for a larger mix of uses.
- Removes residential units from abutting and already established SF residential neighborhood
- Reduces the building footprint to be closer aligned with the existing TCF building footprint (what the community is currently used to)
- Maintains the westerly large Open Space Parking that the community is used to.
- The 4 building cores are more compact, energy efficient, and sustainable.
- Responds to the city's desire for broader future use flexibility with higher parking counts.
- This plan is more advantageous to the neighbors' lake views from the West.
- The density is the lowest it can be while still meeting the City's code (2.0 units/acre).
- Clustering the development reduces the residential unit count by 7 units.

To expedite this process Lake West has attempted to address past concerns raised by the Planning Commission and City Council. Those concerns include the following:

1. Provide an onsite Semi-truck turnaround to meet the loading requirements.
2. Provide a Surface level parking lot.
3. Provide Temporary parking for drop off/pick up vehicles and delivery vehicles.
4. Meet the parking requirements straight up without the use of the Joint Facility Parking agreement.

Both of the PUD plans address each one of these concerns. As for the scale and mass of the building, we meet the desired F.A.R. of between 1.0 and 2.0 and the required density of between 20 and 30 units per acre.

Wayzata's 2040 Comprehensive Plan

The approvals requested through these applications will allow Lake West to transform the derelict former TCF site at 200 Lake Street East (the Property) into a vibrant bookend which complements Wayzata's thriving downtown. Lake West's redevelopment (the Project) will accomplish numerous goals and priorities in Wayzata's 2040 Comprehensive Plan by creating a legacy development for a mix of commercial and residential uses.

The City Council's approval will allow Lake West's reinvestment and redevelopment in Wayzata's downtown to advance and accomplish Comprehensive Plan goals and priorities, including:

- "Promoting a diversity of retail, office, service and residential land uses at a high level of development quality to enhance Wayzata as a regional destination and provide services for residents."
- "Providing connectivity within new developments and between existing neighborhoods to promote a sense of community and encourage mobility of all types."
- "Supporting the existing commercial core within the community, and encourage business retention and reinvestment."
- "Assisting with redevelopment when properties become a liability to the community."
- "Placement of retail uses on the first floor of all commercial uses to enhance the retail vitality of the area."
- Creating "welcoming and pleasing views from the ground level."
- Providing "housing options for upper-story housing."
- Increasing the number of households within the Central Business District.
- "Promoting sound land use development decisions which protect and enhance Lake Minnetonka and other wetland" and
- "Utilizing sustainable development practices for . . . private developments within the City."

Connectivity to Panoway on Wayzata Bay

With the nearby state-of-the-art Panoway and Walkway, the redevelopment of this property will feel like an extension of what's already been successful down the road. Our East Mini Park will be revamped with a tech-supported pocket park for the public to enjoy outdoor seating and standing pods to eat lunch or plug away at work. The Project will include a beautifully landscaped hydro-garden that'll stay in bloom throughout the changing seasons and promote walkability. The island created by the entrance to the parking garage and truck-turn-around will feature an interactive art sculpture that'll be further developed with the help of the newly approved Public Art Steering

Committee. The West “Parklette” will be landscaped with a bike repair station to supplement the trail head for the Three Rivers Park District.

Charm and Design

The design of this mixed use commercial and residential project will enhance the fabric of Wayzata’s existing downtown, evoking the nostalgic feeling of a city neighborhood. The architectural design and details of the building create a pedestrian friendly experience that has a focus on accessibility. The concept for the multi-layered façade of the building is modeled on the historic brownstone apartments of neighborhood communities in New York. This time-tested design is pedestrian friendly and simultaneously allows both commercial and residential uses.

Brick walls form a solid base for the structure and are an integral part of the building design, making it feel permanent and rooted to its site. By creating occupiable exterior space that would otherwise not be possible due to the sloping site and elevation changes from sidewalk to plaza level in some locations, this design feature heightens the human connection to the neighborhood by allowing building occupants to come outside and engage the public on Lake Street and allow the public to engage with the Property. In this way, the building adds to the street life of the block increasing feelings of safety and connection for all who use the space. The stairs and ramps, the railings and light fixtures, the multiple layers of vegetation, and the ins and outs of the building façade all invite users to interact with the building. These elements bring a human scale to the building from the pedestrian’s perspective.

The charm and function of the building is heightened by its connection to the neighborhood and highlighted by different building elements. These elements form a common design language amongst the whole project, while unique elements are added at different points in the form of unique building masses, entry elements, and colors. The design avoids a feeling of monotony while still creating a cohesive feel to the project, as though it has been an integral part of the community for years. Balconies and plazas add to the street life of the block by inviting occupants of the building outside to relate to and interact with pedestrians on the street, creating a classic neighborhood charm and expressed chimneys create a sentimental sense of home.

Plazas create massing breaks between the cores of the building to provide for street level views of the lake and covered areas above to allow for year-round use of outdoor space. With a continuous elevation from core to core, these plazas allow occupants of the building to walk out onto a terrace. These spaces are also accessible from the sidewalk, creating pedestrian friendly gathering spaces and relief along the building façade. By elevating these plazas above the sidewalk level, lake views are enhanced where they are currently blocked by the railroad track’s berm.

Stormwater Management and Environmental Clean-up

As described further below, the absence of stormwater management at the Property allows the untreated runoff from its impervious surfaces to flow directly into the City’s sewer system and Lake Minnetonka. Environmental analysis of the Property identified soil and groundwater contamination, with both petroleum and non-petroleum contaminants including volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), metal contaminants, and diesel and gasoline

range organics (DROs and GROs). Lake West's Project will remove these contaminated materials and install a modern environmental plan, including a stormwater management plan consistent with best practices and Wayzata's Shoreland Impact Plan. New water treatment will prevent the Property's current problematic runoff and ground water contamination which aligns with the City's Vision to be "a proud steward of its premier natural asset; Lake Minnetonka."

PROJECT INFORMATION

Feature	Standard¹	6 Core Application	4 Core Application
Lot Area	12,000 sq. ft. (min)	98,968 sq. ft.	98,968 sq. ft.
Residential Density	Between 20 and 30 du/ac	25.9 du/ac	20.4 du/ac
Residential Units	-	50 units	39 units
Height	Lesser of 35 feet or 3 stories (max.)	35 feet, 3 stories	45 feet, 4 stories
Impervious Surface	Up to 100% with CUP (max.)	86.0%	86.0%
Floor Area Ratio	2.0 (max.)	1.56	1.45
Open Space	15,000 sq. ft., at least 250 sq. ft. of open space per dwelling unit (min.)	51,573 sq. ft.	69,353 sq. ft.
Parking	See parking calculations per plans	162	205
Shoreland Setbacks	The average distance of the two adjacent principal structures (~102 feet) (min.)	~110 ft.	~110 ft.
Commercial Uses	50% of building frontage and ground floor retail or service commercial use (min.)	57.7% of ground floor and 50.1% of the building frontage	66% of ground floor and 57.7% of the building frontage
Stormwater Management Plan	Required	Provided (See description below)	Provided (See description below)

CONSTRUCTION STAGING

The construction will require shoring and a temporary shoring easement will be obtained from the BNSF railroad following their standard procedures. The building of the development will work from east to west with the garage and the underground stormwater chamber being the first phase after site preparation and demolition. Then construction would begin on Core 1 and proceed in order to Cores 2-4 or 2-6. Both the residential units and commercial units would be built as core and shell with build-outs of the area occurring once the core and shell is complete for each Core as the units are sold or the commercial space is leased. While the core and shells of each Core are being

¹ Applicable standards listed are the most stringent standard mandated by the C-4A zoning district, PUD Zoning District, the Shoreland Overlay District, or the City's generally applicable design standards.

constructed, construction items will be stored and staged in the western portion of the garage or surface parking lot. The parking for residential and commercial needs will be made available on a temporary basis that may differ from the final locations until the final buildings are completed and all the stalls are available for use.

PRIVATE AND PUBLIC AREAS

The building will have three different components of access including (1) private residential units and commons (2) commercial space and (3) publicly usable space. The private residential space will include Residential units and balconies, Interior commons and lobbies, and private garage spaces in the underground parking garage. Commercial space will include spaces available for office or retail lease in Cores 1-3. These spaces may additionally include some small patio spaces. The publicly usable space will be all the at-grade paths around each core, the west park and the east park. Additionally, the surface parking stalls at core 6 and the underground garage shall be accessible to the public for parking (other than the reserved private spaces in the underground garage).

The residential units will have their own Homeowners Association (HOA). The landlord of the commercial space and HOA will enter into a Master Association or Operating Agreement that establishes shared access easements, maintenance and cost provisions to maintain the entire development. These covenants will be recorded with the Title of each property. As part of these documents, the landlord of the commercial space shall be responsible for maintaining the publicly accessible improvement areas (as described above), the west park and the private stormwater and utilities in accordance with the Master Association or Operating Agreement. The landlord shall also be responsible for maintaining the commercial open space in addition to all other shared open spaces. The Development intends to have the City take over maintaining the east park.

APPROVALS REQUESTED

The remainder of this letter provides necessary and helpful factual and graphic information for the Planning Commission's and City Council's review of Lake West's application, which seeks approval for:

- (1) An amended Shoreland Impact Plan Conditional Use Permit ("CUP") for the Property related to improved stormwater improvements and impervious surface coverage.
- (2) Shoreland Residential Planned Unit Development Conditional Use Permit to allow for residential condominiums in the Shoreland Overlay District.
- (3) Design and Site/Building Plan Review of Lake West's final plans.
- (4) Planned Unit Development (Amendment, Concept Plan and General Plan) for the amendment and implementation of new PUD terms consistent with the proposed development.

In addition to this narrative, Lake West submits:

- Design-related information required by Ordinance § 909.25;

- Shoreland Impact Plan; and
- Updated Traffic and Parking Analysis Memorandum.

These materials include all of the materials required by Wayzata Ordinances in regarding to the approvals requested above.

(1) PUD Contract AMENDMENT OF THE PROPERTY

Consistent with the District Court's Order, Lake West asks the City Council to formally ratify/approve a PUD contract amendment of the Property's current 1989 PUD Contract. The PUD approved by the City through a 1989 Development Contract (the 1989 PUD Contract) for TCF Bank's development regulated the Property the same as the City's C-4A Zoning District with the exception of building height and stories. Rather than the two-story limit applied to buildings in the C-4A District, the PUD Contract allowed buildings of any height to accommodate the 60-foot height of TCF's building.

Amending the PUD Contract and Lake West's planned use is supported by each of the factors listed in Wayzata Ordinance § 903.02F, specifically:

1. The proposed uses conform with present and future land uses of the area.

The proposed use is consistent with allowable uses in the underlying C-4A zoning and the PUD district, which was established in the 1989 PUD approvals. The 2040 Comprehensive Plan establishes this property as Central Business District currently as an existing use and for future use, which is also consistent with the proposed mixed-use development.

2. The proposed uses conform with all performance standards contained herein (i.e., parking, loading, noise, etc.).

The proposed development meets all applicable performance standards including, but not limited to use type, parking, loading, noise, etc., as shown in the submitted plans and discussed in this narrative.

3. The proposed uses will have a positive effect on the area.

Lake West's proposed uses would clearly have a positive effect on the Project area and surrounding community. The City's Comprehensive Plan outlines the City's policy goals to enhance Wayzata's downtown. Lake West's Project and planned uses are consistent with and achieve numerous plan goals identified in the Comprehensive Plan. The Project will transform the Property into a vibrant bookend complementing and contributing to Wayzata's thriving downtown.

4. The proposed uses will have a positive impact upon property value in the area in which it is proposed.

The Development will take an underutilized building and abundance of surface parking lot and create new commercial uses that will drive foot traffic and increase demand for living in the area, along with providing new residential high-quality homes. This significant investment into the community will increase the value of the properties in the area.

5. *Traffic generation by the proposed use in relation to capabilities of streets serving the property.*

The Traffic and Parking Analysis Memorandum submitted with this narrative shows that the Project will not have any negative impacts on the existing roadway system. And the Project's elimination of multiple access driveways that currently cross the regional trail and path will result in a safer environment for bicyclists and pedestrians than what is in place from the 1989 PUD contract.

6. *The proposed use's impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.*

The site was developed in accordance with the 1989 PUD approvals. The redevelopment of the site in amending the 1989 PUD Contract will provide enhanced park areas, improve street connections by reducing curb cuts, improve pedestrian connections with enhanced sidewalks/boulevards, and update infrastructure that is already on-site to service the development.

AMENDED SHORELAND IMPACT PLAN CUP

Lake West seeks approval of an amended Shoreland Impact Plan CUP pursuant to Wayzata Ordinance § 991.19. The City previously approved a similar Shoreland Impact Plan CUP for the Property when it approved the 1989 PUD Contract. Impervious surface coverage up to 100% is allowed within the Shoreland Overlay District so long as the applicant receives a Shoreland Impact Plan CUP. Lake West seeks approval of an amended CUP to ensure the CUP remains consistent with Lake West's plans for the Property which require 85% impervious surface coverage. Granting the CUP will fulfill Comprehensive Plan goals, including the Project's utilization of:

- "sound land use development decisions which protect and enhance Lake Minnetonka and other wetlands as a significant natural resource to the community's vitality and 'sense of place'."
- "sustainable development practices for public and private developments within the City."

The Property's current state and existing environmental challenges to be addressed.

As shown below, the Property is currently dominated by parking lots and impervious surface. These surfaces and the design and function of the existing improvements on the Property create environmental problems that will be eliminated or mitigated by Lake West's Project.



Fig. 1 Property's current coverage

The current large surface parking areas and the absence of stormwater management at the Property allows significant runoff to flow directly into the City's sewer system or Lake Minnetonka. Environmental analysis performed at the Property identified soil and groundwater contamination with both petroleum and non-petroleum contaminants, including VOCs, PAHs, metal contaminants, DROs, and GROs.

Lake West's Project and requested Amended CUP will improve the Project area's environment and meet or exceed all applicable requirements.

Lake West's redevelopment will protect and enhance Lake Minnetonka and other wetlands in and around the City by significantly improving and modernizing the Property's stormwater management. Through the Project, Lake West will remove contaminated materials. The stormwater management plan submitted with Lake West's application includes all necessary modern environmental improvements, including an underground sand filtration system treating stormwater runoff.

The quality and design of the Project will significantly enhance the shoreline experience by removing the vacant office building and two underutilized parking lots, improve the stormwater treatment that impacts the water of Lake Minnetonka, and set a new standard for development along Lake Street. The key design objective is to bring "charm" back to the West end of Lake Street with a timeless curb appeal that the community raves about, while replacing 1,000 ft of asphalt with job opportunities and native plant life. The Project fulfills and is consistent with the requirements for a Shoreland Impact Plan CUP provide in Wayzata Ordinance § 991.19, including:

- The Project is consistent with the impervious surface requirements in the ordinance and will improve stormwater runoff, floodplain management, and water quality at the Property.
- The Project includes necessary and appropriate stormwater treatment measures including, sediment basins (debris basins), desilting basins or silt traps, installation of debris guards, and microsilts basins on stormwater inlets, oil skimming devices, etc. The Project is under review and consistent with the direction of the City Engineer and the Minnehaha Creek Watershed District.
- The Project maintains and enhances landscape features, improves the condition of the soil by removing contaminants, and maintains or improves trees and grading. The Project will maintain or add trees, that when fully mature, will exceed the building height. Lake West will also minimize tree removal, ground cover change, loss of natural vegetation, and grade changes as much as possible. It further provides for the relocation or replanting of any trees which are proposed to be removed.
- The Project will improve the appearance of the structure when viewed from the lake's surface. All building materials, and color minimizes the appearance and blends the structure into the shoreland and vegetation, particularly in comparison to the current, significantly higher structure.
- The Project's proposed buildings/improvements will be significantly lower than the current 60-foot building approved by the City through the 1989 PUD Contract. The new building complies with the height restrictions of the current 1989 PUD zoning contract.
- The Project's residential density will not exceed the maximum allowed density of the base zoning district, nor will it exceed the density allowed in the R-5 District.
- With approval of this CUP, lot coverage for the Project will comply with the Ordinance's impervious surface coverage requirements.

- The Project will not cause the overall lot coverage in the shoreland area to exceed the surplus development capacity for impervious surface coverage calculated for Lake Minnetonka, Gleason and Peavey Lakes, as specified in the Wayzata Comprehensive Plan/Shoreland Management Plan.
- The Project complies with the Ordinance's requirements for residential density.
- The Project will be in conformance with the Stormwater Management Plan for the City of Wayzata, May 1988, as amended and/or approved by the City Engineer.
- The Project is in conformance with Wayzata's 2040 Comprehensive Plan/Shoreland Management Plan, and will accomplish further numerous goals and priorities in these Plans.
- All Project shall be subject to the review of the Minnehaha Creek Watershed District.

Lake West's requested CUP is consistent with other recently approved CUPs

Lake West's requested Shoreland Impact Plan CUP requests approval of less impervious surface coverage than Shoreland Impact Plan CUPs recently approved by the City for projects adjacent to the Property. Recently approved impervious surface coverage include:

- 401 Lake St E, approved for 100% impervious surface coverage;
- Wayzata Blu, approved for 97.1% impervious surface coverage; and
- Swan's Corner, approved for 87.2% impervious surface coverage.

These projects' proximity to 200 Lake St. E. is shown below:



Figure 2

(2) Design and Site/Building Plan Review

Pursuant to Ordinance Sections 909.25-909.28 and 922.03, Lake West seeks design standard and site/building plan review of its Plans. For each application, Lake West has submitted all materials required by Ordinance Section 909.25(A), together with our final site and architectural plans in addition to the materials submitted with our CUP application described below. These plans do not deviate from the Ordinance's design standards or requirements.

Please let us know if you have any questions as we proceed with this process. We look forward to working with you, other staff, the Planning Commission, and City Council.

Sincerely,



Curt Fretham
CEO, Lake West Development

Office: (952) 930-3000
Cell: (612) 720-5690
Email: CurtF@LWestDev.com
Cc: David Nims, Hobbs+Black Architects
Nick Mannel, Loucks
Jon Knutson, Loucks
Jim McNeal, JMAD
Rob Hull, JMAD
Kelsey Thompson, Lake West Development
Cody Dietrich, Lake West Development



200 LAKE ST E

MIXED-USE DEVELOPMENT

200 LAKE ST E
WAYZATA, MN

DESIGN REVIEW / PUD / CUP
SUBMITTAL 1/03/2025

Sheet Size - 24x36
© Copyright 2014 Hobbs+Black Associates, Inc.
All Rights Reserved

DESIGN REVIEW / PUD 10/1/2024
SUBMITTAL 12/3/2024
DESIGN REVIEW / PUD 10/3/2025
SUBMITTAL 1/03/2025

DATE ISSUED

DRAWN BY

CHECKED BY

HOBBS + BLACK
ARCHITECTS

100 N. State St.
Ann Arbor, MI 48104
P. 734.663.1189
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN

LAKE WEST
DEVELOPMENT, LLC

PROJECT

CONSULTANT

TITLE
SHEET
DATA
LOCATION

SHEET TITLE

21-803

PROJECT NUMBER

A-000

SHEET NUMBER

Page 60 of 166

SITE LOCATION



NORTH
SITE
LOCATION MAP
SCALE - N.T.S.



NORTH
SITE VICINITY MAP
SCALE - N.T.S.

PROJECT DATA:

SITE ADDRESS	200 LAKE STREET EAST, WAYZATA, MN 55391
HENNEPIN COUNTY PID:	0611722320029
PROPERTY DESCRIPTION:	LOT 1, BLOCK 1, PINEHURST 1ST ADDITION
ZONING	
EXISTING:	P.U.D. - PLANNED UNIT DEVELOPMENT
PROPOSED:	P.U.D. - PLANNED UNIT DEVELOPMENT (TRADITIONAL)
WATERSHED DISTRICT	MINNEAPOLIS CREEK WATERSHED DISTRICT - DISTRICT 3 SHORELAND OVERLAY
USE	
BASEMENT:	PARKING
GRADE / GROUND LEVEL:	COMMERCIAL / MULTI-FAMILY RESIDENTIAL
SECOND LEVEL:	MULTI-FAMILY RESIDENTIAL
THIRD LEVEL:	MULTI-FAMILY RESIDENTIAL
LOT AREA	
98,964 SQ FT	(2.27± ACRES)
GROSS SF	
BASEMENT:	73,940 SF (PARKING - NOT INCL. IN FAR CALC)
GRADE / GROUND LEVEL:	42,511 SF
SECOND LEVEL:	57,175 SF
THIRD LEVEL:	52,735 SF
TOTAL	226,361 GROSS SF

FLOOR AREA RATIO	
ALLOWABLE: 2.0 (197,928 SF)	PROPOSED: 1.56 (154,566 SF / 98,964 SF)

IMPERVIOUS AREA	EXISTING	REQUIRED	PROPOSED
	73,500 SF (74.4%)	< 74,223 SF (75%)	84,328 SF (85.21%)

SETBACKS	REQ'D	PROVIDED
FRONT	0'	+/- 4'-0"
REAR	0'	0'
SIDE	0'/0'	varies > 0'

LOT COVERAGE	PROPOSED: 74.7% (73,940 SF / 98,964 SF)
--------------	---

HEIGHT:	1989 P.U.D. DOES NOT LIMIT HEIGHT
---------	-----------------------------------

PARKING	REFER TO SHEET A-010 FOR PARKING TABULATIONS
---------	--

UNIT COUNT	50 UNITS *REFER TO SHEET A-10
------------	-------------------------------

DRAWING INDEX:



ARCHITECTURAL	
A-000	TITLE, DATA, INDEX & SITE LOC'N
A-010	DETAILED PROJECT DATA
A-011	COMPOSITE FLOOR PLANS
A-100	CARAGE LEVEL FLOOR PLAN
A-110	GRADE / GROUND LEVEL FLOOR PLAN
A-120	SECOND LEVEL FLOOR PLAN
A-130	THIRD LEVEL FLOOR PLAN
A-140	ROOF LEVEL FLOOR PLAN
A-150	SIDEWALK ACCESS / FRONTAGE COMP. PLANS
A-160	COMMERCIAL PRODUCTIVE SPACE PLAN
A-201	NORTH ELEVATIONS
A-202	SOUTH ELEVATIONS
A-203	EAST / WEST ELEVATIONS / MATERIAL LEGEND
A-204	PLAZA ELEVATIONS
A-205	NORTH/EAST/WEST GLAZING ELEVATIONS
A-206	SOUTH GLAZING ELEVATIONS + CALCULATIONS
A-207	PLAZA GLAZING ELEVATIONS + CALCULATIONS
A-208	RENDERINGS
A-209	RENDERINGS
A-210	RENDERINGS
A-211	RENDERINGS
A-212	RENDERINGS
A-213	RENDERINGS
A-214	RENDERINGS + SITE SECTIONS
A-215	RENDERINGS + SITE SECTIONS
A-216	RENDERINGS + SITE SECTIONS
A-300	BUILDING SECTIONS
A-310	BUILDING SECTIONS
A-320	BUILDING SECTIONS
A-330	BUILDING SECTIONS

CIVIL	
1 of 2	BOUNDARY AND TOPOGRAPHIC SURVEY
2 of 2	BOUNDARY AND TOPOGRAPHIC SURVEY
C1.1	EXISTING CONDITIONS PLAN - A
C1.2	EXISTING CONDITIONS PLAN - B
C1.3	EXISTING CONDITIONS PLAN - C
C1.4	SITE DEMOLITION PLAN - A
C1.5	SITE DEMOLITION PLAN - B
C1.6	SITE DEMOLITION PLAN - C
C2.1	SITE PLAN - A
C2.2	SITE PLAN - B
C2.3	SITE PLAN - C
C2.4	SITE PLAN - OVERALL
C3.1	GRADING & DRAINAGE PLAN - A
C3.2	GRADING & DRAINAGE PLAN - B
C3.3	GRADING & DRAINAGE PLAN - C
C3.4	STORMWATER POLLUTION PREVENTION PLAN - A
C3.5	STORMWATER POLLUTION PREVENTION PLAN - B
C3.6	STORMWATER POLLUTION PREVENTION PLAN - C
C3.7	SWPPP NOTES & DETAILS
C3.8	SWPPP NOTES & DETAILS
C3.9	AVERAGE GRADE PLANE ANALYSIS
C3.9.A-2	OVERALL GRADE PLANE ANALYSIS PLAN
C4.1	PRELIMINARY UTILITY PLAN - A
C4.2	PRELIMINARY UTILITY PLAN - B
C4.3	PRELIMINARY UTILITY PLAN - C
C8.1	CIVIL DETAILS
C8.2	CIVIL DETAILS
EXHIBIT	4 IN WATERMAIN CROSS SECTION
EXHIBIT	PRELIMINARY IMPERVIOUS AREAS
EXHIBIT	OPEN SPACE
EXHIBIT	RESI. PUD PRELIMINARY OPEN SPACE
EXHIBIT	PRELIMINARY SHORELAND OVERLAY

PROJECT TEAM:

OWNER / DEVELOPER

LAKE WEST DEVELOPMENT, LLC
14525 HWY 7, SUITE 265
MINNETONKA, MN 55345
(952) 930-3000

CIVIL ENGINEER

LOUCKS, INC.
7200 HEMLOCK LANE, SUITE 300
MAPLE GROVE, MN 55369
(763) 424-5505

ARCHITECTURAL

HOBBS + BLACK ASSOCIATES, INC.
100 N. STATE STREET
ANN ARBOR, MICHIGAN 48104
(734) 663-4189

JAMES McNEAL ARCHITECTURE & DESIGN.

275 MARKET ST.
MINNEAPOLIS, MN 55405
(877)-796-5623

LANDSCAPE ARCHITECT

URBAN ECOSYSTEMS
2500 UNIVERSITY AVE W. #C8
ST. PAUL, MN 55114
(651) 340-8568



(Per Hennepin County property tax information)

Lot 1, Block 1, PINEHURST 1ST ADDITION, Hennepin County, Minnesota.

SURVEY REPORT

1. This survey was prepared without the benefit of a Title Commitment. There may or may not be easements of record encumbering this property.
 2. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or reference by existing monuments or witness to the corners are shown hereon.
 3. The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 200 Lake Street East, Weyzata, Minnesota 55391.
 4. The Gross land area is 98,964 +/- square feet or 2.27 +/- acres.
 5. The bearings for this survey are based on the Hennepin County Coordinate System NAD 83 (1986 Adjust).
 6. Benchmark: Minnesota Department of Transportation monument at the southeast corner of Ferndale Road bridge over Highway 12.
Elevation = 995.24 Feet (NGVD 1929 Datum).
- Site Benchmark: Top nut of fire hydrant located north east of the northeast building corner on the site.
Elevation = 938.08 (NGVD29)

7. We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket No. 2020R0157. The following utilities and municipalities were notified:
- | | | | |
|----------------------------|---------------|-----------------------------|---------------|
| CENTURYLINK | (800)778-9140 | CITY OF WAYZATA | (952)404-5363 |
| MEDIACOM | (515)559-5690 | MCI | (800)624-9675 |
| MASTEC NORTH AMERICA, INC. | (612)258-4222 | METROPOLITAN COUNCIL (MCES) | (651)602-4511 |
| CENTER POINT ENERGY | (608)423-2014 | MEDIACOM | (800)778-9140 |
| XCEL ENERGY | (800)848-7558 | | |
- i. Utility operators do not consistently respond to locate requests through the Gopher State One Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to locate these utilities further, if requested by the client.
- ii. Maps provided by those notified above, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 or (651) 454-0002.
8. Trees shown hereon are inch diameter at breast height.
9. The field work was completed on March 11, 2021.
10. See sheet 2 for topographic information.

LEGEND

- FOUND OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 4898B"



PROFESSIONAL SIGNATURE

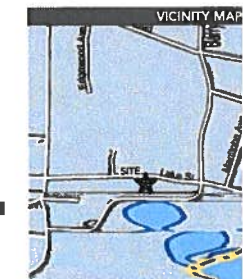
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

My 2. Parental

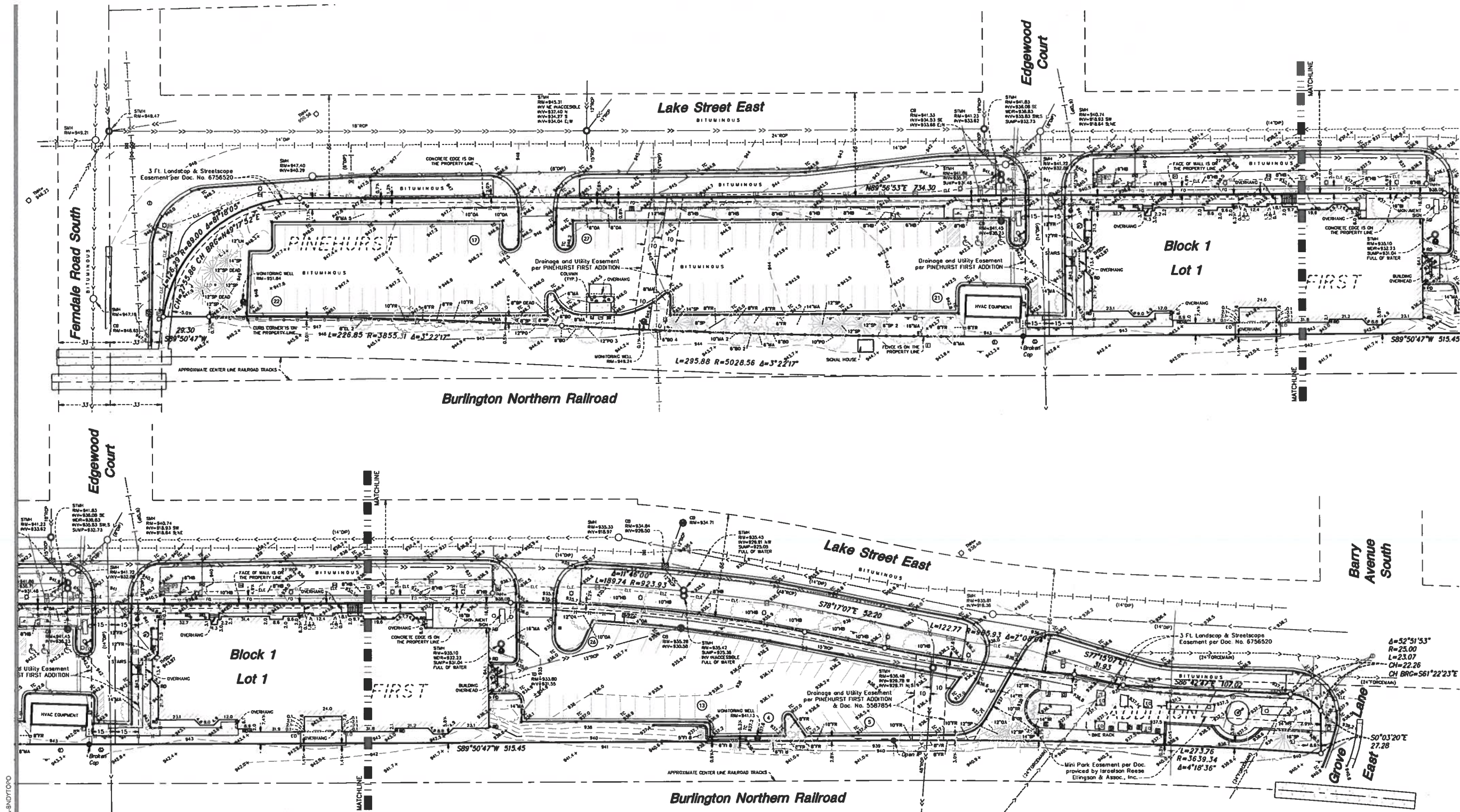
Max L. Stanidowski - PLS
License No. 4898
Date 08/11/2

QUALITY CONTROL

Loucks Project No.	20371
Project Lead	ML
Drawn By	NR
Checked By	ML
Field Crew	BE



BOUNDARY AND TOPOGRAPHIC SURVEY



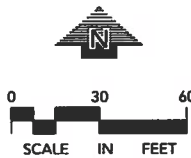
SURVEY REPORT

- This survey was prepared without the benefit of a Title Commitment. There may or may not be easements of record encumbering this property.
- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or reference by existing monuments or witness to the corners are shown hereon.
- The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 200 Lake Street East, Wayzata, Minnesota 55391.
- The Gross land area is 98,964 +/- square feet or 2.27 +/- acres.
- The bearings for this survey are based on the Hennepin County Coordinate System NAD 83 (1986 Adjust).
- Benchmark: Minnesota Department of Transportation monument at the southeast corner of Ferndale Road bridge over Highway 12. Elevation = 995.24 Feet (NGVD 1929 Datum).
Site Benchmark: Top nut of fire hydrant located north east of the northeast building corner on the site. Elevation = 938.08 (NGVD29).
- We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket No. 202090157. The following utilities and municipalities were notified:

CENTURYLINK (800)778-9140	CITY OF WAYZATA (952)404-5363
MEDIACOM (515)559-5690	MCI (800)624-9675
MASTEC NORTH AMERICA, INC. (612)258-4222	METROPOLITAN COUNCIL (MCES) (651)602-4511
CENTER POINT ENERGY (608)223-2014	MEDIACOM (800)778-9140
XCEL ENERGY (800)848-7558	
- Utility operators do not consistently respond to locate requests through the Gopher State One Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to investigate these utilities further, if requested by the client.
- Maps provided by those notified above, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 or (651) 454-0002.
- Trees shown hereon are inch diameter at breast height.
- The field work was completed on March 11, 2021.
- See sheet 1 for boundary survey.

LEGEND

● FOUND OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	○ SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 4898"	○ CATCH BASIN	○ STORM MANHOLE	○ SANITARY MANHOLE	○ HYDRANT	○ GATE VALVE	○ ACCESS POST	○ BENCH	○ ELECTRIC MANHOLE	○ ELECTRIC METER	○ ELECTRIC OUTLET	○ ELECTRIC TRANSFORMER	○ FLAG POLE	○ GAS METER	○ GUARD POST	○ HAND HOLE	○ LIGHT POLE	○ MONITORING WELL	○ ROOF DRAIN	○ SIGN	○ TELEPHONE MANHOLE	○ TRENCH DRAIN	○ WATER MANHOLE / WELL	○ YARD LIGHT	○ DISABLED PARKING STALL	— STORM SEWER	— SANITARY SEWER	— WATERMAIN	— MAPPED STORM SEWER	— MAPPED SANITARY SEWER	— MAPPED WATERMAIN	— UNDERGROUND ELECTRIC	— UNDERGROUND FIBER OPTIC	— UNDERGROUND GAS	— CHAIN LINK FENCE	— IRON FENCE	— HANDRAIL	— CONCRETE CURB	— RETAINING WALL	— CONCRETE	— NO PARKING	— EXISTING BUILDING	— CONTOUR	• SPOT ELEVATION	○ CONIFEROUS TREE	○ DECIDUOUS TREE	○ BIRCH	○ BOXELDER	○ ELM	○ FR	○ MISC FRUIT	○ HACKBERRY	○ UN	○ LINDEN	○ MA	○ OAK	○ POPLAR	○ TR TREE (GENERAL)
---	--	---------------	-----------------	--------------------	-----------	--------------	---------------	---------	--------------------	------------------	-------------------	------------------------	-------------	-------------	--------------	-------------	--------------	-------------------	--------------	--------	---------------------	----------------	------------------------	--------------	--------------------------	---------------	------------------	-------------	----------------------	-------------------------	--------------------	------------------------	---------------------------	-------------------	--------------------	--------------	------------	-----------------	------------------	------------	--------------	---------------------	-----------	------------------	-------------------	------------------	---------	------------	-------	------	--------------	-------------	------	----------	------	-------	----------	---------------------



200 LAKE STREET EAST

WAYZATA, MN 55391

LAKE WEST DEVELOPMENT, LLC

14525 HIGHWAY 7
SUITE 265
MINNETONKA, MN 55345

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5501
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consulting professional services for use only with respect to this project. It is the Consultant's policy to not use any other project, for additions to the project, or for completion of the project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to use the CADD files for the project. If the Consultant is notified in writing of any use of the CADD files for any other project, the Consultant shall be notified immediately. The Consultant shall not be responsible for any errors or omissions in the CADD files or for any use of the CADD files for any other project.

SUBMITTAL/REVISIONS

08/11/20	SURVEY ISSUED
03/11/21	ADDED TOPO & WELL

PROFESSIONAL SIGNATURE

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

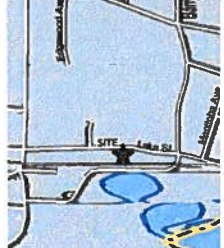
Mr. J. Stansbury

License No.	4898
Date	08/11/20

QUALITY CONTROL

Loecks Project No.	20371
Project Lead	ML
Drawn By	NR
Checked By	ML
Field Crew	BE

VICINITY MAP



BOUNDARY AND TOPOGRAPHIC SURVEY

2 OF 2



WARNING:

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

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

NOTE:

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

NOTE:

NOTE:
SEE SHEET L1 FOR EXISTING TREE
SURVEY INVENTORY.

LEGEND

- | | | | |
|---|--|--------|-------------------------|
| ● | FOUND OPEN IRON MONUMENT
UNLESS SHOWN OTHERWISE | —>> | STORM SEWER |
| ○ | SET 1/2 INCH X 14 INCH IRON
MONUMENT, MARKED "LS 4898B" | —> | SANITARY SEWER |
| ○ | | — | WATERMAIN |
| | | —S | SANITARY SEWER SERVICE |
| ○ | CATCH BASIN | —W | WATER SERVICE |
| ○ | STORM MANHOLE | —ELC | UNDERGROUND ELECTRIC |
| ○ | SANITARY MANHOLE | —FO | UNDERGROUND FIBER OPTIC |
| ◇ | HYDRANT | —GAS | UNDERGROUND GAS |
| M | GATE VALVE | —TEL | UNDERGROUND TELEPHONE |
| □ | ELECTRIC TRANSFORMER | —OH | OVERHEAD UTILITY |
| ○ | ELECTRIC METER | —O — O | CHAIN LINK FENCE |
| ○ | GAS METER | ===== | CONCRETE CURB |
| — | GIUY WIRE | ===== | RETAINING WALL |
| □ | HAND HOLE | ===== | CONCRETE |
| ◇ | LIGHT POLE | ===== | NO PARKING |
| ○ | POWER POLE | ===== | EXISTING BUILDING |
| □ | TELEPHONE PEDESTAL | ===== | CONTOUR |
| — | SIGN | ===== | SPOT ELEVATION |
| 2 | PARKING STALL COUNT | ===== | TREE LINE |
| ♿ | DISABLED PARKING STALL | ===== | CONIFEROUS TREE |
| 1 | SCHEDULE B II ITEM | ===== | PI PINE |
| | | ===== | DECIDUOUS TREE |
| | | ===== | AS ASH |
| | | ===== | MA MAPLE |
| | | ===== | TR TREE (GEN) |

Sheet Size - 24x36

DATE	DESCRIPTION
19/09/2022	CITY SUBMITTAL
13/03/2022	DESIGN REVIEW
	REZONING / CUP. RESUBMITTAL
12/09/2022	DESIGN REVIEW
	REZONING / CUP. RESUBMITTAL
05/09/2023	DESIGN REVIEW
	REZONING / CUP. RESUBMITTAL
10/11/2024	DESIGN REVIEW
	REZONING / CUP. RESUBMITTAL
13/03/2024	DESIGN REVIEW
	REZONING / CUP. RESUBMITTAL
01/03/2025	DESIGN REVIEW
	REZONING / CUP. RESUBMITTAL

DATE ISSUED _____

DRAWN BY

CHECKED BY

HOBBS + BLACK
ARCHITECTS

100 N. State St.
Ann Arbor, MI 48104
P. 734.663.4189
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN



LAKE WEST
DEVELOPMENT, LLC

PROJEC

LOUCKS JOB #20371

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hiemlock Lane, Suite 30
Maple Grove, MN 55369
763.424.5500
www.loucksinc.com

CONSULTANTS

CONSULTANT

**EXISTING
CONDITIONS
PLAN - B**

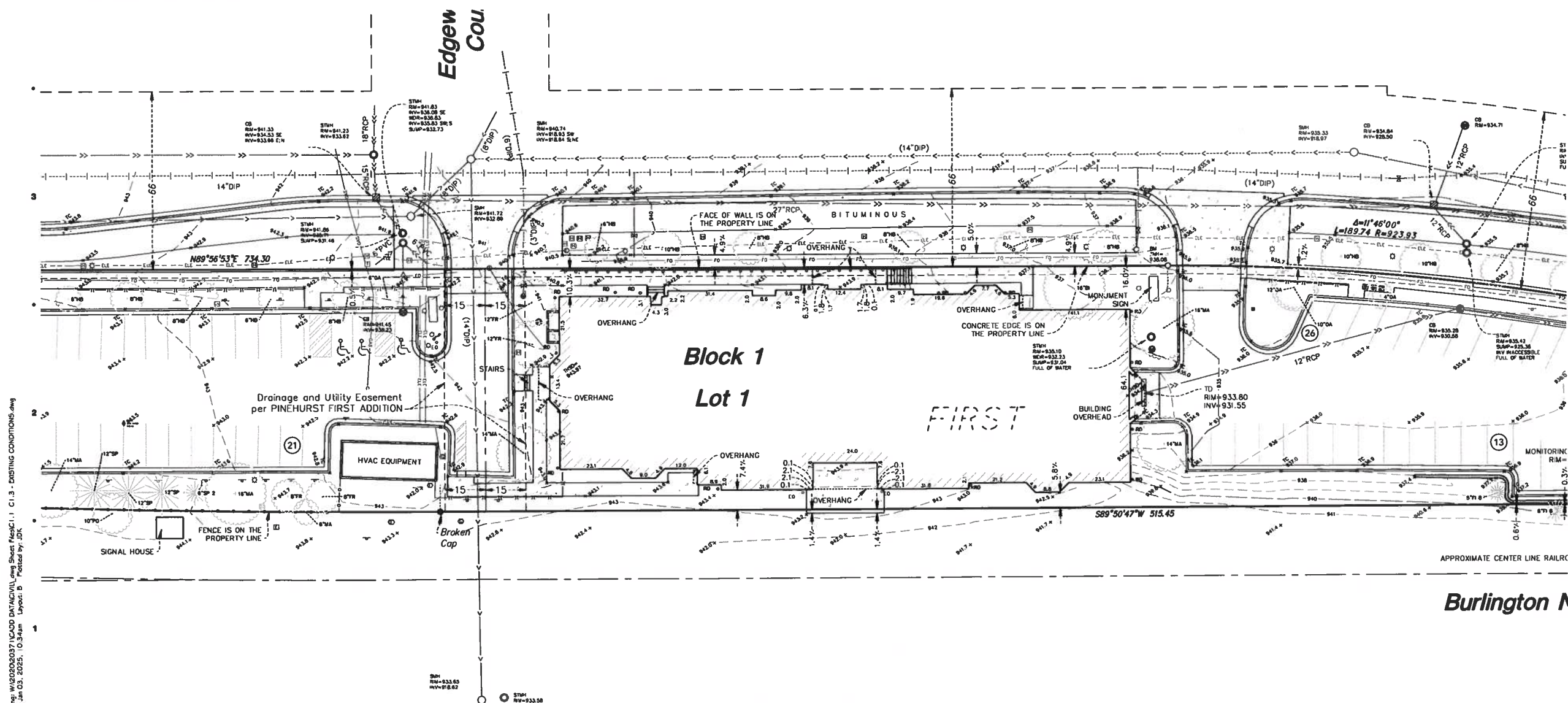
SHEET TITLE

21-803

PROJECT NUMBER

C1.2

RIGHT MEMPHIS



Drawing: W:\2020\2037\1\CADD DATA\VIIL.dwg Sheet P1esC1.1 C1.3 - EXISTING CONDITIONS.dwg
Date: Jan 03, 2025, 10:34am Layout: P Plotted by: JDX



CALL BEFORE YOU DIG
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1168

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

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

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

NOTE:
SEE SHEET L1 FOR EXISTING TREE
SURVEY INVENTORY.

LEGEND	
● FOUND OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	--- STORM SEWER
○ SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"	--- SANITARY SEWER
○ CATCH BASIN	--- WATERMAIN
○ STORM MANHOLE	--- SANITARY SEWER SERVICE
○ SANITARY MANHOLE	--- WATER SERVICE
○ HYDRANT	--- UNDERGROUND ELECTRIC
□ GATE VALVE	--- UNDERGROUND FIBER OPTIC
□ ELECTRIC TRANSFORMER	--- UNDERGROUND GAS
○ ELECTRIC METER	--- UNDERGROUND TELEPHONE
○ GAS METER	--- OVERHEAD UTILITY
--- GUY WIRE	--- CHAIN LINK FENCE
□ HAND HOLE	--- CONCRETE CURB
□ LIGHT POLE	--- RETAINING WALL
□ POWER POLE	--- CONCRETE
□ TELEPHONE PEDESTAL	--- NO PARKING
--- SIGN	--- EXISTING BUILDING CONTOUR
② PARKING STALL COUNT	--- SPOT ELEVATION
♿ DISABLED PARKING STALL	--- TREE LINE
① SCHEDULE B ITEM	--- CONIFEROUS TREE
	--- PINE
	--- DECIDUOUS TREE
	--- ASH
	--- MAPLE
	--- TREE (GEN)

Sheet Size - 24x36	
10/26/2022	CITY SUBMITTAL
10/26/2022	DESIGN REVIEW /
10/26/2022	REWORKING / CUP. RESUBMITTAL
10/26/2022	DESIGN REVIEW /
10/26/2022	REWORKING / CUP. RESUBMITTAL
10/26/2022	DESIGN REVIEW /
10/26/2022	REWORKING / CUP. RESUBMITTAL
10/26/2022	DESIGN REVIEW /
10/26/2022	REWORKING / CUP. RESUBMITTAL
10/26/2022	DESIGN REVIEW /
10/26/2022	REWORKING / CUP. RESUBMITTAL
10/26/2022	DESIGN REVIEW /
10/26/2022	REWORKING / CUP. RESUBMITTAL
10/26/2022	DESIGN REVIEW /
10/26/2022	REWORKING / CUP. RESUBMITTAL
DATE ISSUED	
DRAWN BY	
CHECKED BY	

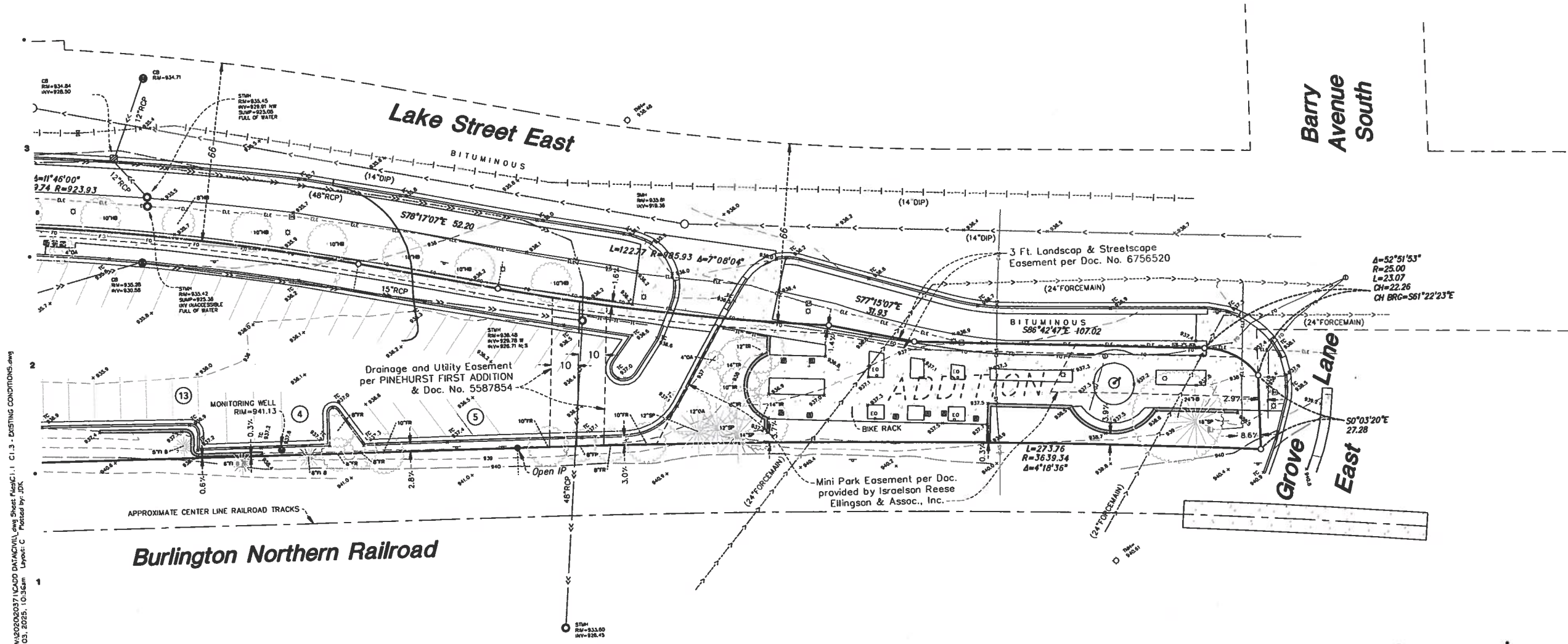
HOBBS + BLACK
ARCHITECTS
100 N. State St.
Apt. 400
St. Paul, MN 55102
P: 651.463.4189
www.hobbs-black.com

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

PROJECT
LOUCKS JOB #202
LOUCK
PLANNING
CIVIL ENGINEER
LAND SURVEYOR
LANDSCAPE ARCHITECT
ENVIRONMENTAL
7200 Hiemlock Lane, Suite
Maple Grove, MN 55126
763.424.4224
www.loucksgroup.com

EXISTING CONDITIONS
PLAN - C
SHEET T

21-803
PROJECT NUMBER
C1.3
SHEET NUMBER



Drawing: W:\2020\2037\1\CA00 DATA\CIVIL\dwg\Sheet\Map\C1.3 - EXISTING CONDITIONS.dwg
Date: Jan 03, 2025, 10:36am
Layout: C
Plotted by: JDC

10/28/2022	CITY SUBMITTAL
12/05/2022	DESIGN REVIEW
12/29/2022	DESIGN REVIEW
03/09/2023	DESIGN REVIEW
10/11/2024	DESIGN REVIEW
11/05/2024	DESIGN REVIEW
01/03/2025	DESIGN REVIEW
	REVISIONS / CIP. RESUBMITTA

DATE ISSUED

DRAWN BY

CHECKED BY

HOBBS + BLACK
ARCHITECTS

100 N. State St.
Ann Arbor, MI 48104
P: 734.663.1197
www.hobbs-black.com

200 LAKE STREET
WAYZATA, MN

LAKE WEST
DEVELOPMENT, LLC

PROJECT

LOUCKS JOB #20271

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 31
Maple Grove, MN 55311
763.424.5511
www.loucksinc.com

CONSULTANT

SITE DEMOLITION PLAN - A

SHEET TITLE

21-803

PROJECT NUMBER

C1.4

AMPT MIBAR



Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

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

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

NOTE:

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

GENERAL NOTES

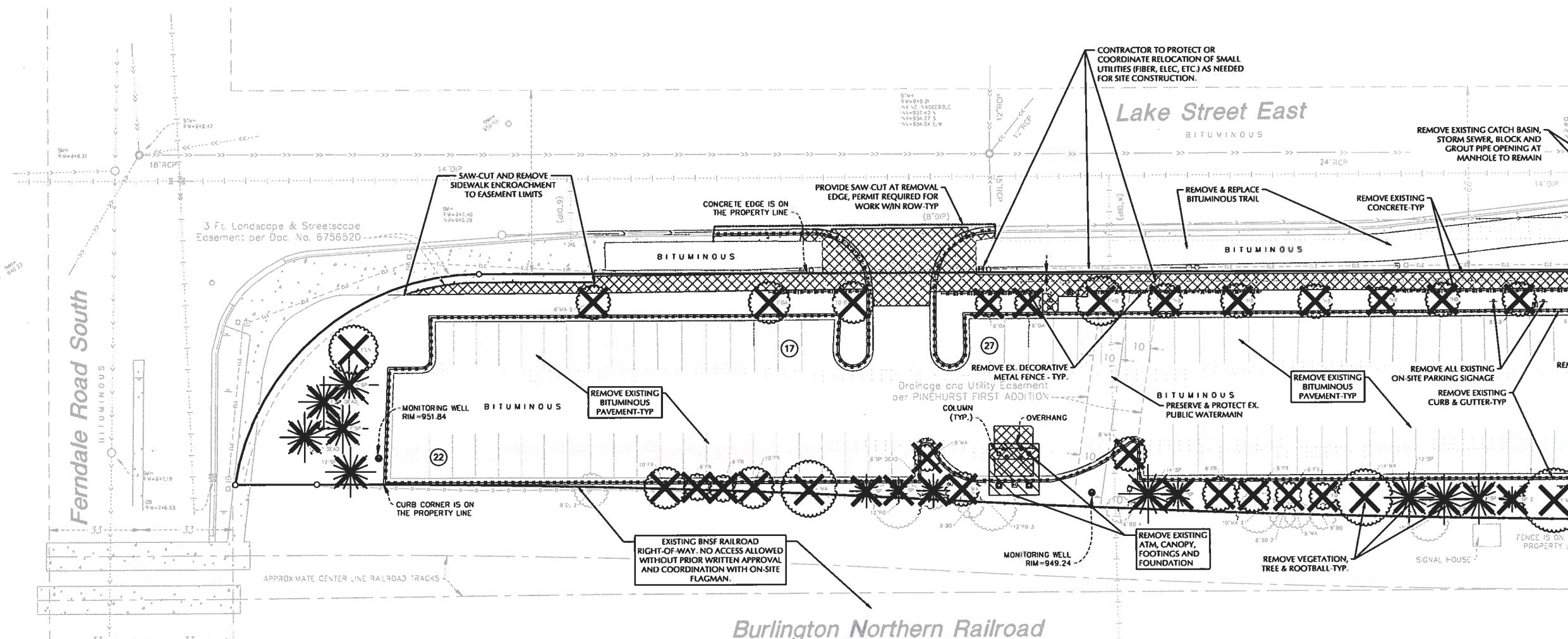
- MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE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

SITE DEMOLITION NOTES

- CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES.
- CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL.
- CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION WITHIN CONSTRUCTION LIMITS, STRIP TOP SOIL, AND STOCKPILE ON-SITE. REFER TO GRADING PLAN AND SWPPP FOR SEDIMENT AND EROSION CONTROL REQUIREMENTS.
- CLEAR AND GRUB AND REMOVE ALL TREES, VEGETATION AND SITE DEBRIS PRIOR TO GRADING. ALL REMOVED MATERIAL SHALL BE HAULED FROM THE SITE DAILY. EROSION CONTROL MEASURES SHALL BE IMMEDIATELY ESTABLISHED UPON REMOVAL. SEE THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- CONTRACTOR SHALL REMOVE ALL SITE SURFACE FEATURES WITHIN REMOVAL LIMITS UNLESS OTHERWISE NOTED.
- BITUMINOUS PAVEMENT REMOVALS ARE TO BE MADE TO A VERTICAL SAW CUT OR TO A NEAT MILLED EDGE.
- CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER AND OTHER POURED CONCRETE ITEMS ARE TO BE REMOVED TO AN EXISTING EXPANSION OR CONTRACTION JOINT. SAW CUT AS NECESSARY FOR A NEAT EDGE OF REMOVAL.
- ALL REMOVAL ITEMS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS SPECIFIED OTHERWISE AND SHALL BE DISPOSED OF OFF-SITE IN A MANNER MEETING ALL APPLICABLE REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL SIGNS, MAILBOXES, ETC.
- ANY DAMAGE TO ITEMS NOT NOTED TO BE REMOVED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION WITH NO ADDITIONAL COMPENSATION.

DEMOLITION LEGEND:

- REMOVE EXISTING BUILDING
- REMOVE EXISTING BITUMINOUS PAVING
- REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ETC.
- MILL AND OVERLAY EXISTING PARKING LOT
- REMOVE EXISTING GRAVEL PAVEMENT
- REMOVE EXISTING TREES/WOODS
- REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.
- REMOVE EXISTING UTILITIES
- REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC.
- REMOVE EXISTING TREES





CALL BEFORE YOU DIG
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-282-1888

WARNING:

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

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

NOTE:

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

DEMOLITION LEGEND:

- REMOVE EXISTING BUILDING
- REMOVE EXISTING BITUMINOUS PAVING
- REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ETC.
- MILL AND OVERLAY EXISTING PARKING LOT
- REMOVE EXISTING GRAVEL PAVEMENT
- REMOVE EXISTING TREES/WOODS
- REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.
- REMOVE EXISTING UTILITIES
- REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC.
- REMOVE EXISTING TREES

Sheet Size - 24x36

10/26/2022	CITY SUBMITTAL
13/02/2023	DESIGN REVIEW
13/02/2023	REZONING / CUP. RESUBMITTAL
13/02/2023	DESIGN REVIEW
02/09/2023	DESIGN REVIEW
10/11/2024	REZONING / CUP. RESUBMITTAL
10/11/2024	DESIGN REVIEW
13/02/2024	DESIGN REVIEW
13/02/2024	REZONING / CUP. RESUBMITTAL
04/03/2025	DESIGN REVIEW
04/03/2025	REZONING / CUP. RESUBMITTAL

DATE ISSUED

DRAWN BY

CHECKED BY

HOBBS + BLACK
ARCHITECTS
1000 N. Sydnor St.
Ann Arbor, MI 48104
P: 734.663.4189
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN

LAKE WEST
DEVELOPMENT, LLC

PROJECT

LOUCKS JOB #2023711

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 30
Maple Grove, MN 55369
763.424.5350
www.loucksinc.com

CONSULTANT

**SITE
DEMOLITION
PLAN - B**

SHEET TITLE

21-803

PROJECT NUMBER

C1.5

SHEET NUMBER



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

WARNING:

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

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

NOTE:

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

DEMOLITION LEGEND:

- REMOVE EXISTING BUILDING
- REMOVE EXISTING BITUMINOUS PAVING
- REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ETC.
- MILL AND OVERLAY EXISTING PARKING LOT
- REMOVE EXISTING GRAVEL PAVEMENT
- REMOVE EXISTING TREES/WOODS
- REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, FENCE, ETC.
- REMOVE EXISTING UTILITIES
- REMOVE EXISTING MANHOLES, POWER POLES, LIGHT POLES, BOLLARDS, PARKING METERS, SIGNS, ETC.
- REMOVE EXISTING TREES

Sheet Size - 24x36

10/26/2021	CITY SUBMITTAL
11/03/2021	DESIGN REVIEW
11/03/2021	REVISIONS / CUP RESUBMITTAL
11/26/2021	DESIGN REVIEW
01/09/2022	DESIGN REVIEW
01/09/2022	REVISIONS / CUP RESUBMITTAL
01/11/2024	DESIGN REVIEW
01/11/2024	REVISIONS / CUP RESUBMITTAL
11/03/2024	DESIGN REVIEW
01/03/2025	DESIGN REVIEW
01/03/2025	REVISIONS / CUP RESUBMITTAL

DATE ISSUED

DRAWN BY

CHECKED BY

HOBBS + BLACK
ARCHITECTS

100 N. STEPHEN ST.
ANN ARBOR, MI 48104
P: 734.662.4189
www.hobbs-black.com

200 LAKE STREET
WAYZATA, MN

LAKE WEST
DEVELOPMENT, LLC

PROJECT

LOUCKS JOB #20271

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 3C
Maple Grove, MN 55369
763.474.5351
www.loucksinc.com

CONSULTANT

SITE DEMOLITION PLAN - C

SHEET TITLE

21-803

PROJECT NUMBER

C1.6

AMPT MINNAPOLIS



CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 888-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

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

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 888-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLELS, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

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

PAVEMENT TYPES

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

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

SITE NOTES

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

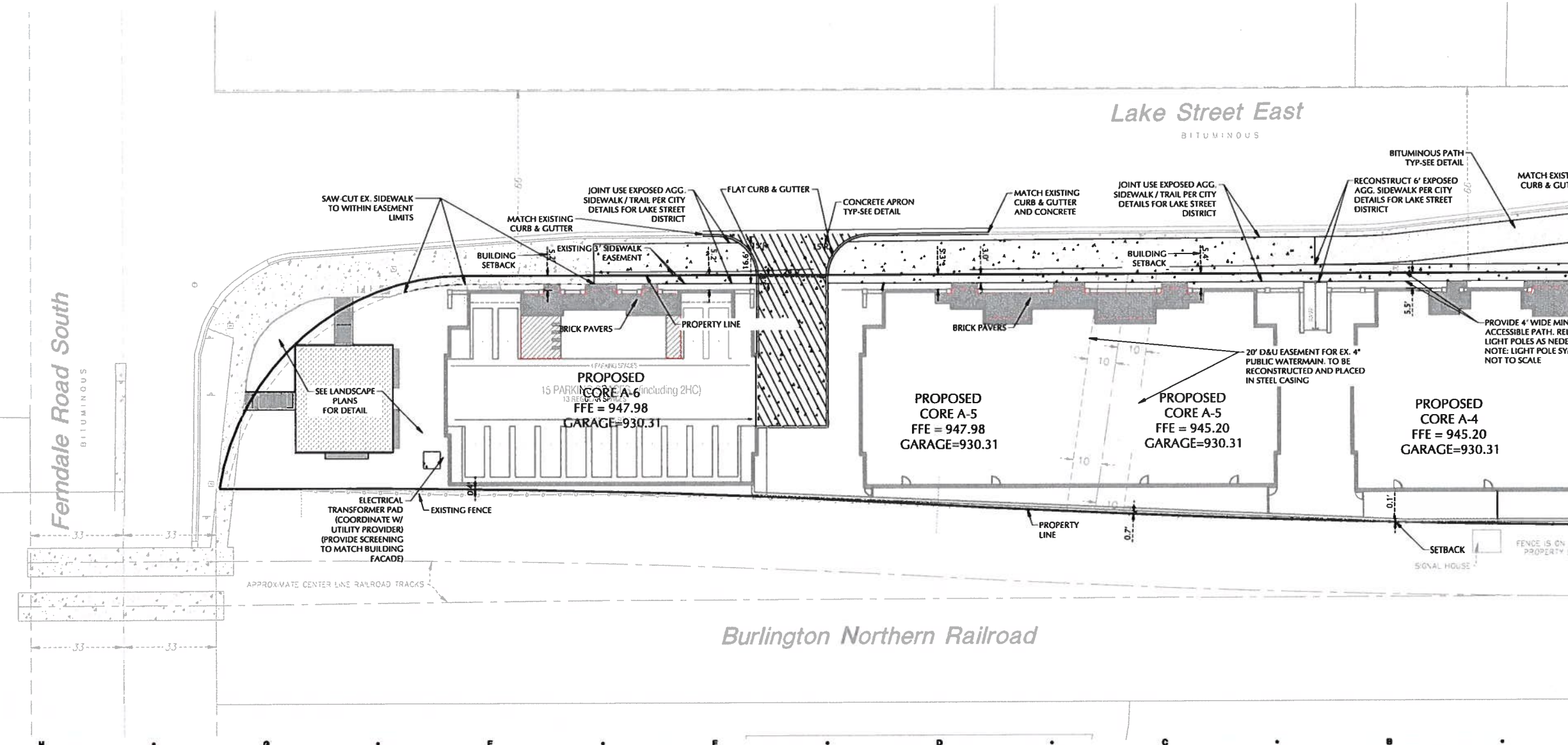
SITE DATA

SITE ADDRESS: 200 LAKE STREET EAST, WAYZATA, MN 55391
HENNEPIN COUNTY PID: 0611722320029
PROPERTY DESCRIPTION: LOT 1, BLOCK 1, PINEHURST 1ST ADDITION
PROPERTY AREA: 98,964 SQ. FT. / 2.27 +/- AC
DISTURBED AREA: 2.27 AC
EXISTING IMPERVIOUS AREA: 73,500 SF / 1.69 AC (74.4%)
PROPOSED PERVIOUS AREA: 15,103 SF / 0.34 AC (15.3%)
PROPOSED IMPERVIOUS AREA: 85,151 SF / 1.95 AC (86.04%)

GENERAL NOTES

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

- RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
- SUBGRADE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2112. THE TOP 3 FEET SHALL BE COMPACTED TO 100% OF THE STANDARD PROCTOR DENSITY.
 - AGGREGATE BASE SHALL BE MNDOT 2211 CLASS 5. COMPACTION SHALL BE BY THE QUALITY COMPACTION METHOD.
 - PLANT MIXED BITUMINOUS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH MNDOT 2360 WITH MIX DESIGN AS SHOWN ON THE DETAILS. COMPACTION SHALL BE BY THE ORDINARY COMPACTION METHOD.
 - CONCRETE CURB & GUTTER SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2531. CURING SHALL BE BY THE MEMBRANE CURING METHOD. EXPANSION JOINTS EVERY 200 FEET AT ALL FIXED OBJECTS. CONTRACTIONS JOINTS EVERY 10 FEET.
 - CONCRETE WALK SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2521. CURING SHALL BE BY THE MEMBRANE CURING METHOD. EXPANSION JOINTS AT ALL FIVES OBJECTS. CONTRACTION JINTS EVERY 5 FEET.
 - A CITY RIGHT-OF-WAY PERMIT IS REQUIRED TO WORKING WITHIN CITY ROW.



Sheet Size - 24x36

10/26/2022	CITY SUBMITTAL
12/09/2023	DESIGN REVIEW
REVISION / CUP	RESUBMITTAL
1/17/2024	DESIGN REVIEW
REVISION / CUP	RESUBMITTAL
2/20/2024	DESIGN REVIEW
REVISION / CUP	RESUBMITTAL
10/1/2024	DESIGN REVIEW
REVISION / CUP	RESUBMITTAL
12/09/2024	DESIGN REVIEW
REVISION / CUP	RESUBMITTAL
1/10/2025	DESIGN REVIEW
REVISION / CUP	RESUBMITTAL

DATE ISSUED

DRAWN BY

CHECKED BY

HOBBS + BLACK
ARCHITECTS
100 N. State St.
Ann Arbor, MI 48104
P: 734.463.1187
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN

LAKE WEST
DEVELOPMENT, LLC

PROJECT
LOUCKS JOB #223711
LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 30
Maple Grove, MN 55369
763.424.5550
www.louckscinc.com

CONSULTANT

SITE PLAN - A

SHEET TITLE

21-803

PROJECT NUMBER

C2.1

ASUPT MIMBRI



CALL BEFORE YOU DIG
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1168

WARNING:

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

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

NOTE:

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

PAVEMENT TYPES

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

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

Sheet Size - 24x36

10/28/2022	CITY SUBMITTAL
11/03/2022	DESIGN REVIEW /
12/02/2022	REZONING / CUP. RESUBMITTAL
12/02/2022	DESIGN REVIEW /
02/09/2023	REZONING / CUP. RESUBMITTAL
02/09/2023	DESIGN REVIEW /
02/09/2023	REZONING / CUP. RESUBMITTAL
02/09/2023	DESIGN REVIEW /
02/09/2023	REZONING / CUP. RESUBMITTAL
02/09/2023	DESIGN REVIEW /
02/09/2023	REZONING / CUP. RESUBMITTAL
02/09/2023	DESIGN REVIEW /
02/09/2023	REZONING / CUP. RESUBMITTAL
02/09/2023	DESIGN REVIEW /
02/09/2023	REZONING / CUP. RESUBMITTAL

DATE ISSUED

DRAWN BY

CHECKED BY

HOBBS + BLACK
ARCHITECTS

100 N. 32nd St.
Ann Arbor, MI 48104
P: 734.463.4199
www.hobbs-black.com

200 LAKE STE
WAYZATA, MN

LAKE WEST
DEVELOPMENT, LLC

PROJECT

LOUCKS JOB 020271-0

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hamlock Lane, Suite 300
Maple Grove, MN 55365
763.424.5500
www.loucks.com

CONSULTANT

SITE
PLAN - B

SHEET TITLE

21-803

PROJECT NUMBER

C2.2

SHEET NUMBER



WARNING:

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

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

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

PAVEMENT TYPES

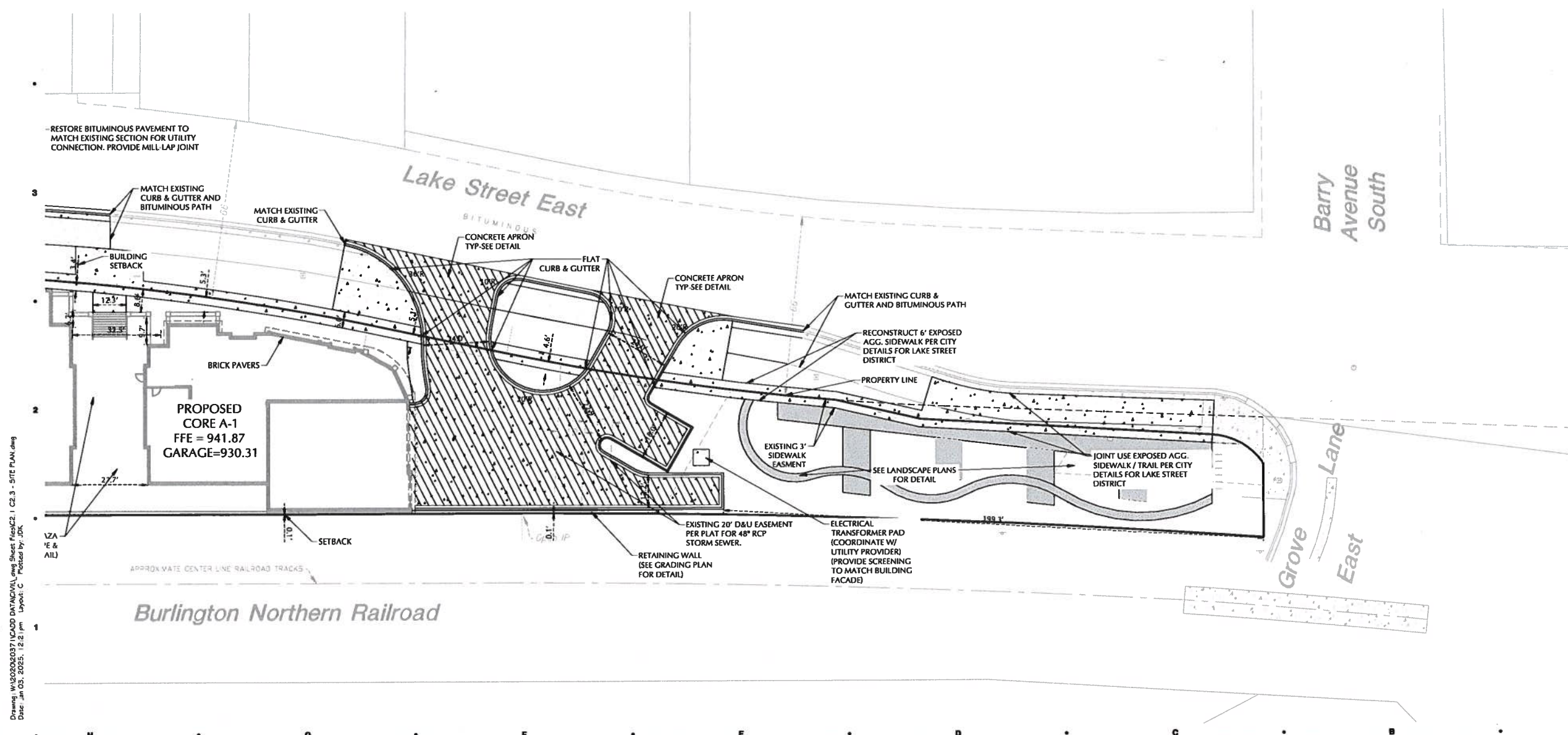


CONCRETE PAVEMENT



HEAVY DUTY BITUMINOUS PAVEMENT

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



Drawing: W:\2020\2037\ICADD DATA\CIVIL.dwg Sheet Files\C2.1 C2.3 - SITE PLAN.dwg
 Date: Jan 03, 2025, 12:21 pm Layout: C Plotted by: JDR

Sheet Size - 24x36

10/25/2022	CITY SUBMITT
11/02/2022	DESIGN REVIEW
	REZONING / CUP RESUBMITT
11/29/2022	DESIGN REVIEW
	REZONING / CUP RESUBMITT
02/09/2023	DESIGN REVIEW
	REZONING / CUP RESUBMITT
10/11/2024	DESIGN REVIEW
	REZONING / CUP RESUBMITT
12/03/2024	DESIGN REVIEW
	REZONING / CUP RESUBMITT
01/02/2025	DESIGN REVIEW
	REZONING / CUP RESUBMITT

DATE ISSUED _____

DRAWN BY

CHECKED BY

HOBBS + BLACK
ARCHITECTS

100 N. State St.
Ann Arbor, MI 48104
P. 734.663.4189
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN

LAKE WEST
DEVELOPMENT LLC

PROJECT

1 JULY 2012



PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 30
Maple Grove, MN 55369
763.424.5550

www.loucksinc.com

**SITE
PLAN - C**

SHEET TITLE

21-803

PROJECT NUMBER

C2.3

SHIFT IN MAPS



CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1188

WARNING:

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

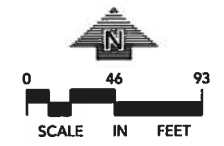
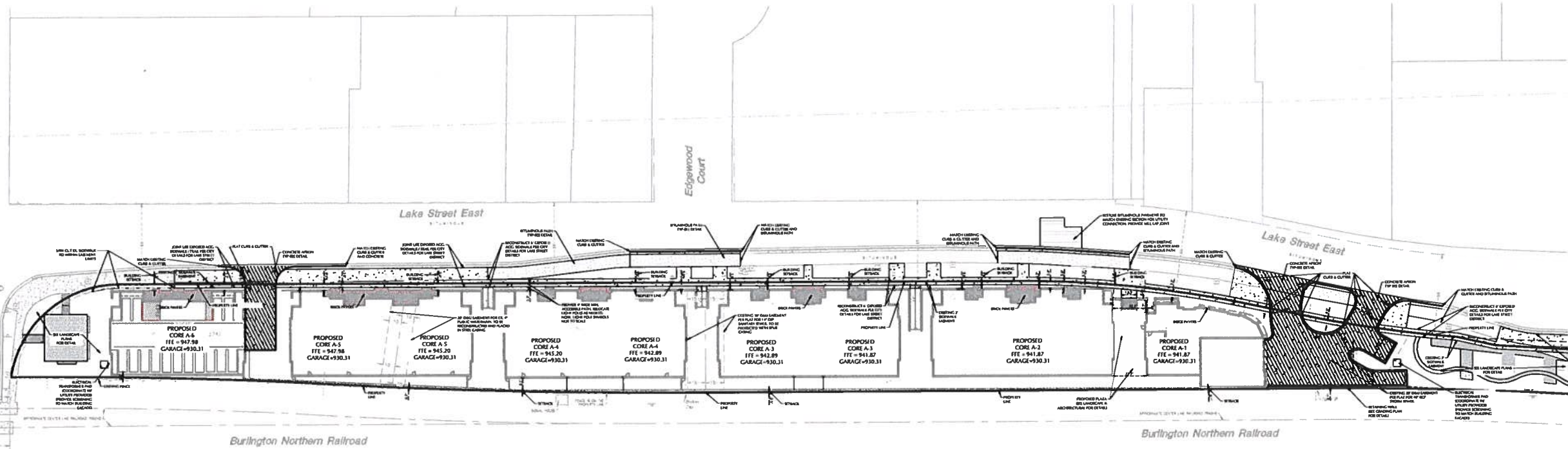
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRDS, CABLES, CONDUITS, PIPES, MANHOLLS, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION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

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

PAVEMENT TYPES

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

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



Sheet Size - 24x36

10/28/2022	CITY SUBMITTAL
11/02/2022	DESIGN REVIEW /
11/02/2022	RECORDING / CLIP RESUBMITTAL
11/29/2022	DESIGN REVIEW /
11/29/2022	RECORDING / CLIP RESUBMITTAL
01/09/2023	DESIGN REVIEW /
01/09/2023	RECORDING / CLIP RESUBMITTAL
10/11/2024	DESIGN REVIEW /
10/11/2024	RECORDING / CLIP RESUBMITTAL
11/03/2024	DESIGN REVIEW /
11/03/2024	RECORDING / CLIP RESUBMITTAL
01/03/2025	DESIGN REVIEW /
01/03/2025	RECORDING / CLIP RESUBMITTAL

DATE ISSUED
JDN
DRAWN BY
NAB
CHECKED BY

HOBBS + BLACK
ARCHITECTS
100 N. State St.
Ann Arbor, MI 48104
P 734.663.4189
www.hobbs-black.com

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

PROJECT
LOUCKS JOB #002711
LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 30
Maple Grove, MN 55369
763.424.5500
www.loucksinc.com
CONSULTANT

OVERALL SITE PLAN - 6 CORE
SHEET TITLE

21-803
PROJECT NUMBER
C2.4
ASHPY NUMBER

Drawing: W:\020303037\10000 D:\M\CVL\Law\Sheet\Map\C2 - C2.3 - SITE PLAN.dwg
Date: Jan 03, 2023, 11:46am Layout: OVERALL - Printed by: JDN



CALL BEFORE YOU DIG
Gopher State One Call
TOLL FREE: 1-800-252-0002
TOLL FREE: 1-800-252-0002

WARNING:

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

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 851-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

NOTE:

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

GRADING & DRAINAGE NOTES

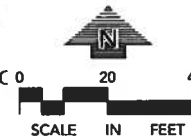
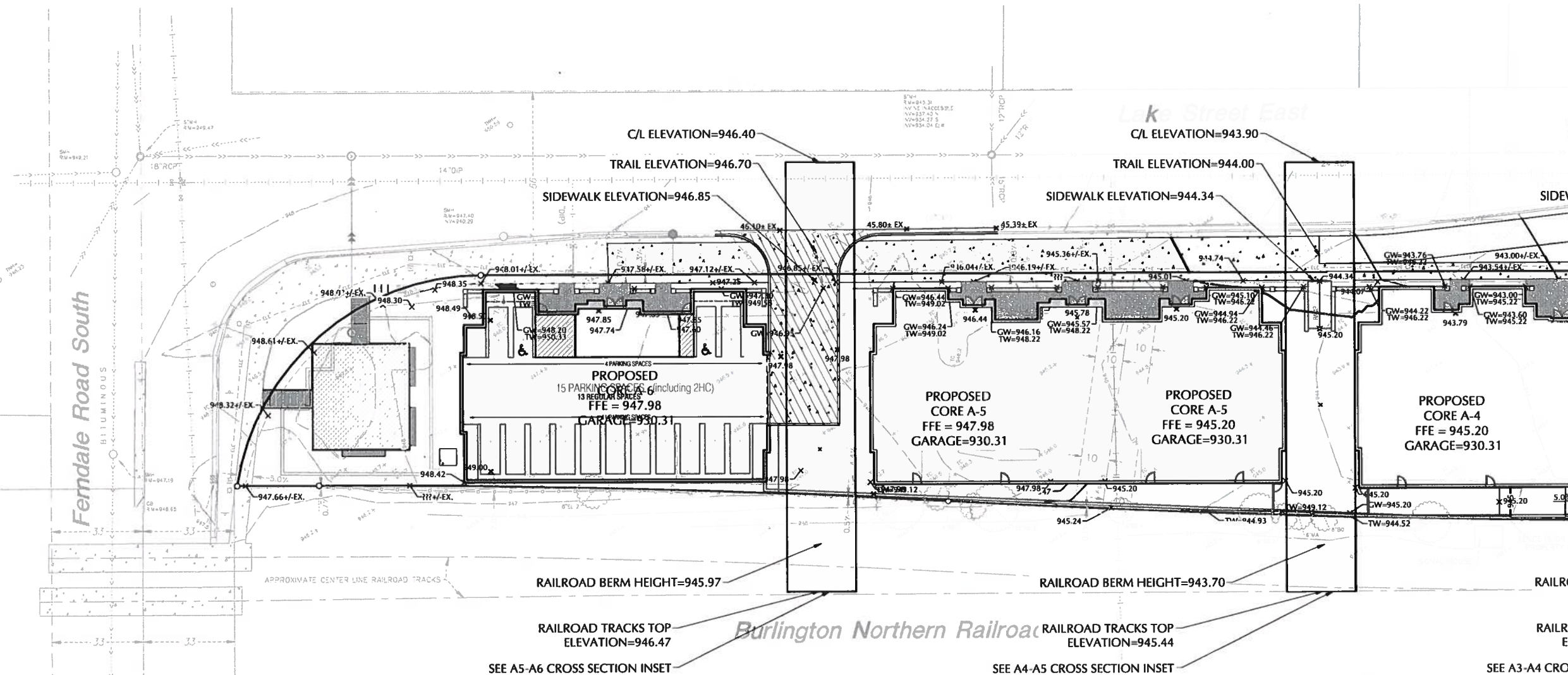
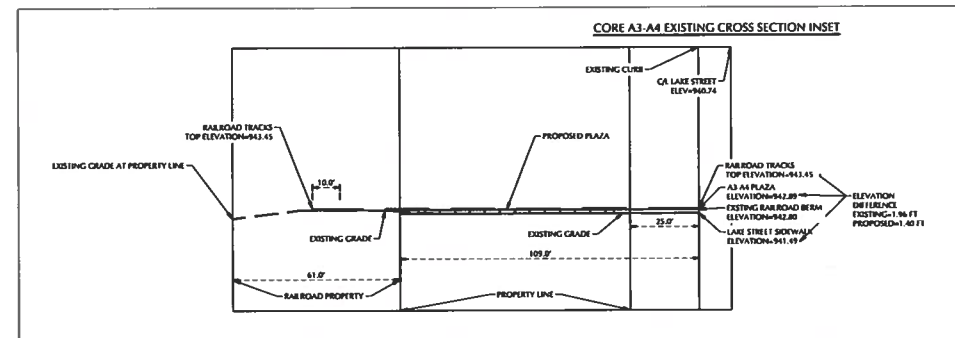
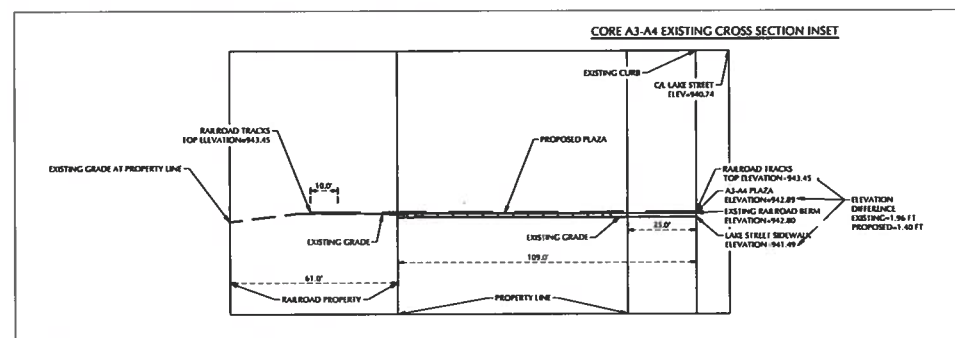
SEE STORMWATER POLLUTION PREVENTION PLAN FOR SOIL STABILIZATION INFORMATION.

EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ESTABLISHED AROUND THE ENTIRE SITE PERIMETER AND IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, CITY REQUIREMENTS AND THE DETAILS SHOWN ON THE CIVIL DETAILS SHEETS OF THESE PLANS.

ALL CURB SPOT ELEVATIONS ARE TO GUTTER LINE UNLESS NOTED OTHERWISE.

GRADING, DRAINAGE PLAN NOTES

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.10 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF PREMIUM TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED. VERIFY WITH LANDSCAPE PLAN.
- FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL). "GW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
- REFER TO THE REPORT OF GEOTECHNICAL EXPLORATION AND REVIEW (REPORT NO. _____), DATED _____ AS PREPARED BY _____ FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS.
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS, OR AS DIRECTED BY CITY. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE SWPPP FOR ADDITIONAL EROSION CONTROL NOTES AND REQUIREMENTS.
- SEE UTILITY PLAN FOR WATER, STORM AND SANITARY SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.
- A STREET SWEEPER MUST BE AVAILABLE WITHIN 3 HOURS UPON NOTICE FROM THE CITY THAT THE STREETS NEED TO BE SWEEPED.
- THE CONTRACTOR ALONG WITH THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM GOVERNING AUTHORITIES, INCLUDING ANY CITY PERMITS AND THE NPDES PERMIT FROM THE MPCA.
- INSTALL EROSION CONTROL AND TREE PROTECTION MEASURES BEFORE BEGINNING SITE GRADING ACTIVITIES. SOME EROSION CONTROLS SUCH AS BALE CHECKS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN SPECIFIC AREAS. MAINTAIN EROSION CONTROLS THROUGHOUT THE GRADING PROCESS AND REMOVE WHEN TURF HAS BEEN ESTABLISHED.
- THE CONTRACTOR SHALL ADHERE TO ALL REQUIREMENTS OF THE MPCA NPDES PERMIT. THE AREA TO BE DISTURBED SHALL BE MINIMIZED AND TURF SHALL BE ESTABLISHED WITHIN THE TIME REQUIRED.
- GRADES SHOWN ARE FINISHED GRADES.
- FINAL GRADING TOLERANCES ARE ± 0.1 FEET TO FINISH GRADES.
- UNDER PAVEMENTS COMPACT THE UPPER 3 FEET OF SUBGRADE TO 100% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT AND 95% STANDARD PROCTOR DENSITY BLOW THE UPPER 3 FEET OF SUBGRADE. OUTSIDE PAVEMENT AREAS COMPACT EMBANKMENTS TO 95% STANDARD PROCTOR DENSITY.
- A CITY RIGHT-OF-WAY PERMIT IS REQUIRED PRIOR TO WORKING WITHIN CITY ROW.
- STRUCTURAL RETAINING WALL, FENCING AND HANDRAIL DESIGN BY OTHERS. REFER TO ARCHITECTURAL PLANS.



DATE	DESCRIPTION
10/26/2021	CITY SUBMITTAL
12/09/2021	DESIGN REVIEW
01/20/2022	REWORKING / CUP RESUBMITTAL
02/28/2022	DESIGN REVIEW
03/29/2022	REWORKING / CUP RESUBMITTAL
05/09/2022	DESIGN REVIEW
06/15/2022	REWORKING / CUP RESUBMITTAL
07/15/2022	DESIGN REVIEW
08/15/2022	REWORKING / CUP RESUBMITTAL
09/15/2022	DESIGN REVIEW
10/15/2022	REWORKING / CUP RESUBMITTAL
11/15/2022	DESIGN REVIEW
12/15/2022	REWORKING / CUP RESUBMITTAL
01/15/2023	DESIGN REVIEW
02/15/2023	REWORKING / CUP RESUBMITTAL
03/15/2023	DESIGN REVIEW
04/15/2023	REWORKING / CUP RESUBMITTAL
05/15/2023	DESIGN REVIEW
06/15/2023	REWORKING / CUP RESUBMITTAL
07/15/2023	DESIGN REVIEW
08/15/2023	REWORKING / CUP RESUBMITTAL
09/15/2023	DESIGN REVIEW
10/15/2023	REWORKING / CUP RESUBMITTAL
11/15/2023	DESIGN REVIEW
12/15/2023	REWORKING / CUP RESUBMITTAL

DATE ISSUED

DRAWN BY

CHECKED BY

HOBBS + BLACK
ARCHITECTS

100 N. STATE ST.
APT. 400E, APT. 401A
P. 734.653.1189
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN

LAKE WEST
DEVELOPMENT, LLC

PROJECT

LOUCKS JOB #20231.0

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55361
763.424.5565
www.loucksinc.com

CONSULTANT

GRADING & DRAINAGE PLAN - A

SHEET TITLE

21-803

PROJECT NUMBER

C3.1

REPORT NUMBER



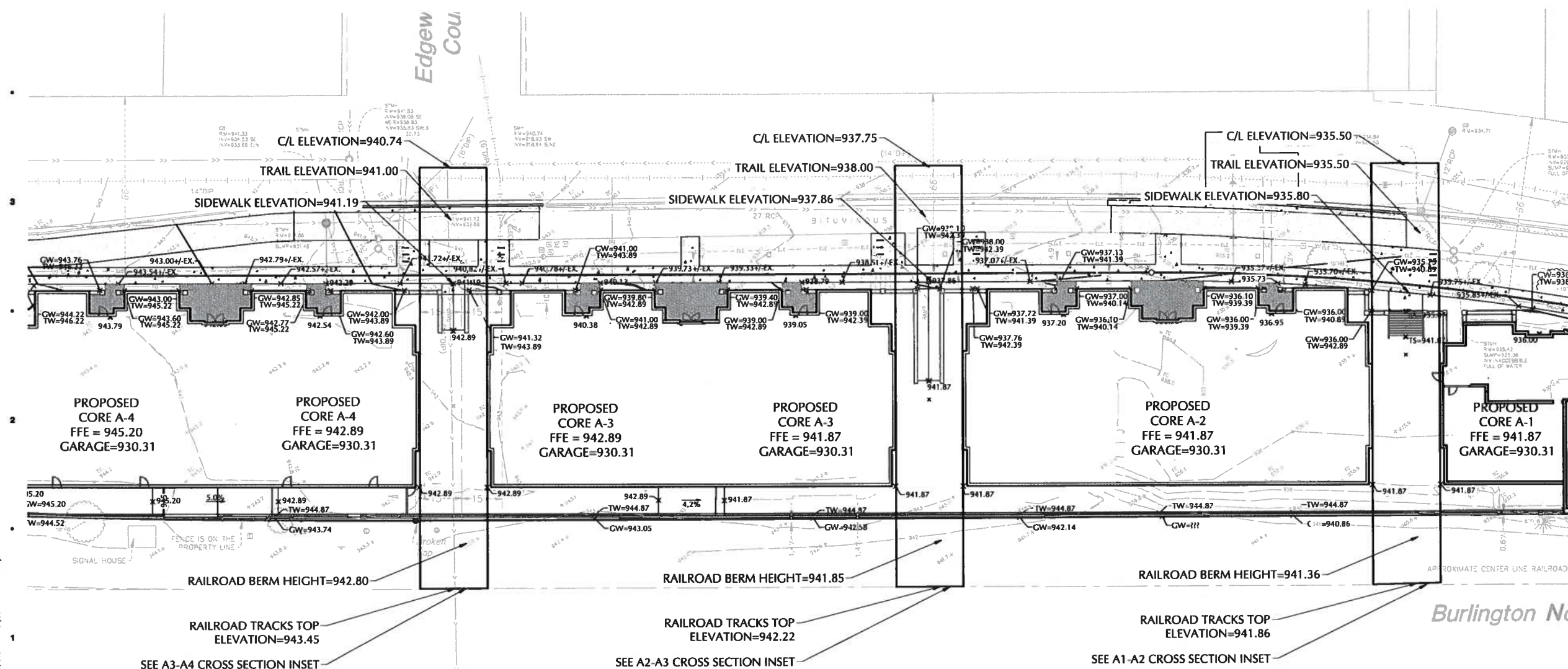
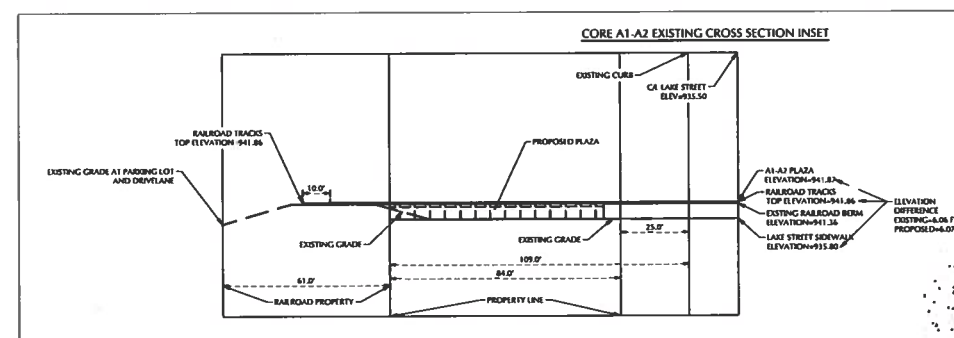
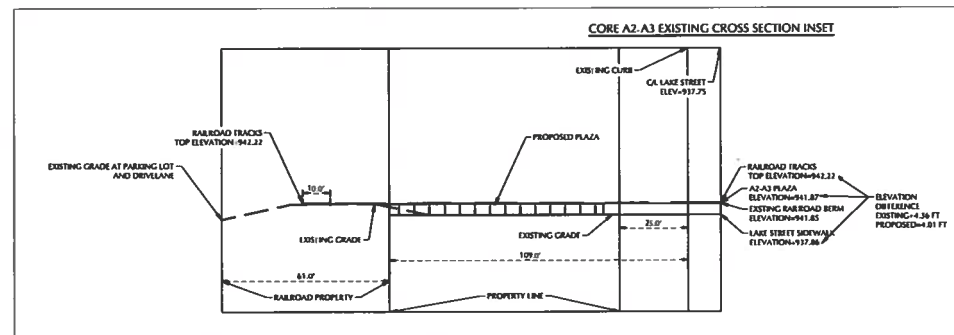
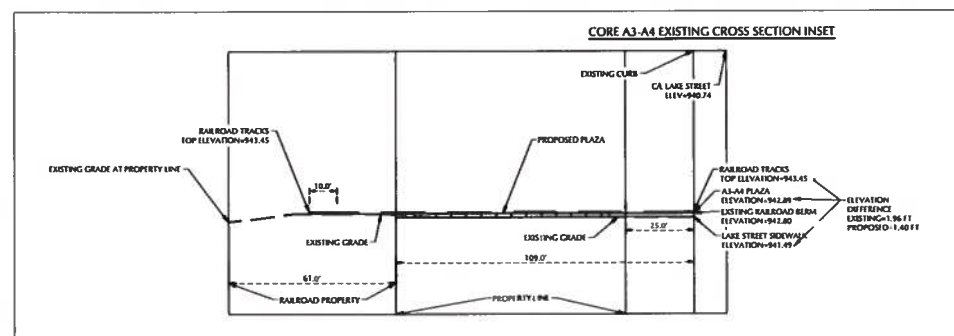
WARNING:

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

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

NOTE:

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



Drawing: W:\2020\2037\ICADD DATA\CIVIL\dwg Sheet Files\C3 - C3.3 - GRADING PLAN.dwg
Date: Jan 06, 2025, 9:04am Layout: B Plotted by: JOK

Sheet Size • 24x36

1/26/2022	CITY SUBMITTAL
12/30/2022	DESIGN REVIEW /
	REZONING / CUP RESUBMITTAL
12/29/2022	DESIGN REVIEW /
	REZONING / CUP RESUBMITTAL
03/09/2023	DESIGN REVIEW /
	REZONING / CUP RESUBMITTAL
10/11/2024	DESIGN REVIEW /
	REZONING / CUP RESUBMITTAL
12/03/2024	DESIGN REVIEW /
	REZONING / CUP RESUBMITTAL
01/03/2025	DESIGN REVIEW /
	REZONING / CUP RESUBMITTAL

DATE ISSUED

DRAWN BY

CHECKED BY

CHECKED BY

CHECKED BY

HOBBS + BLACK
ARCHITECTS

100 N. State St.
Ann Arbor, MI 48104
P. 734.663.4189
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN



LAKE WEST
DEVELOPMENT, LLC

PROJECT

LOUCKS JOB #50371

 **LOUCKS**
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5500
www.loucksinc.com

CONSULTANT

CONSULTANT

GRADING & DRAINAGE PLAN - B

SHEET TITLE

21-803

PROJECT NUMBER:

C3.2

QUEST NUMBER



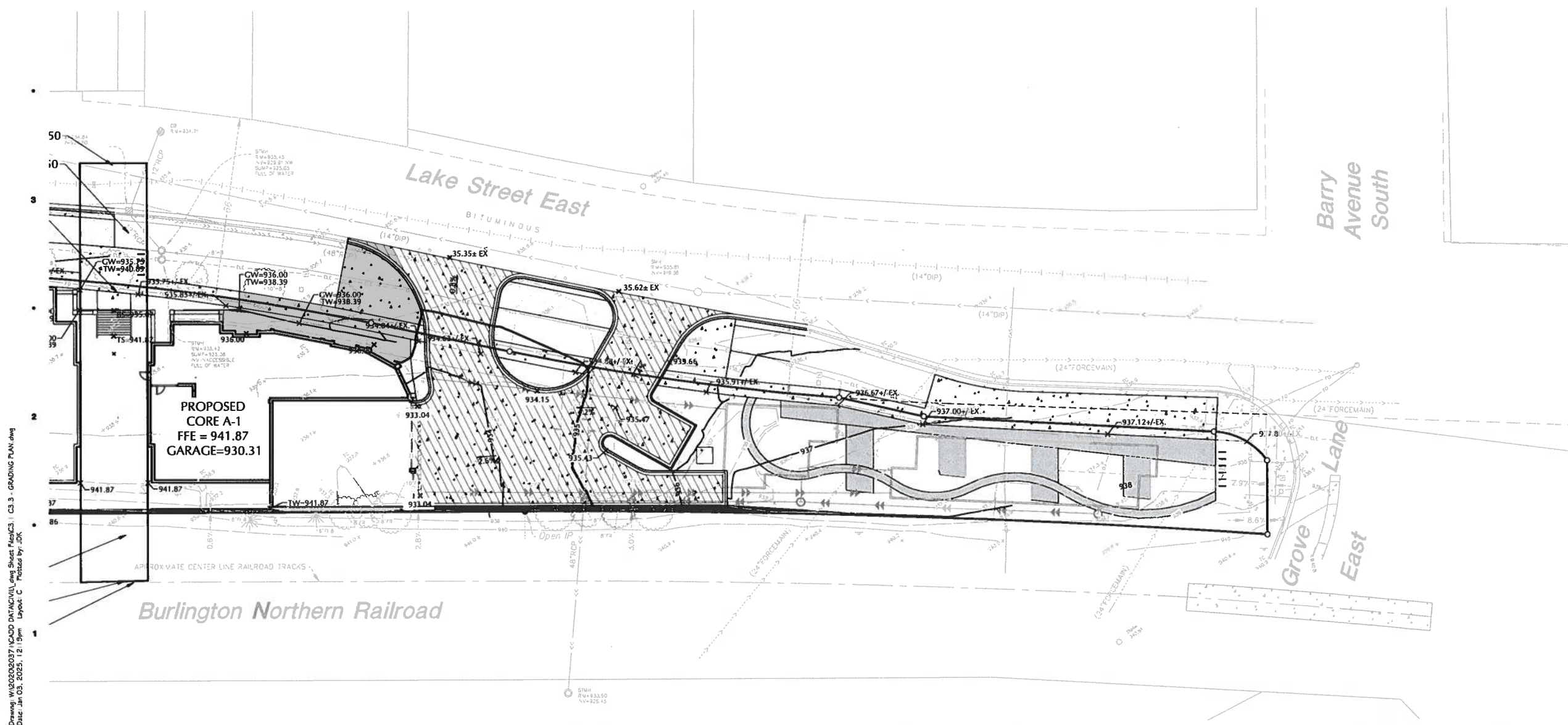
WARNING:

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

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

NOTE:

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



Drawing: W:\2020\2037\ACAD\DATA\CIVIL.dwg Sheet F:\es\NC3 | C3.3 - GRADING PLAN.dwg

Sheet Size - 24x36

1/26/2022	CITY SUBMITTA
1/30/2022	DESIGN REVIEW
	REZONING / CLUP RESUBMITTA
1/27/2022	DESIGN REVIEW
	REZONING / CLUP RESUBMITTA
6/30/2023	DESIGN REVIEW
	REZONING / CLUP RESUBMITTA
10/11/2024	DESIGN REVIEW
	REZONING / CLUP RESUBMITTA
1/30/2024	DESIGN REVIEW
	REZONING / CLUP RESUBMITTA
8/16/2025	DESIGN REVIEW
	REZONING / CLUP RESUBMITTA

DATE ISSUED

JK

DRAWN BY

ASIM

HOBBS + BLACK
ARCHITECTS

100 N. State St.
Ann Arbor, MI 48104
P. 734.663.4189
www.hubbards-block.com

200 LAKE ST E
WAYZATA, MN



LAKE WEST
DEVELOPMENT LLC

PROJECT

LOUCKS JOB #20371 0

 LOUCKS

PLANNING

CIVIL ENGINEERING
LAND SURVEYINGLANDSCAPE ARCHITECTURE
CLUBHOUSEENVIRONMENTAL
2001 Hunted Area, Feb. 2001

Maple Grove, MN 55369

763.424.550:
www.loucksine.com

CONSULTANT

GRADING & DRAINAGE PLAN - C

SHEET TITLE

21-803

PROJECT NUMBER

C3.3

AMFT MEMPH



CALL BEFORE YOU DIG
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-292-1868

WARNING:

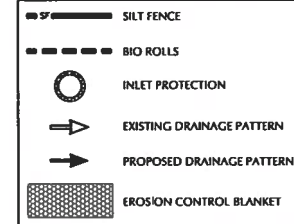
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

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

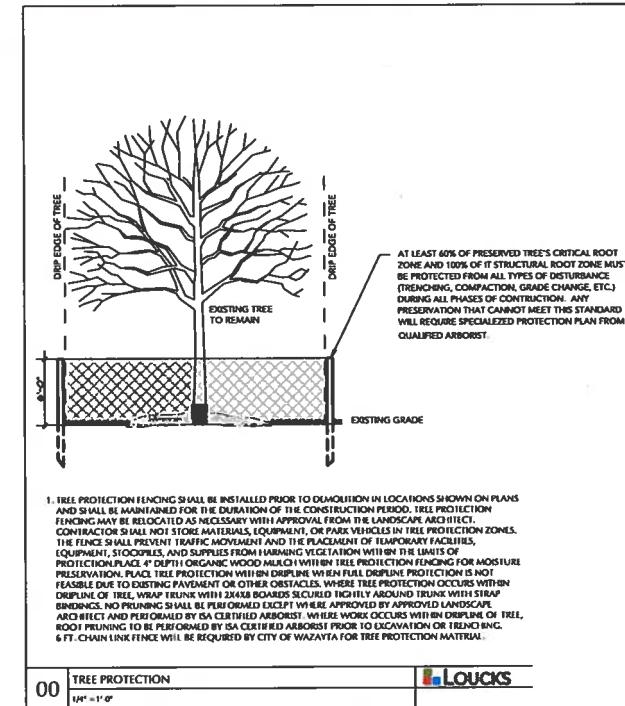
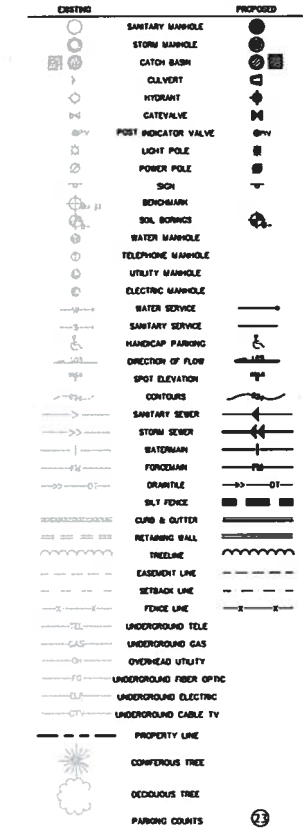
NOTE:

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

SWPPP LEGEND



CIVIL LEGEND



1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO DEMOLITION IN LOCATIONS SHOWN ON PLANS AND SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD. TREE PROTECTION FENCING MAY BE RELOCATED AS NECESSARY WITH APPROVAL FROM THE LANDSCAPE ARCHITECT. CONSTRUCTION SHALL NOT STORE MATERIALS, EQUIPMENT, OR PARK VEHICLES IN TREE PROTECTION ZONES. THE FENCE SHALL PREVENT TRAFFIC MOVEMENT AND THE PLACEMENT OF TEMPORARY FACILITIES, EQUIPMENT, STOCKPILES, AND SUPPLIES FROM INFRINGING VEGETATION WITHIN THE LIMITS OF PROTECTION. PLACE 4" DUFFIN ORGANIC WOOD MULCH WITHIN TREE PROTECTION FENCING FOR MOISTURE PRESERVATION. PLACE TREE PROTECTION WITHIN DRILLPILES WHEN FULL DRILLPILE PROTECTION IS NOT FEASIBLE DUE TO EXISTING PAVEMENT OR OTHER OBSTACLES. WHERE TREE PROTECTION OCCURS WITHIN DRILLPILE OF TREE, WRAP TRUNK WITH 2X4X8 BOARDS SECURED TIGHTLY AROUND TRUNK WITH STRAP BINDER. NO PRUNING SHALL BE PERFORMED EXCEPT WHERE APPROVED BY APPROVED LANDSCAPE ARCHITECT AND PERFORMED BY A CERTIFIED ARBORIST. WHERE WORK OCCURS WITHIN DRILLPILE OF TREE, ROOT PRUNING TO BE PERFORMED BY A CERTIFIED ARBORIST PRIOR TO EXCAVATION OR TRENCHING. 6 FT. CHAIN LINK FENCE WILL BE REQUIRED BY CITY OF WAPATA FOR TREE PROTECTION MATERIAL.

00 TREE PROTECTION
1" = 1' 0"



Sheet Size - 24x36

1/28/2022	CITY SUBMITTA
1/28/2022	DESIGN REVIEW
	REZONING / CUP. RESUBMITTA
1/28/2022	REZONING / CUP. RESUBMITTA
3/30/2023	DESIGN REVIEW
	REZONING / CUP. RESUBMITTA
10/1/2024	DESIGN REVIEW
	REZONING / CUP. RESUBMITTA
1/28/2024	DESIGN REVIEW
	REZONING / CUP. RESUBMITTA
5/1/2025	DESIGN REVIEW
	REZONING / CUP. RESUBMITTA

DATE ISSUED

DRAWN BY

CHECKED BY

HOBBS + BLACK
ARCHITECTS
100 N. State St.
Ann Arbor, MI 48104
P: 734.663.4189
www.hobbs-black.com

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

PROJECT
LOUCKS JOB #202371
LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 31
Maple Grove, MN 55311
763.424.5511
www.loucksinc.com
CONSULTANT

**STORMWATER
POLLUTION
PREVENTION
PLAN - A**

SHEET TITLE

21-803

PROJECT NUMBER

C3.4

AMPT MINNAPOLIS



CALL BEFORE YOU DIG
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1168

WARNING:

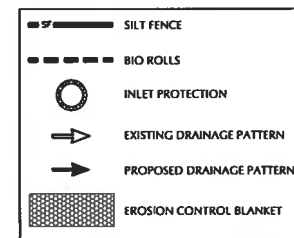
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

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

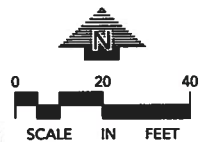
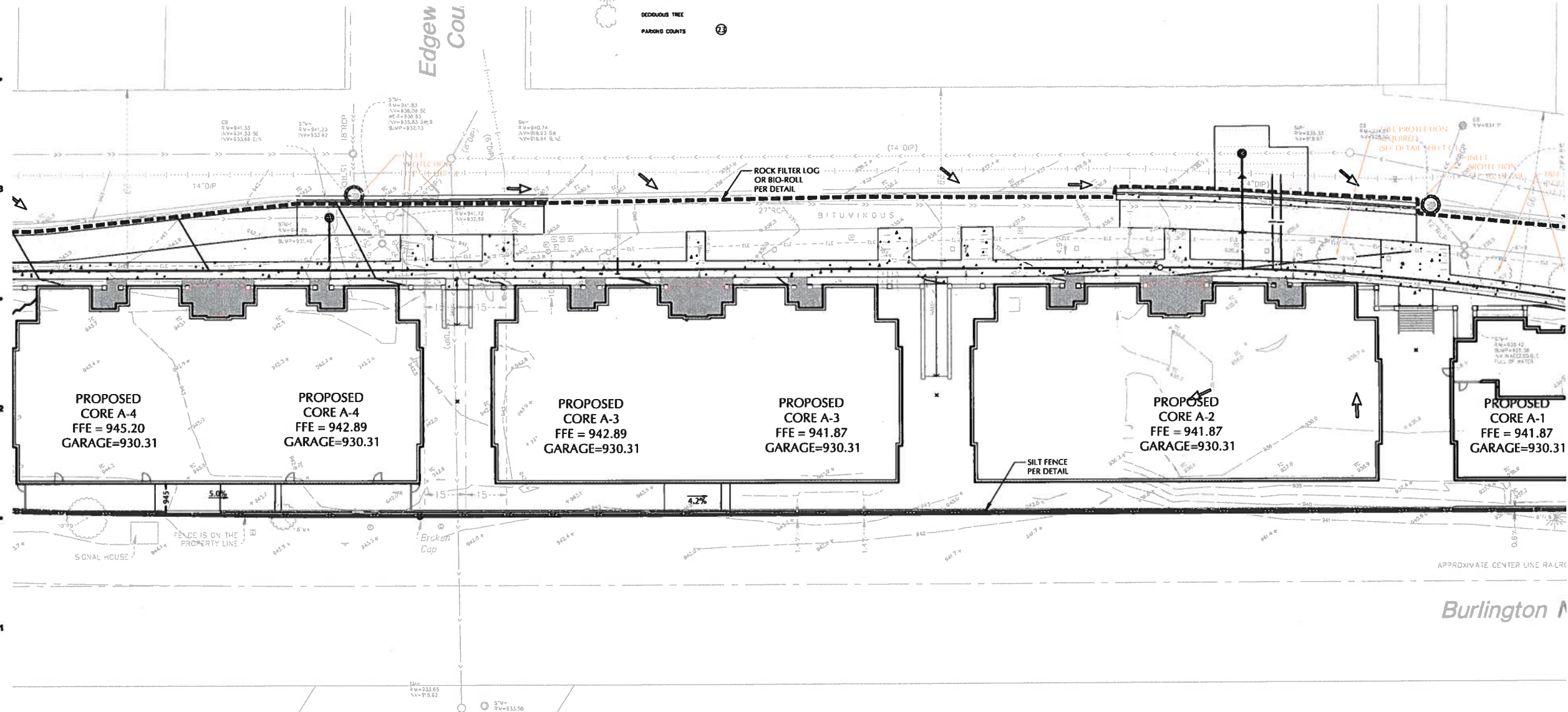
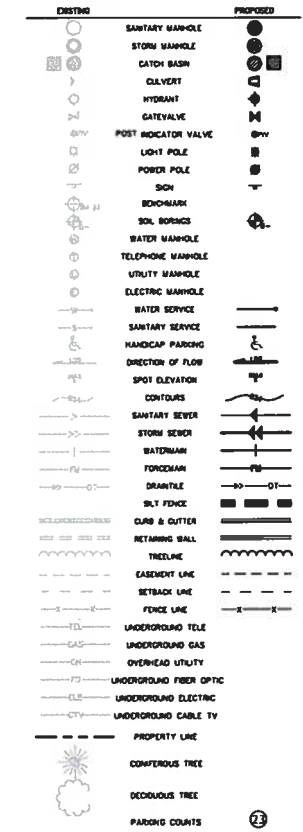
NOTE:

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

SWPPP LEGEND



CIVIL LEGEND



Sheet Size - 24x36

10/26/2022	CITY SUBMITTAL
13/09/2022	DESIGN REVIEW
12/29/2022	REZONING / CUP. RESUBMITTAL
12/29/2022	DESIGN REVIEW
12/29/2022	REZONING / CUP. RESUBMITTAL
12/29/2022	DESIGN REVIEW
10/11/2024	DESIGN REVIEW
12/03/2024	REZONING / CUP. RESUBMITTAL
12/03/2024	DESIGN REVIEW
01/03/2025	REZONING / CUP. RESUBMITTAL
01/03/2025	DESIGN REVIEW
01/03/2025	REZONING / CUP. RESUBMITTAL

DATE ISSUED

DRAWN BY

CHECKED BY

HOBBS + BLACK
ARCHITECTS
100 N. State St.
Ann Arbor, MI 48104
P: 734.663.4169
www.hobbs-black.com

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

PROJECT

LOUCKS JOB #2021

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7700 Hemlock Lane, Suite 3C
Maple Grove, MN 55369
763.424.5556
www.loucksinc.com

CONSULTANT

**STORMWATER
POLLUTION
PREVENTION
PLAN - B**

SHEET TITLE

21-803

PROJECT NUMBER

C3.5

SHEET NUMBER



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

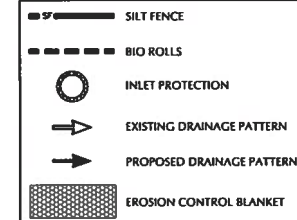
WARNING:

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

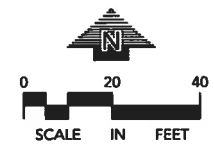
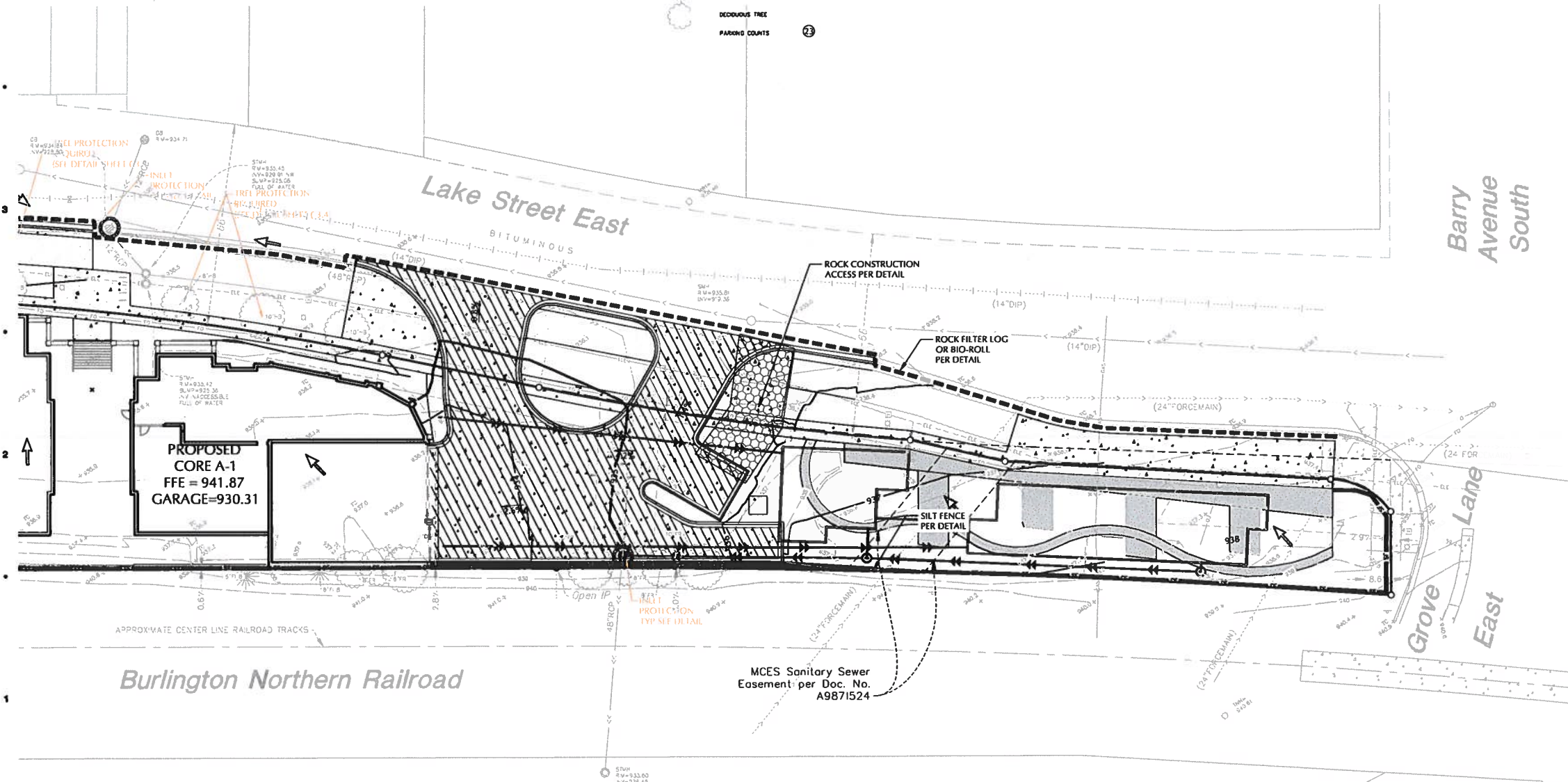
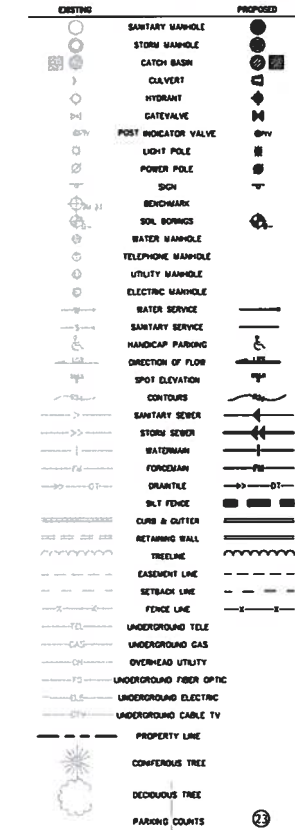
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION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

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

SWPPP LEGEND



CIVIL LEGEND



Sheet Size - 24x36

DATE	DESCRIPTION
10/28/2022	CITY SUBMITTAL
12/02/2022	DESIGN REVIEW
12/02/2022	REZONING / CUP. RESUBMITTAL
12/02/2022	DESIGN REVIEW
12/02/2022	REZONING / CUP. RESUBMITTAL
02/02/2023	DESIGN REVIEW
02/02/2023	REZONING / CUP. RESUBMITTAL
10/11/2024	DESIGN REVIEW
10/11/2024	REZONING / CUP. RESUBMITTAL
12/02/2024	DESIGN REVIEW
12/02/2024	REZONING / CUP. RESUBMITTAL
01/02/2025	DESIGN REVIEW
01/02/2025	REZONING / CUP. RESUBMITTAL

DATE ISSUED: 12/02/2022
DRAWN BY: JMK
CHECKED BY: JMK

HOBBS + BLACK ARCHITECTS
100 N. State St.
Ann Arbor, MI 48104
P: 734.663.4189
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN

LAKE WEST DEVELOPMENT, LLC

PROJECT:
LOUCKS JOB #20271

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 301
Maple Grove, MN 55311
763.424.5541
www.loucksinc.com

CONSULTANT

STORMWATER POLLUTION PREVENTION PLAN - C

SHEET TITLE

21-803
PROJECT NUMBER

C3.6
SHEET NUMBER

21-803

PROJECT NUMB

C3.7

AMPT MMMP

6 CORE BUILDING PROPOSED AVERAGE GRADE PLANE

Station	Elevation(Actual)	Length	11+99.82	946.13	3.02	2857.0861	18+03.22	935.11	9.42	8807.8884	
0+00.00	941.87	82.72	77911.4864	12+02.84	945.98	9.24	8738.73	18+12.65	934.93	0.37	345.92595
0+82.72	941.87	103.83	97794.3621	12+12.08	945.52	0.6	567.351	18+13.01	934.94	0.21	196.3416
1+86.55	941.87	82	77238.67	12+12.68	945.65	0.12	113.484	18+13.22	934.98	0.47	439.52755
2+68.55	942	87.99	82930.575	12+12.80	945.75	0.57	539.2029	18+13.69	935.35	2.03	1898.85185
3+56.55	943	62.01	58456.827	12+13.36	946.19	1.95	1845.09975	18+15.72	935.44	11.71	10955.46615
4+18.55	942.4	40.03	37731.27725	12+15.32	946.22	4.23	4002.4683	18+27.43	935.69	3.11	2909.9959
5+58.58	942.75	0.09	84.8079	12+19.55	946.2	0.28	264.936	18+30.54	935.69	16.7	15625.6055
6+58.67	941.87	15.45	14560.62075	12+19.83	946.2	0.11	104.08145	18+47.24	935.64	2.91	2722.69785
7+74.13	943	82.28	77631.18	12+19.94	946.19	7.17	6783.537	18+50.16	935.63	0.85	795.28975
8+56.40	944	40.42	38164.9682	12+27.11	946.01	9.21	8712.24555	18+51.01	935.66	16.15	15110.7475
9+96.82	944.42	15.94	15058.0398	12+36.32	945.9	3.97	3755.12375	18+67.16	935.66	1.52	1422.2032
10+12.76	944.92	1.14	1077.2088	12+40.29	945.85	3.93	3717.0726	18+68.67	935.66	3.19	2984.7554
11+13.90	944.92	1.1	1039.4285	12+44.22	945.79	9.64	9116.3552	18+71.86	935.69	15.49	14493.60575
12+15.00	944.95	6.09	5754.6237	12+53.85	945.57	9.63	9104.82795	18+73.36	935.69	14.11	13202.727
13+21.09	944.91	17.83	16843.8227	12+63.49	945.36	3.92	3705.6936	18+90.55	935.69	3.19	2984.8511
14+38.93	944.47	44.07	41632.70865	12+67.41	945.3	5.85	5529.654	19+04.66	935.71	0.1	93.5715
15+82.99	944.92	1.14	1077.2088	12+73.26	945.18	7.64	7220.564	19+04.76	935.72	3.43	3209.53675
16+84.14	944.92	1.1	1039.4285	12+80.90	945.02	2.46	2324.7123	19+08.19	935.73	14.84	13886.8268
17+85.24	944.95	6.18	5839.6674	12+83.37	944.99	2.91	2749.87725	19+23.04	935.81	3.65	3415.72475
18+91.42	944.91	19.36	18295.0064	12+86.28	944.96	4.53	4280.5329	19+26.69	935.82	15.14	14168.9961
19+10.78	945.07	0.46	434.7345	12+90.80	944.9	2.67	2522.81625	19+41.83	935.91	1.66	1553.6272
20+11.24	945.08	10.05	9498.9585	12+93.47	944.85	11.68	11034.4464	19+43.49	935.93	1.76	1647.2456
21+21.29	945.26	1.9	1796.0225	13+05.15	944.61	4.61	4354.4677	19+45.25	935.94	2.56	2396.0064
22+23.20	945.29	5.81	5492.22205	13+09.76	944.53	18.69	17650.2753	19+47.81	935.94	14.88	13927.0848
23+29.01	945.32	1.34	1266.702	13+28.45	944.21	4.39	4144.9063	19+62.69	935.98	1.61	1506.9439
24+31.68	945.32	1.74	1644.9003	13+51.88	943.81	4.18	3944.9586	19+68.37	936	4.08	3818.9208
25+33.43	945.37	0.53	501.04875	13+56.06	943.73	15.17	14316.3841	19+74.12	936.02	5.75	5382.1725
26+33.95	945.38	36.82	34825.6447	13+59.59	943.73	19.37	18276.85405	19+83.32	936.04	9.2	8611.706
27+70.77	946.29	0.39	369.0505	13+90.59	943.4	1.3	1226.407	19+87.49	936.07	4.17	3903.43275
28+71.16	946.3	0.12	113.556	13+91.90	943.38	1.57	1481.0909	19+94.46	936.08	6.97	6524.58215
29+71.28	946.3	0.44	416.372	13+93.47	943.36	2.15	2028.181	20+60.01	936.11	65.54	61541.4046
30+71.73	946.3	0.25	236.575	13+95.61	943.32	17.44	16448.972				
31+71.98	946.3	0.48	454.2288	14+13.05	943.03	2.36	2225.4918	PROPOSED AVERAGE GRADE PLANE			942.6730495
32+72.46	946.32	4.64	4390.8088	14+15.41	942.98	18.4	17347.98	10/11/2024			
33+72.70	946.27	5.43	5138.05605	14+33.81	942.67	1.31	1234.8846				
34+72.83	946.2	5.94	5620.2498	14+35.12	942.65	20.13	18972.7263				
35+72.83	946.14	6.28	5942.0418	14+55.25	942.37	1.02	961.2072				
36+74.75	946.23	15.44	14612.6476	14+56.27	942.35	20.55	19362.31275				
37+10.19	946.6	0.02	18.932	14+76.82	942.06	0.46	433.3476				
38+10.21	946.6	5.82	5509.6485	14+77.28	942.06	0.23	216.67265				
39+16.03	946.75	3.35	3171.6795	14+77.51	942.05	15.47	14572.66265				
40+19.38	946.79	44.21	41869.0805	14+92.98	941.94	0.5	470.97				
41+63.60	947.31	2.5	2368.3125	14+93.48	941.94	15.57	14665.14945				
42+66.10	947.34	4.13	3912.61745	15+09.04	941.83	0.44	414.4052				
43+70.23	947.39	2.15	2036.89925	15+09.48	941.83	1.89	1780.0776				
44+72.38	947.4	14.91	14126.70315	15+11.37	941.85	16.71	15739.39965				
45+72.38	947.53	6.84	6481.413	15+28.08	941.98	0.3	282.594				
46+72.29	947.62	9.52	9021.8184	15+28.38	941.98	0.02	18.8412				
47+94.13	947.72	0.98	928.7803	15+28.40	942.14	0.01	9.41945				
48+03.65	947.75	13.19	12501.41605	15+28.40	941.75	0.07	65.9204				
49+04.63	947.84	14.32	13574.5008	15+28.48	941.69	0.59	555.58235				
50+17.82	948.04	0.83	786.87735	15+29.06	941.64	0.47	442.5755				
51+32.14	948.05	25.63	24300.70005	15+29.53	941.66	4.62	4348.1592				
52+32.97	948.22	75.79	71861.0464	15+34.15	940.66	6.34	5962.6115				
53+58.60	948.1	13.26	12571.143	15+40.49	940.29	0.16	100.4456				
54+34.39	948.1	5.78	5479.2377	15+40.65	940.28	0.67	630.1551				
55+47.65	947.93	8.04	7621.116	15+41.32	940.78	4.28	4026.5384				
56+53.43	947.87	10.8	10236.51	15+45.60	940.78	3.57	3358.5846				
57+61.48	947.78	4.76	4511.3614	15+49.17	940.78	10.03	9435.4216				
58+72.27	947.78	4.76	4511.3614	15+49.17	940.66	0.15	141.099				
59+77.03	947.75	10.32	9780.3156	15+59.19	940.66	0.14	131.6924				
60+87.35	947.66	2.09	1980.5676	15+59.34	940.66	10.22	9611.7056				
61+89.44	947.62	1.58	1497.2238	15+59.48	940.3	19.31	18153.23445				
62+91.02	947.6	15.13	14335.9776	15+69.70	939.89	0.19	178.57815				
63+106.14	947.44	6.93	6565.6206	15+89.01	939.88	0.22	206.7736				
64+113.07	947.4	5.21	4935.77165	15+89.20	939.88	19.62	18437.4045				
65+118.28	947.33	10.91	10334.8248	15+89.42	939.57	0.17	159.72605				
66+129.19	947.23	4.05	3836.18025	16+09.04	939.56	19.69	18496.88445				
67+133.23	947.18	12.46	11801.1775	16+09.21	939.56	0.11	103.3175				
68+145.69	947.07	1.93	1827.81615	16+28.90	939.25	0.11	103.3175				
69+147.62	947.07	1.93	1827.81615	16+28.90	939.25	20.4	19156.926				
70+147.62	947.04	11.33	10729.3967	16+29.01	938.88	0.68	638.435				
71+58.95	946.94	0.62	587.1028	16+49.42	938.88	20.4	19156.926				
72+59.57	946.94	7.48	7082.8868	16+50.10	938.87	19.28	18097.8468				
73+67.05	946.88	4.71	4459.68705	16+69.39	938.5	0.58	544.3242				
74+71.76	946.83	0.15	142.0245	16+69.96	938.48	19.35	18156.00825				
75+71.91	946.83	8.28	7839.4212	16+89.31	938.11	7.43	6969.67435				
76+180.19	946.75	2.55	2414.0085	16+96.74	937.98	0.1	93.798				
77+182.74	946.59	0	0	16+96.84	937.98	5.73	5374.08105				
78+182.74	946.69	0	0	17+02.57	937.79	7.91	7417.24655				
79+182.74	946.74	0	0	17+10.49	937.62	11.72	10987.0898				
80+182.74	946.64	0	0	17+22.20	937.31	7	6560.82				
81+182.74	946.87	0.01	9.46865	17+29.21	937.21	4.98	4667.1066				
82+182.74	946.86	0.48	454.4184	17+34.18	937.13	0.25	234.28125				
83+182.75	946.55	2.04	1930.8396	17+34.43	937.12	14.86	13922.6312				
84+183.23	946.43	0.05	47.32125	17+49.29	936.72	0.18	168.6096				
85+185.27	946.42	0.94	889.6019	17+49.48	936.72	14.91	13963.5132				
86+185.32	946.42	0.94	889.6019	17+49.48	936.32	0.05	46.81575				
87+186.26	946.35	0.35	331.219	17+64.38	936.31	19.94	18666.0334				
88+186.61	946.33	0.67	633.8736	17+64.44	935.91	2.98	2788.9224				
89+187.28	946.83	3.89	3679.4343	17+1							

PROPOSED AVERAGE GRADE PLANE
10/11/2024

6 CORE BUILDING EXISTING AVERAGE GRADE PLANE

Station	Elevation(Actual)	Length		7+99.55	945.3800	36.8200	34825.6447	14+92.14	943.7300	19.3700	18276.85405
0+00.00	936.1100	65.5500	61427.88825	8+36.37	946.2900	0.3900	369.05505	15+11.51	943.4000	1.3000	1226.407
0+65.55	938.1200	0.4400	412.7728	8+36.75	946.3000	0.1200	113.556	15+12.81	943.3800	1.5700	1481.0909
0+65.99	938.1200	13.5700	12731.374	8+36.88	946.3000	0.4400	416.372	15+14.38	943.3600	2.1500	2028.181
0+79.57	938.2800	8.0900	7590.56385	8+37.32	946.3000	0.2500	236.575	15+16.53	943.3200	17.4400	16448.972
0+87.65	938.2500	6.5800	6173.6521	8+37.57	946.3000	0.4800	454.2288	15+33.97	943.0300	2.3600	2225.4918
0+94.24	938.2400	6.5500	6145.472	8+38.05	946.3200	4.6400	4390.8088	15+36.32	942.9800	18.4800	17347.98
1+00.79	938.2400	5.6400	5291.7582	8+42.70	946.2700	5.4300	5138.05605	15+54.73	942.6700	1.3100	1234.8846
1+06.43	938.2700	13.9100	13052.51805	8+48.12	946.2000	5.9400	5620.2498	15+56.04	942.6500	20.1300	18972.7263
1+20.33	938.4400	2.5200	2364.8814	8+54.06	946.1400	6.2800	5942.0418	15+76.17	942.7300	1.0200	961.2072
1+22.85	938.4500	2.6600	2496.4499	8+60.34	946.2300	15.4400	14612.6476	15+77.19	942.3500	20.5500	19362.31275
1+25.51	938.5800	21.3300	20030.89635	8+75.78	946.6000	5.8200	5509.6485	15+97.73	942.0600	0.4600	436.67265
1+46.84	939.6100	0.1200	112.7532	8+81.60	946.7500	3.3500	3171.6795	15+98.82	942.0500	1.4500	1265.90725
1+46.96	939.6100	1.1600	1090.0114	8+84.95	946.7900	44.2100	41869.0805	15+99.87	941.9600	1.7300	1629.5735
1+48.12	939.7200	14.7200	13834.8128	9+29.17	947.3100	2.5000	2368.3125	16+01.60	941.9400	0.5000	470.97
1+62.84	940.0100	6.5700	6176.35845	9+31.66	947.3400	4.1300	3912.61745	16+02.10	941.9400	15.5700	14665.14945
1+69.41	940.1600	1.1200	1052.996	9+35.80	947.3900	2.1500	2036.89925	16+17.66	941.8300	0.4400	414.4052
1+70.53	940.1900	7.1100	6685.21305	9+37.95	947.4000	14.9100	14126.70315	16+18.10	941.8300	1.8900	1708.0776
1+77.65	940.3200	13.7300	31300.0064	9+52.86	947.5300	6.8400	6481.413	16+19.99	941.8500	16.7100	15739.39965
2+10.92	940.6900	13.7300	12916.2229	9+59.70	947.6200	9.5200	9021.8184	16+19.99	941.9800	0.3000	282.594
2+24.65	940.7700	3.1300	2944.6101	9+69.22	947.7200	0.9800	928.7003	16+36.70	941.9800	0.0200	18.8413
2+27.78	940.7700	36.6200	34458.8207	9+70.20	947.7500	13.1900	12501.41605	16+37.00	942.1500	0.0100	9.4195
2+64.41	941.2000	5.8900	5543.7269	9+83.39	947.8400	14.3200	15041.5008	16+37.02	941.7500	0.0700	65.9204
2+70.29	941.2200	7.8300	7370.65305	9+97.71	948.0400	0.8300	786.87735	16+37.02	941.6900	0.5900	555.58235
2+78.12	941.4500	11.7800	11090.281	9+98.54	948.0500	25.6300	24300.70005	16+37.09	941.6400	0.4800	464.10995
2+89.90	941.4500	8.1700	7693.15795	10+24.17	948.2200	75.7900	71861.0464	16+37.68	941.6700	13.5200	12725.9704
2+98.08	941.8200	8.2700	7789.47165	10+99.96	948.1200	13.2600	12571.143	16+38.18	940.8700	9.8900	9302.3362
3+06.35	941.9700	0.0000	0	10+11.92	948.0000	5.7800	5479.2377	16+51.70	940.2900	0.1600	150.4456
3+06.35	942.1400	17.8800	16846.089	11+19.00	947.9300	8.0400	7621.116	16+61.59	940.2800	0.7100	667.7763
3+24.23	942.2100	6.9100	6510.9475	11+27.05	947.8700	10.8000	10236.51	16+61.75	940.7800	4.2400	3988.9072
3+31.64	942.2900	5.4600	5164.0506	11+37.84	947.7500	10.3200	9780.3156	16+66.70	940.7800	3.5700	3358.5846
3+36.12	942.4000	10.5600	10045.9307	11+42.60	947.6600	2.0900	1980.5676	16+70.27	940.7800	10.0300	9455.4216
3+47.28	942.3900	0.4700	442.93035	11+52.92	947.6200	1.5800	1497.2238	16+80.29	940.6600	0.1500	141.0999
3+47.75	942.4200	25.9500	24464.23275	11+55.01	947.6000	15.1300	14335.9776	16+80.44	940.6600	0.1400	131.6924
3+73.70	943.0700	5.4700	5158.67495	11+56.58	947.6400	6.9300	6565.6206	16+80.58	940.6600	10.2200	9611.7045
3+79.17	943.1000	0.1300	122.6147	11+71.71	947.4000	5.2100	4935.77165	16+90.80	940.3000	19.3100	18153.23865
3+79.30	943.2800	0.0800	75.466	11+78.64	947.3300	10.1900	10334.8248	17+10.11	939.8900	0.1900	178.57815
3+79.38	943.3700	0.5700	537.72375	11+83.85	947.2300	4.0500	3686.18025	17+25.73	939.8800	0.2200	206.7736
3+79.95	943.3800	12.0000	11321.16	11+94.75	947.1800	12.4800	11801.1775	17+10.52	939.8800	19.6200	18437.4045
3+91.95	943.4800	1.7600	1660.5248	11+98.80	947.0700	1.9300	1827.81615	17+30.14	939.5700	0.1700	159.72605
3+93.71	943.4800	1.8200	1717.1427	12+11.26	947.0400	11.3000	10729.3967	17+30.31	939.5600	5.4200	5082.8218
3+95.53	943.4900	12.4300	11727.5807	12+13.19	946.9400	0.7200	587.1028	17+30.31	936.0200	14.2700	13380.05145
4+07.96	943.4900	0.4500	424.566	12+24.52	946.9400	7.6800	7082.8868	17+50.12	939.2500	0.1100	103.3175
4+08.41	943.4700	4.9200	4641.7002	12+25.14	946.9400	4.0200	4459.68705	17+50.12	939.2500	20.4000	19156.962
4+13.32	943.4000	1.3900	1311.1731	12+32.62	946.8800	4.7100	5142.0245	17+70.52	938.8800	0.6800	638.435
4+14.71	943.1800	2.3100	2178.7689	12+37.33	946.8300	0.1500	142.0245	17+71.20	938.8700	19.2800	18097.8468
4+17.02	943.2000	1.5000	1414.845	12+37.48	946.8300	8.2800	7839.4212	17+71.20	938.5000	0.5800	544.3242
4+18.52	943.2600	26.5500	25039.5705	12+45.76	946.7500	2.5300	2395.0751	17+90.49	938.4800	16.5200	15490.804
4+45.08	942.9600	10.2300	9646.02045	12+48.28	946.5900	0.4800	454.3536	17+91.06	938.9200	2.7600	6988.6772
4+55.31	942.8700	6.5900	6213.21675	12+48.76	946.5500	2.0400	1930.8396	18+07.58	936.7000	15.0900	14132.0868
4+61.90	942.7800	28.8600	27210.9396	12+50.80	946.4300	0.0500	47.32125	18+15.04	936.3200	1.4800	1385.7388
4+90.76	942.9400	21.2500	20038.9625	12+50.85	946.4200	0.9400	889.6019	18+30.13	936.3000	21.8300	20434.6264
5+12.01	943.0800	0.4300	405.5244	12+51.79	946.3500	0.3500	331.219	18+31.61	935.8600	0.6000	561.51
5+12.44	943.0800	8.0400	7582.2024	12+52.15	946.3300	0.6700	633.8736	18+53.44	935.8400	0.0700	65.50705
5+20.48	943.0400	3.5000	3300.7275	12+52.82	945.8300	3.8900	3679.4343	18+54.04	935.7900	13.1200	12273.432
5+23.98	943.0900	6.1600	5809.6808	12+56.71	945.9100	7.9200	7492.518	18+54.11	935.1600	11.1100	10388.34995
5+30.15	943.1700	1.7500	1650.55625	12+64.63	946.1400	0.2100	198.69045	18+67.23	934.9300	0.3800	355.2753
5+31.89	943.1800	6.7000	6319.4735	12+64.84	946.1500	0.3400	321.691	18+78.35	934.9400	0.2100	196.3416
5+38.59	943.2300	0.2300	216.9406	12+65.18	946.1300	3.0200	2857.0861	18+78.94	934.9800	0.4900	458.23085
5+38.82	943.2100	0.2800	264.096	12+65.35	945.9800	9.2400	8738.73	18+79.43	935.3500	0.9900	926.02125
5+39.11	943.1900	29.5300	27855.50135	12+68.37	945.5200	0.6000	567.351	18+80.42	935.4000	159.4000	149153.768
5+68.64	943.4000	1.0100	952.8441	12+77.61	945.6500	0.1200	113.484	20+39.82	936.0400	9.2200	8630.4271
5+69.65	943.4200	0.1000	103.77675	12+78.21	945.7500	0.5700	539.2029	20+49.04	936.0700	4.1700	3903.43275
5+69.76	943.4300	0.2600	245.2957	12+78.33	946.1900	1.9500	1845.09975	20+53.21	936.0800	6.8200	6384.1679
5+70.02	943.4600	1.2900	1217.06985	12+78.90	946.2200	4.2300	4002.4683	20+60.03	936.1100		
5+71.32	943.4700	17.8100	16805.516	12+80.85	946.2000	0.2800	264.936				
5+89.13	943.7300	14.0900	13297.78975	12+85.08	946.2000	0.1100	104.08145	Existing Average Grade Plane			942.5835174
6+03.22	943.8200	13.3600	12610.17	12+85.36	946.1900	7.1700	6783.537	10/11/2024			
6+16.58	943.9300	7.3600	6947.5088	12+85.47	946.0100	9.2100	8712.24555				
6+23.94	943.9800	2.2600	2133.4513	12+92.64	945.9000	3.9700	3755.12375				
6+26.20	944.0300	3.1000	2926.5705	13+01.85	945.8500	3.9300	3717.07726				
6+29.31	944.0800	8.2000	7741.579	13+05.82	945.7900	9.6400	9116.3552				
6+37.51	944.1100	1.7900	1689.9748	13+09.75	945.5700	9.6300	9104.82795				
6+39.30	944.1300	7.9600	7515.7524	13+19.39	945.3600	3.9200	3705.6936				
6+47.27	944.2500	8.4900	8017.2768	13+29.02	945.3000	5.8500	5529.654				
6+55.75	944.3900	1.1600	1095.504	13+32.94	945.1800	7.6400	7220.564				
6+56.91	944.4100	0.4400	415.5404	13+38.80	945.0200	2.4600	2324.7123				
6+57.35	944.4100	1.1700	1104.9597	13+46.44	944.9900	2.9100	2749.87725				
6+58.52	944.4100	1.5500	1463.8665	13+48.90	944.9600	4.5300	4280.5329				
6+60.07	944.4500	26.6100	25139.13225	13+51.81	944.9000	2.6700	2522.81625				
6+86.68	945.0000	17.8300	16844.62505	13+56.34	944.8500	11.6800	11034.4464				
7+04.52	944.4700	44.0700	41632.70865	13+59.00	944.6100	4.6100	4354.4677				
7+48.59	944.9200	1.1400	1077.2088	13+70.68	944.5300	18.6900	17650.2753				
7+49.73	944.9200	1.1000	1039								



CALL BEFORE YOU DIG
Gopher State One Call
TWIN CITY AREA: 855-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

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

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 855-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

NOTE:

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

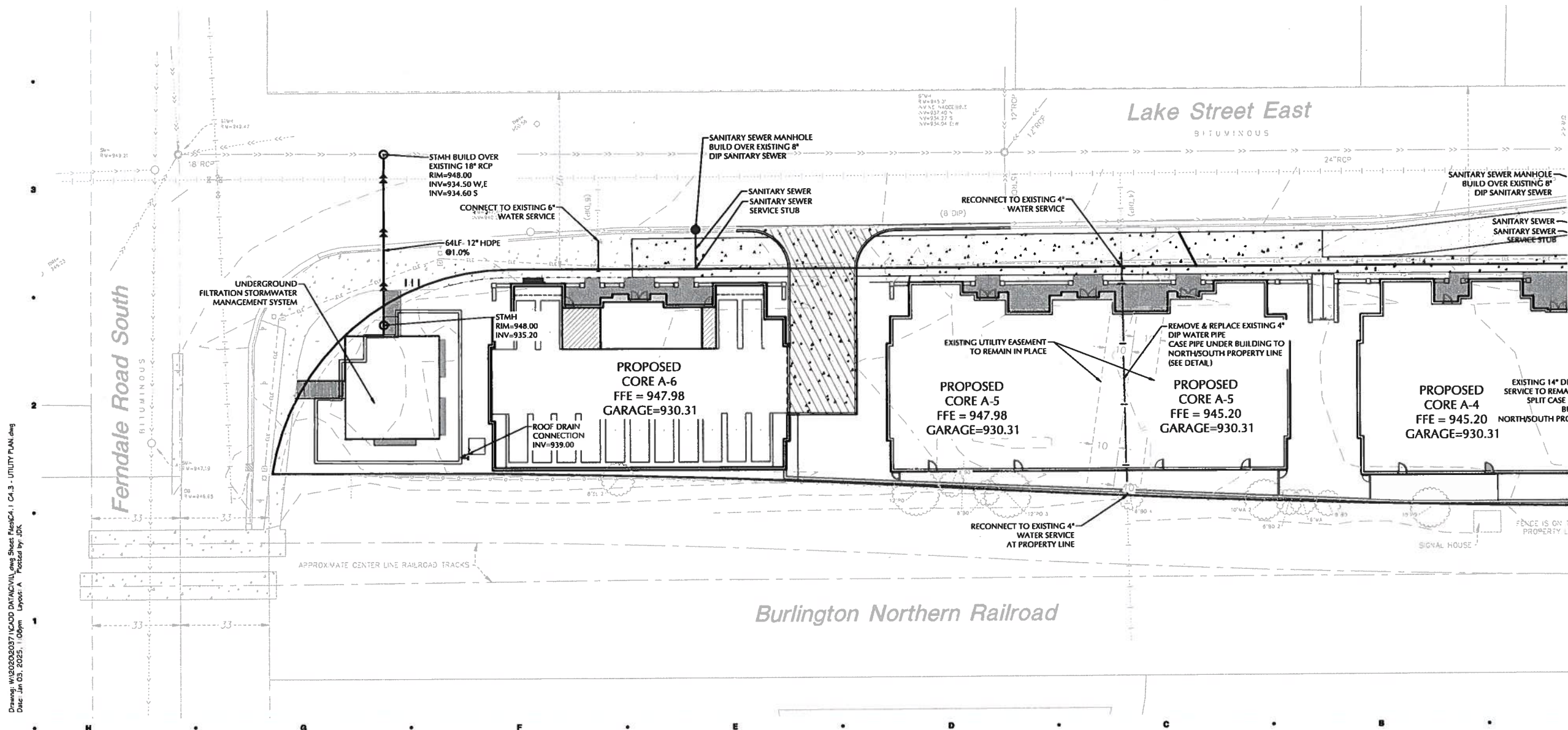
UTILITY NOTE:

ALL UTILITY CONNECTIONS TO PUBLIC INFRASTRUCTURE ARE PRELIMINARY AND WILL BE FURTHER DESIGNED & COORDINATED WITH THE CITY WHEN BUILDING MECHANICAL/ELECTRICAL/PLUMBING SERVICES HAVE BEEN DESIGNED.

UTILITY NOTES

1. ALL SANITARY SEWER, STORM SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE MINNESOTA PLUMBING CODE, THE LOCAL GOVERNING UNIT, AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2013 EDITION.
2. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION AND THE GEOTECHNICAL REPORT.
3. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE PERFORMED PER THE REQUIREMENTS OF THE STATE AND LOCAL JURISDICTIONS. THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPARTMENT AND THE CONSTRUCTION ENGINEER MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, OR WORK IMPACTING PUBLIC UTILITIES.
4. ALL STORM SEWER, SANITARY SEWER AND WATER SERVICES SHALL TERMINATE 5' FROM THE BUILDING FACE UNLESS OTHERWISE NOTED.
5. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
6. ALL NEW WATERMAIN AND SERVICES MUST HAVE A MINIMUM OF 7.5 FEET OF COVER. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. THE CONTRACTOR SHALL FIELD ADJUST WATERMAIN TO AVOID CONFLICTS WITH SANITARY SEWER, STORM SEWER, AND SERVICES AS REQUIRED. INSULATION OF WATER AND SANITARY SEWER LINES SHALL BE PROVIDED WHERE 7.5 FEET MINIMUM DEPTH CAN NOT BE ATTAINED.
7. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
8. PROPOSED PIPE MATERIALS:

WATERMAIN	CL S2 DIP	6" TO 8" DIAMETER
SANITARY SEWER	PVC SDR 35 & SCH 40	6" TO 8" DIAMETER
STORM SEWER	DUAL WALL HDPE	12" TO 15" DIAMETER
9. ALL PORTIONS OF THE STORM SEWER SYSTEM, INCLUDING CATCH BASINS, LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820.
10. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT (SEE MINNESOTA RULES, PART 4715.0700). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, AND OTHER STRUCTURES.
11. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH MINNESOTA RULES, PART 4715.0540:
 - a. PIPES 4-INCH TO 10-INCH IN SIZE MUST COMPLY WITH AASHTO M252.
 - b. PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306.
 - c. ALL FITTINGS MUST COMPLY WITH ASTM D3212.
 - d. WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.
12. CONTRACTOR AND MANHOLE FABRICATOR SHALL SUMP (LOWER) ALL STORM SEWER CATCH BASIN CASTINGS WITHIN PAVED AREAS 0.16 FEET OR 2-INCHES BELOW THE RIM ELEVATION DEPICTED ON THE UTILITY PLAN.
13. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE ALL SIGNAGE, BARRICADES, FLASHERS AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT THE EXPRESSED AUTHORITY OF THE CITY.
14. THE CITY SHALL OPERATE ALL GATE VALVES.
15. CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY CORE DRILLING THE MANHOLE AT THE PROPOSED INVERT ELEVATIONS AND INSTALLING A RUBBER BOOT. GROUT IN THE BOOT AND AN INVERT FOR THE NEW SEWER LINE.
16. PIPE LENGTHS SHOWN ON THE PLAN INCLUDE THE APRON SECTION.
17. WATERMAIN PIPE SHALL BE DIP CLASS S2, INSTALLED WITH 7.5 FEET OF COVER TO TOP PIPE. FITTINGS SHALL BE COMPACT TYPE. PIPE AND FITTINGS SHALL HAVE A CEMENT MORTAR LINING. CONDUCTIVITY SHALL BE PROVIDED BY WELDED STRAPS ACROSS EACH JOINT.
18. TRENCH COMPACTION SHALL BE 95% STANDARD PROCTOR DENSITY IN THE AREA FROM THE PIPE ZONE TO WITHIN 3 FEET OF FINISHED GRADE AND 100% IN FINAL 3 FEET OF THE BACKFILL TO FINISH GRADE.



Sheet Size - 24x36

DATE	DESCRIPTION
10/28/2022	CITY SUBMITTAL
10/28/2022	DESIGN REVIEW
10/28/2022	REWORKING / CUP RESUBMITTAL
10/28/2022	DESIGN REVIEW
10/28/2022	REWORKING / CUP RESUBMITTAL
10/28/2022	DESIGN REVIEW
10/28/2022	REWORKING / CUP RESUBMITTAL
10/28/2022	DESIGN REVIEW
10/28/2022	REWORKING / CUP RESUBMITTAL
10/28/2022	DESIGN REVIEW
10/28/2022	REWORKING / CUP RESUBMITTAL

DATE ISSUED
DRAWN BY
CHECKED BY

HOBBS + BLACK
ARCHITECTS
1000 N. Stevens St.
Ann Arbor, MI 48104
P: 734.663.4187
www.hobbs-black.com

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

PROJECT
LOUCKS JOB #202311
LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 30
Maple Grove, MN 55369
763.424.5500
www.louckscan.com
CONSULTANT

PRELIMINARY
UTILITY
PLAN - A

SHEET TITLE

21-803

PROJECT NUMBER

C4.1

SHEET NUMBER



WARNING:

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

THE CONTRACTOR SHALL CONTACT GOMPER STATE ONE CALL AT 651-454-0802 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

NOTE:

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

UTILITY NOTE:

UTILITY NOTE:
ALL UTILITY CONNECTIONS TO PUBLIC INFRASTRUCTURE ARE PRELIMINARY AND WILL BE FURTHER DESIGNED & COORDINATED WITH THE CITY WHEN BUILDING MECHANICAL/ELECTRICAL/PLUMBING SERVICES HAVE BEEN DESIGNED.

Sheet Size = 24x36	
Printed On Recycled Paper Recycling Symbol - 100% Recycled Content - Acid Free Copied	
10/29/2022	CITY SUBMITTAL
11/29/2022	DESIGN REVIEW
	REZONING / C.U.P. RESUBMITTAL
12/29/2022	DESIGN REVIEW
	REZONING / C.U.P. RESUBMITTAL
01/29/2023	DESIGN REVIEW
	REZONING / C.U.P. RESUBMITTAL
or 1/31/2024	DESIGN REVIEW
	REZONING / C.U.P. RESUBMITTAL
12/23/2024	DESIGN REVIEW
	REZONING / C.U.P. RESUBMITTAL
04/23/2025	DESIGN REVIEW
	REZONING / C.U.P. RESUBMITTAL

DATE ISSUED _____

D

DRAWN BY

HOBBS + BLACK
ARCHITECTS

100 N. State St.
Ann Arbor, MI 48104
P.734.663.4169
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN



LAKE WEST
DEVELOPMENT, LLC

PROJECT

LOUICKS JOB #20371

LOUCKS

PLANNIN

CIVIL ENGINEERING
LAND SURVEYINGLANDSCAPE ARCHITECTURE
SCHEDULE 10

3200 Humboldt Lane, Suite 200

Maple Grove, MN 55126
 612-431-1551

763.424.5
www.loudsinc.co

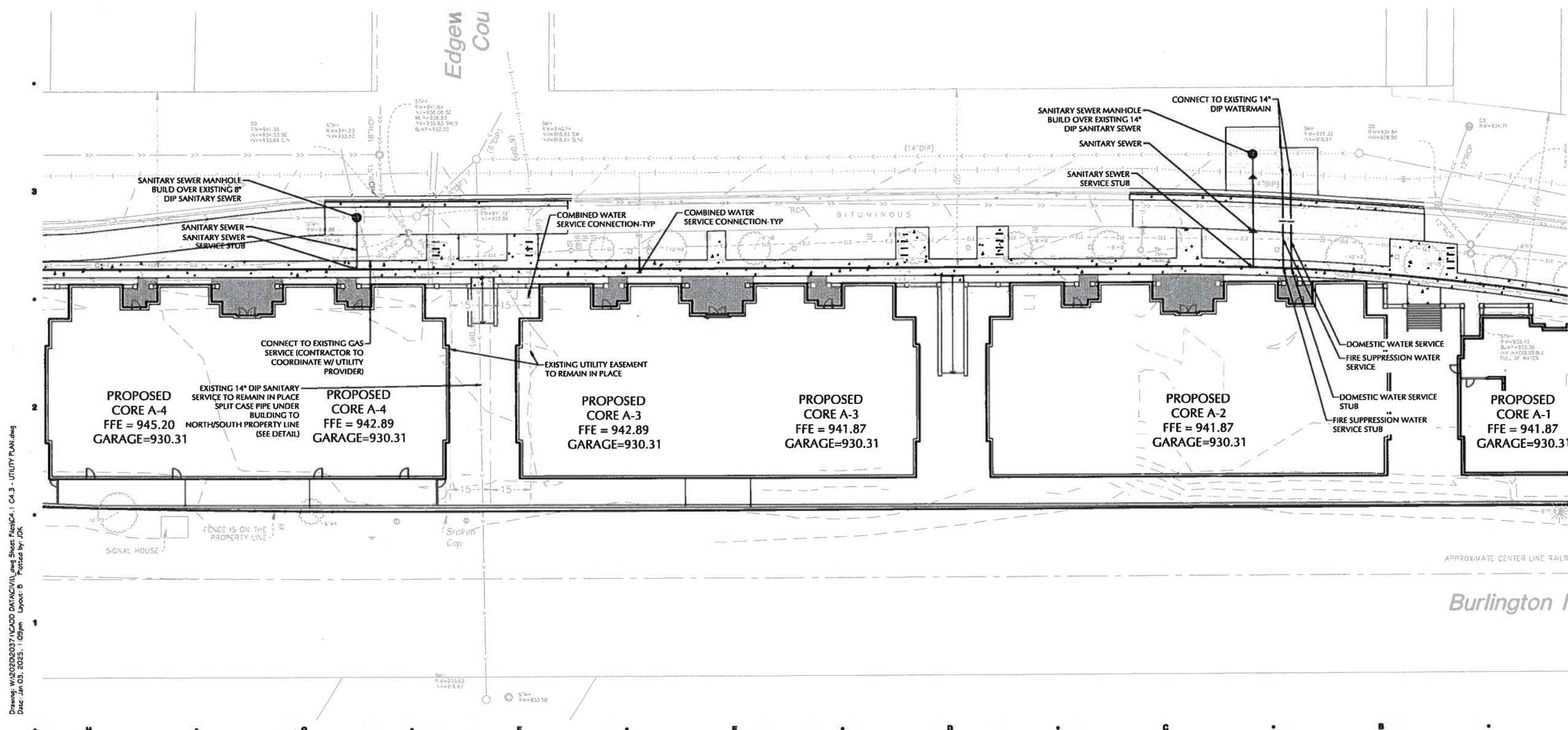
CONSULTANT

**PRELIMINARY
UTILITY
PLAN - B**

21-803

Figure 1 is a line graph showing the number of cases of COVID-19 in the United States from March 2020 to March 2021. The x-axis represents time in months, and the y-axis represents the number of cases. The graph shows a sharp increase in cases starting in March 2020, peaking in May 2020, and then declining. A second, smaller peak is visible in March 2021.

C4.2



Drawing: W:\2020\2037\ICADD DATA\CIVIL.dwg Sheet Files\CA.1 CA.3 - UTILITY PLAN.dwg



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

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

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

UTILITY NOTE:
ALL UTILITY CONNECTIONS TO
PUBLIC INFRASTRUCTURE ARE
PRELIMINARY AND WILL BE
FURTHER DESIGNED &
COORDINATED WITH THE CITY
WHEN BUILDING
MECHANICAL/ELECTRICAL/PLUMBING
SERVICES HAVE BEEN DESIGNED.

Sheet 512a - 24x36	
1. Drawing No. 512a - Revision: None 2. Date: 12/15/2023 3. Project: 24x36	
10/26/2022	CITY SUBMITTAL
12/03/2022	DESIGN REVIEW / REZONING / CUP SUBMITTAL
12/26/2022	DESIGN REVIEW / REZONING / CUP SUBMITTAL
02/07/2023	DESIGN REVIEW / REZONING / CUP SUBMITTAL
10/11/2024	DESIGN REVIEW / REZONING / CUP SUBMITTAL
12/03/2024	DESIGN REVIEW / REZONING / CUP SUBMITTAL
04/03/2025	DESIGN REVIEW / REZONING / CUP SUBMITTAL

JDK

1991

CHECKED BY

HOBBS+BLACK
ARCHITECTS

100 N. State St.
Ann Arbor, MI 48104
P. 734.663.4189
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN



LAKE WEST
DEVELOPMENT, LLC

PROJECT

LOUCKS JOB #20371 61



LOUCKS

PLANNING

CIVIL ENGINEERING
LAND SURVEYING

LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

ENVIRONMENTAL
Lock Lane, Suite 700

Maple Grove, MN 55369
763.424.5508

www.louckslane.com

CONSULTANT

**PRELIMINARY
UTILITY
PLAN - C**

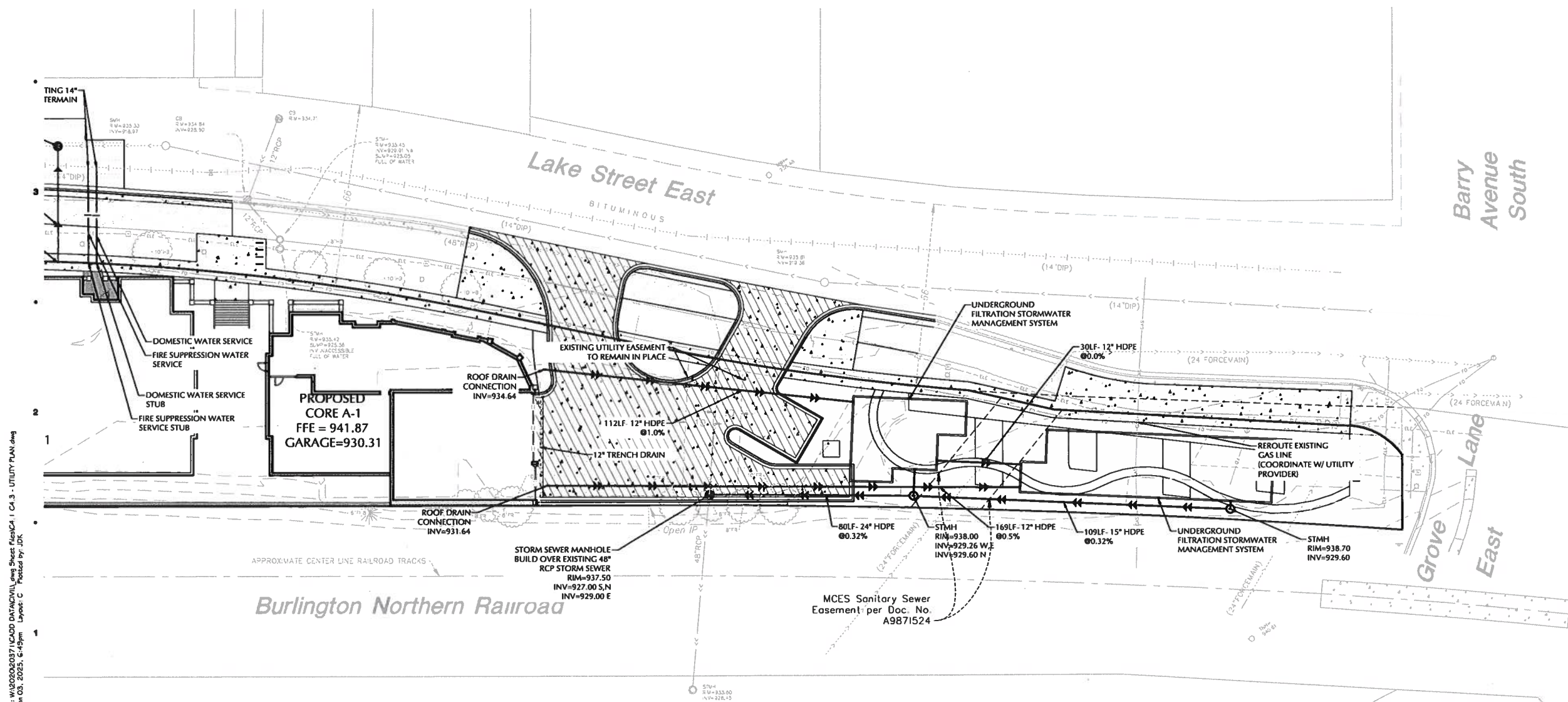
SHEET TITLE

21-803

PROJECT NUMBER

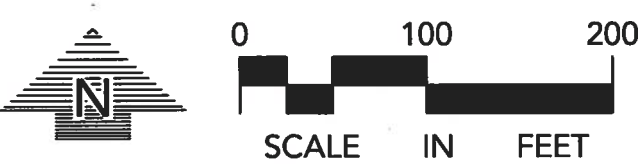
C4.3

MEET MEMBERS



Drawing: W:\2020\2037\1\CA00\DATA\CA00.dwg Sheet Files\CA00.dwg

IMPERVIOUS AREA = 84,328 SF / 1.94 AC, 85.21%



200 EAST LAKE STREET
WAYZATA, MINNESOTA

LOUCKS
PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION
CADD files prepared by the Consultant for this project are the property of the Consultant. These CADD files shall not be used for any other project, in whole or in part, without the written approval of the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All revisions or amendments to these CADD files shall be made as the full file of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any and all consequences, claims, and liabilities.

SUBMITTAL/REVISIONS
10/11/2024 CITY SUBMITTAL
12/03/2024 CITY RESUBMITTAL
01/03/2025 CITY RESUBMITTAL

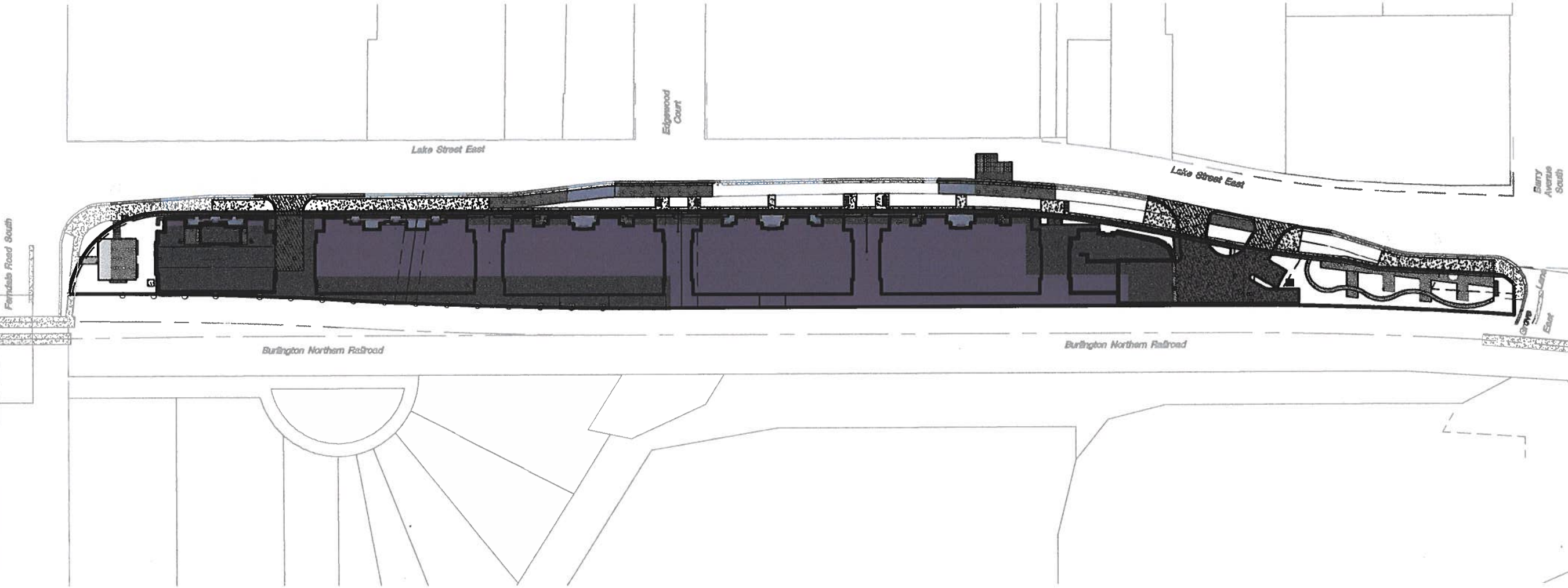
PROFESSIONAL SIGNATURE
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Nicholas M. Mansel PE 45861
License No. 45861
Date

QUALITY CONTROL
Loucks Project No.
Project Lead
Drawn By
Checked By
Review Date

PRELIMINARY
IMPERVIOUS
AREAS
EXHIBIT

Plotted: 01/03/2025 12:50 PM W:\2025\2025\371\CADD DATA\CIVIL\Jmg Sheet Files\EXHIBITS\24-10-11 EXHIBITS-PUD RESUBMITTAL\EXHIBIT - PRELIM IMPERVIOUS AREAS



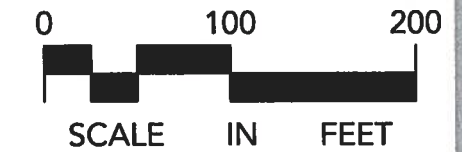
Page 10 of 10

██████████

_____ *

Page 10 of 10

Page 10 of 10



**200 EAST LAKE
STREET**

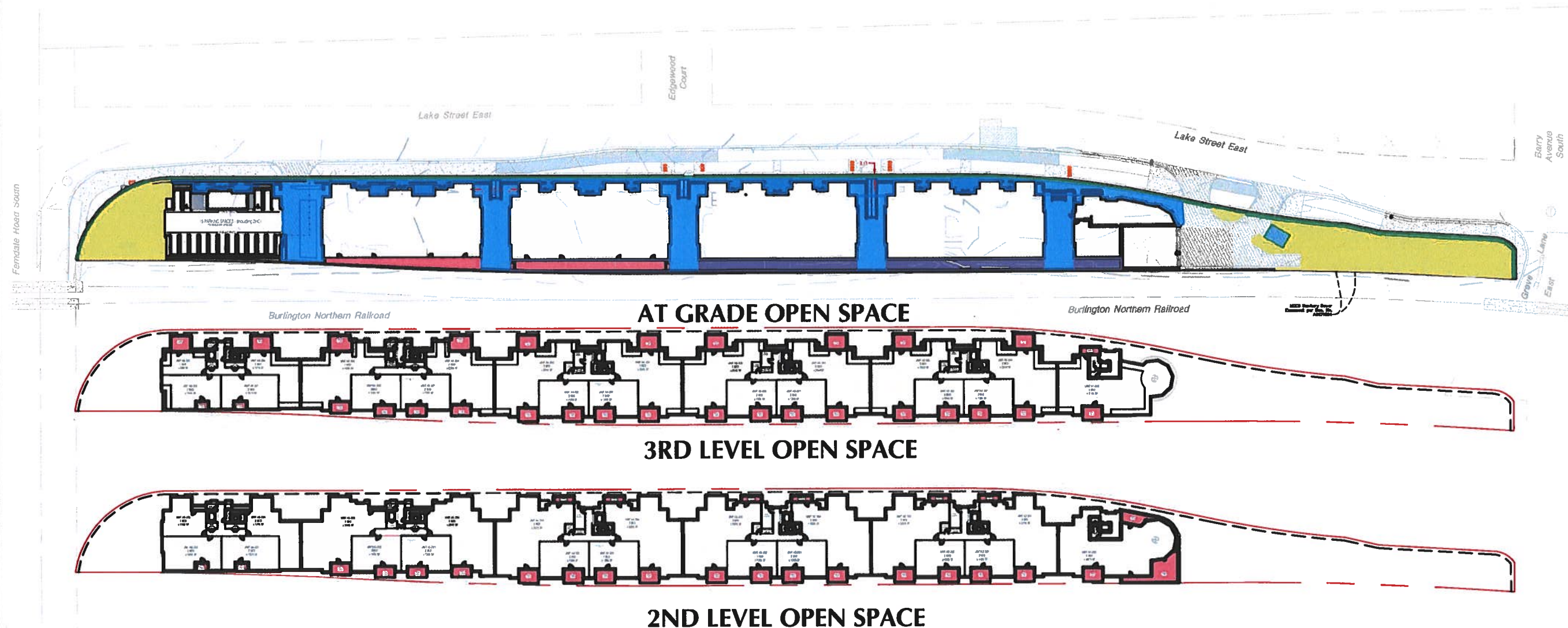
WAYZATA, MINNESOTA

****250 SF of useable open space per dwelling unit*Section 919.08 as defined by Section 902.2**



PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

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



CADD QUALIFICATION

CADDO files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely in connection with this project. These CADDO files shall not be used on other projects, for others on this project, or for comparison of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain access to the CADDO drawing files for CADDO and/or to review any all residential or institutional, commercial, or industrial, or other CADDO files shall be made as the basis of that party in all such reviews, additions, or deletions, and that party shall hold harmless and indemnify the Consultant from any and all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

10/11/2024	CITY SUBMITTAL
12/03/2024	CITY RESUBMITTAL
01/03/2025	CITY RESUBMITTAL

PROFESSIONAL SIGNATURE _____

I have recently had a number of applications for leave to, possibly, visit me to assist my direct supervisor and the 4-day approved induction program and the loss of the State of Arizona.

license No. 45861
Date

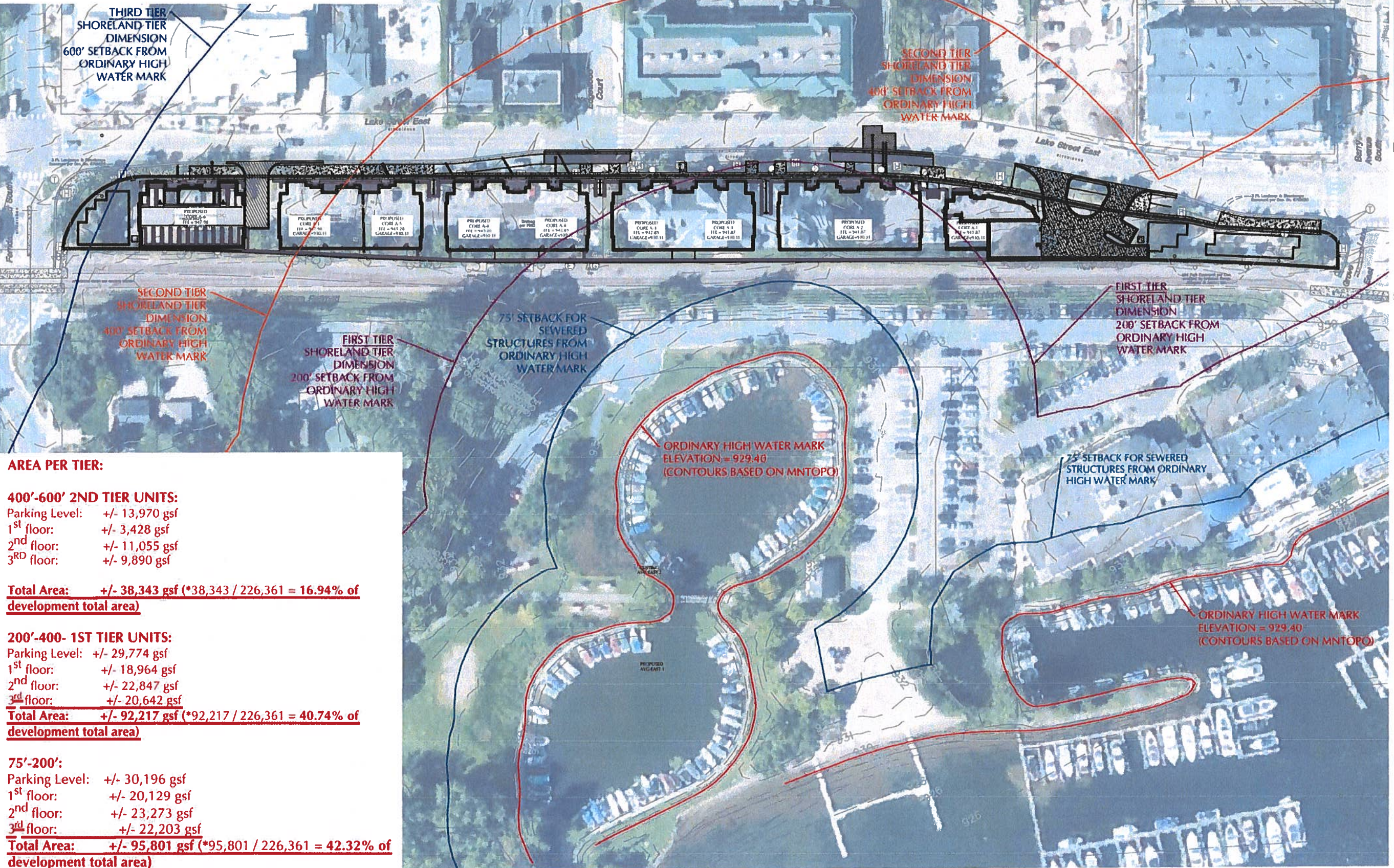
QUALITY CONTROL Locks Project No. Project Lead Drawn By Checked By Review Date	
---	--

SHEET INDEX

**OPEN SPACE
EXHIBIT**

UNIT DENSITY PER TIER:

400'-600' 2ND TIER UNITS: 11.0 UNITS
200'-400' 1ST TIER UNITS: 23.0 UNITS
75'-200': 16.0 UNITS



AREA PER TIER:

400'-600' 2ND TIER UNITS:

Parking Level: +/- 13,970 gsf
1st floor: +/- 3,428 gsf
2nd floor: +/- 11,055 gsf
3rd floor: +/- 9,890 gsf

Total Area: +/- 38,343 gsf (*38,343 / 226,361 = 16.94% of development total area)

200'-400' 1ST TIER UNITS:

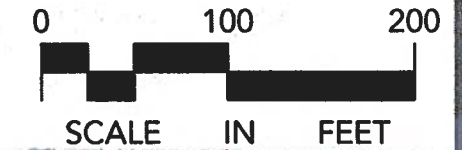
Parking Level: +/- 29,774 gsf
1st floor: +/- 18,964 gsf
2nd floor: +/- 22,847 gsf
3rd floor: +/- 20,642 gsf

Total Area: +/- 92,217 gsf (*92,217 / 226,361 = 40.74% of development total area)

75'-200':

Parking Level: +/- 30,196 gsf
1st floor: +/- 20,129 gsf
2nd floor: +/- 23,273 gsf
3rd floor: +/- 22,203 gsf

Total Area: +/- 95,801 gsf (*95,801 / 226,361 = 42.32% of development total area)



200 EAST LAKE STREET

WAYZATA, MINNESOTA

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.3503
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are the property of the Consultant and shall not be used for any other project without the written consent of the Consultant. The Consultant shall not be responsible for any errors or omissions in the CADD files prepared by the Consultant. The Consultant shall not be responsible for any errors or omissions in the CADD files prepared by the Consultant.

SUBMITTAL/REVISIONS

DATE	REVISION
10/11/2024	CITY SUBMITTAL
12/03/2024	CITY RESUBMITTAL
01/03/2025	CITY RESUBMITTAL

PROFESSIONAL SIGNATURE

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

License No. 45861
Date

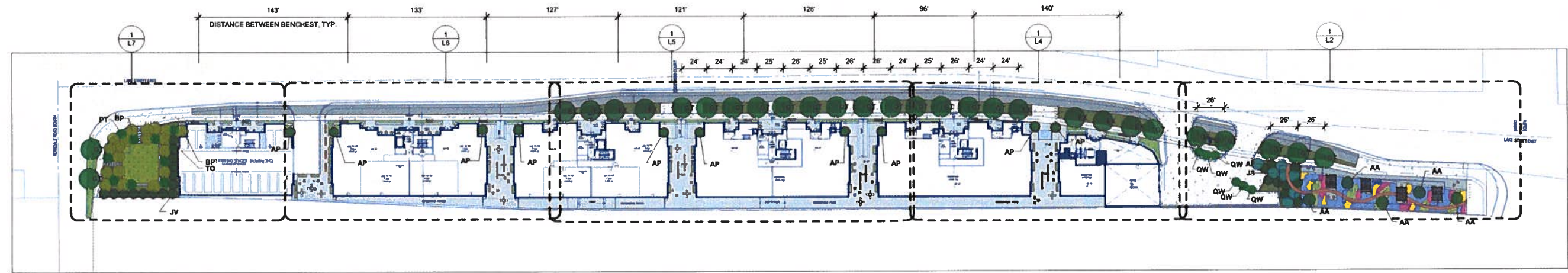
QUALITY CONTROL

Loucks Project No.
Project Lead
Drawn By
Checked By
Review Date

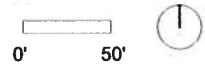
SHEET INDEX

PRELIMINARY
SHORELAND
OVERLAY

EXHIBIT

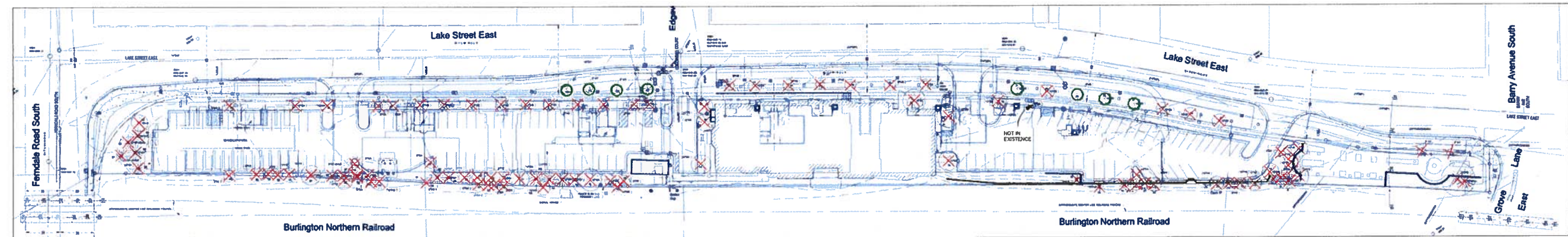


1 ILLUSTRATIVE SITE PLAN
1" = 50'-0"

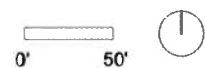


TREE SCHEDULE AND CANOPY INFORMATION								
#	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CANOPY AT 10 YRS	TOTAL DBH
TREES								
9	AA	Amelanchier arborea	SERVICEBERRY	3" CAL	B+B	CLUMP	40 SF	27
19	BP	Betula populifolia	WHITESPIRE BIRCH	3" CAL	B+B	MATCHED SPECIMEN	95 SF	57
21	GT	Gleditsia triacanthos	SKYLINE HONEYLOCUST	3" CAL	B+B	MATCHED SPECIMEN	165 SF	63
9	PT	Populus tremuloides	QUAKING ASPEN	3" CAL	B+B	MATCHED SPECIMEN	55 SF	27
6	QW	Quercus x warei 'Nadler'	KINDRED SPIRIT OAK	3" CAL	B+B	MATCHED SPECIMEN	80 SF	18
CONIFEROUS TREES								
19	AP	Pinus cembra 'Algonquin Pillar'	ALGONQUIN PILLAR SWISS STONE PINE	3" CAL	B+B	MATCHED SPECIMEN	60 SF	57
7	JS	Juniperus scopulorum 'Medora'	MEDORA JUNIPER	3" CAL	B+B	MATCHED SPECIMEN	60 SF	21
8	JV	Juniperus virginiana	EASTERN RED CEDAR	3" CAL	B+B	MATCHED SPECIMEN	60 SF	24
6	TO	Thuja occidentalis 'Techny'	TECHNY ARBORVITAE	3" CAL	B+B	MATCHED SPECIMEN	50 SF	18
EXISTING TREES TO PROTECT								
8	EX		EXISTING TREE TO PROTECT			PROTECT + PRESERVE	<varies>	

Sheet List	
Sheet Number	Sheet Name
L1	OVERALL LANDSCAPE PLAN
L2	EAST GREEN SPACE
L3	EAST GREEN SPACE RENDERINGS
L4	ENLARGED STREETSCAPE AND PLAZA 1
L5	ENLARGED STREETSCAPE AND PLAZA 2
L6	ENLARGED STREETSCAPE AND PLAZA 3
L7	WEST GREEN SPACE
L8	WEST GREEN SPACE RENDERINGS
L9	TREE DETAILS
L10	SHRUB AND PERENNIAL DETAILS



2 TREE SURVEY
1" = 50'-0"



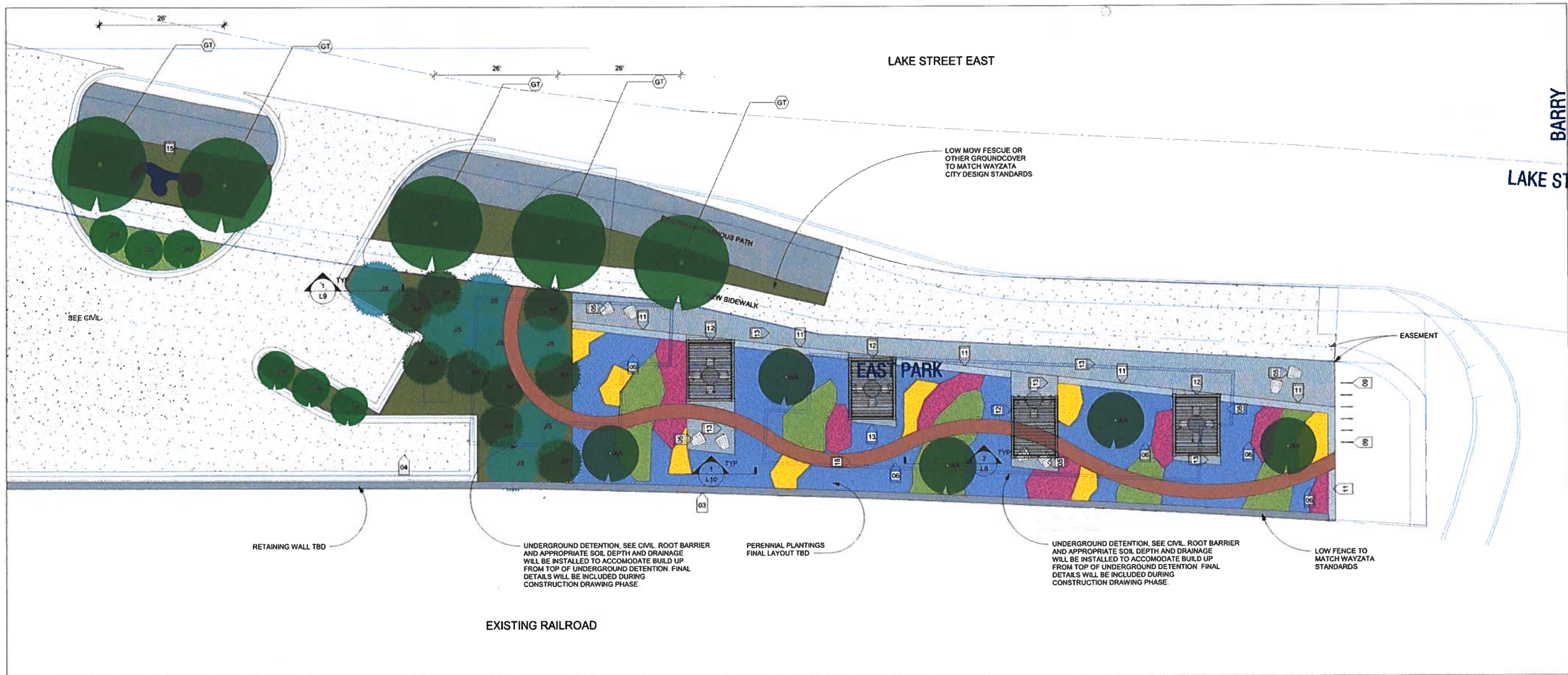
EXISTING TREE INFORMATION AND REPLACEMENT METRICS
AS OF 12/27/24

- TREES TO PROTECT AND PRESERVE
- X TREES TO BE REMOVED

EXISTING TREE INFORMATION			
Tree ID	Tree Species	Tree Size (Cal)	Tree Status
1	Amelanchier arborea	3"	CLUMP
2	Betula populifolia	3"	CLUMP
3	Gleditsia triacanthos	3"	CLUMP
4	Populus tremuloides	3"	CLUMP
5	Quercus x warei 'Nadler'	3"	CLUMP
6	Pinus cembra 'Algonquin Pillar'	3"	CLUMP
7	Juniperus scopulorum 'Medora'	3"	CLUMP
8	Juniperus virginiana	3"	CLUMP
9	Thuja occidentalis 'Techny'	3"	CLUMP
10	Amelanchier arborea	3"	CLUMP
11	Betula populifolia	3"	CLUMP
12	Gleditsia triacanthos	3"	CLUMP
13	Populus tremuloides	3"	CLUMP
14	Quercus x warei 'Nadler'	3"	CLUMP
15	Pinus cembra 'Algonquin Pillar'	3"	CLUMP
16	Juniperus scopulorum 'Medora'	3"	CLUMP
17	Juniperus virginiana	3"	CLUMP
18	Thuja occidentalis 'Techny'	3"	CLUMP
19	Amelanchier arborea	3"	CLUMP
20	Betula populifolia	3"	CLUMP
21	Gleditsia triacanthos	3"	CLUMP
22	Populus tremuloides	3"	CLUMP
23	Quercus x warei 'Nadler'	3"	CLUMP
24	Pinus cembra 'Algonquin Pillar'	3"	CLUMP
25	Juniperus scopulorum 'Medora'	3"	CLUMP
26	Juniperus virginiana	3"	CLUMP
27	Thuja occidentalis 'Techny'	3"	CLUMP
28	Amelanchier arborea	3"	CLUMP
29	Betula populifolia	3"	CLUMP
30	Gleditsia triacanthos	3"	CLUMP
31	Populus tremuloides	3"	CLUMP
32	Quercus x warei 'Nadler'	3"	CLUMP
33	Pinus cembra 'Algonquin Pillar'	3"	CLUMP
34	Juniperus scopulorum 'Medora'	3"	CLUMP
35	Juniperus virginiana	3"	CLUMP
36	Thuja occidentalis 'Techny'	3"	CLUMP
37	Amelanchier arborea	3"	CLUMP
38	Betula populifolia	3"	CLUMP
39	Gleditsia triacanthos	3"	CLUMP
40	Populus tremuloides	3"	CLUMP
41	Quercus x warei 'Nadler'	3"	CLUMP
42	Pinus cembra 'Algonquin Pillar'	3"	CLUMP
43	Juniperus scopulorum 'Medora'	3"	CLUMP
44	Juniperus virginiana	3"	CLUMP
45	Thuja occidentalis 'Techny'	3"	CLUMP
46	Amelanchier arborea	3"	CLUMP
47	Betula populifolia	3"	CLUMP
48	Gleditsia triacanthos	3"	CLUMP
49	Populus tremuloides	3"	CLUMP
50	Quercus x warei 'Nadler'	3"	CLUMP
51	Pinus cembra 'Algonquin Pillar'	3"	CLUMP
52	Juniperus scopulorum 'Medora'	3"	CLUMP
53	Juniperus virginiana	3"	CLUMP
54	Thuja occidentalis 'Techny'	3"	CLUMP
55	Amelanchier arborea	3"	CLUMP
56	Betula populifolia	3"	CLUMP
57	Gleditsia triacanthos	3"	CLUMP
58	Populus tremuloides	3"	CLUMP
59	Quercus x warei 'Nadler'	3"	CLUMP
60	Pinus cembra 'Algonquin Pillar'	3"	CLUMP
61	Juniperus scopulorum 'Medora'	3"	CLUMP
62	Juniperus virginiana	3"	CLUMP
63	Thuja occidentalis 'Techny'	3"	CLUMP
64	Amelanchier arborea	3"	CLUMP
65	Betula populifolia	3"	CLUMP
66	Gleditsia triacanthos	3"	CLUMP
67	Populus tremuloides	3"	CLUMP
68	Quercus x warei 'Nadler'	3"	CLUMP
69	Pinus cembra 'Algonquin Pillar'	3"	CLUMP
70	Juniperus scopulorum 'Medora'	3"	CLUMP
71	Juniperus virginiana	3"	CLUMP
72	Thuja occidentalis 'Techny'	3"	CLUMP
73	Amelanchier arborea	3"	CLUMP
74	Betula populifolia	3"	CLUMP
75	Gleditsia triacanthos	3"	CLUMP
76	Populus tremuloides	3"	CLUMP
77	Quercus x warei 'Nadler'	3"	CLUMP
78	Pinus cembra 'Algonquin Pillar'	3"	CLUMP
79	Juniperus scopulorum 'Medora'	3"	CLUMP
80	Juniperus virginiana	3"	CLUMP
81	Thuja occidentalis 'Techny'	3"	CLUMP
82	Amelanchier arborea	3"	CLUMP
83	Betula populifolia	3"	CLUMP
84	Gleditsia triacanthos	3"	CLUMP
85	Populus tremuloides	3"	CLUMP
86	Quercus x warei 'Nadler'	3"	CLUMP
87	Pinus cembra 'Algonquin Pillar'	3"	CLUMP
88	Juniperus scopulorum 'Medora'	3"	CLUMP
89	Juniperus virginiana	3"	CLUMP
90	Thuja occidentalis 'Techny'	3"	CLUMP
91	Amelanchier arborea	3"	CLUMP
92	Betula populifolia	3"	CLUMP
93	Gleditsia triacanthos	3"	CLUMP
94	Populus tremuloides	3"	CLUMP
95	Quercus x warei 'Nadler'	3"	CLUMP
96	Pinus cembra 'Algonquin Pillar'	3"	CLUMP
97	Juniperus scopulorum 'Medora'	3"	CLUMP
98	Juniperus virginiana	3"	CLUMP
99	Thuja occidentalis 'Techny'	3"	CLUMP
100	Amelanchier arborea	3"	CLUMP

REPLACEMENT METRICS			
Tree ID	Tree Species	Tree Size (Cal)	Tree Status
1	Amelanchier arborea	3"	CLUMP
2	Betula populifolia	3"	CLUMP
3	Gleditsia triacanthos	3"	CLUMP
4	Populus tremuloides	3"	CLUMP
5	Quercus x warei 'Nadler'	3"	CLUMP
6	Pinus cembra 'Algonquin Pillar'	3"	CLUMP
7	Juniperus scopulorum 'Medora'	3"	CLUMP
8	Juniperus virginiana	3"	CLUMP
9	Thuja occidentalis 'Techny'	3"	CLUMP
10	Amelanchier arborea	3"	CLUMP
11	Betula populifolia	3"	CLUMP
12	Gleditsia triacanthos	3"	CLUMP
13	Populus tremuloides	3"	CLUMP
14	Quercus x warei 'Nadler'	3"	CLUMP
15	Pinus cembra 'Algonquin Pillar'	3"	CLUMP
16	Juniperus scopulorum 'Medora'	3"	CLUMP
17	Juniperus virginiana	3"	CLUMP
18	Thuja occidentalis 'Techny'	3"	CLUMP
19	Amelanchier arborea	3"	CLUMP
20	Betula populifolia	3"	CLUMP
21	Gleditsia triacanthos	3"	CLUMP
22	Populus tremuloides	3"	CLUMP
23	Quercus x warei 'Nadler'	3"	CLUMP
24	Pinus cembra 'Algonquin Pillar'	3"	CLUMP
25	Juniperus scopulorum 'Medora'	3"	CLUMP
26	Juniperus virginiana	3"	CLUMP
27	Thuja occidentalis 'Techny'	3"	CLUMP
28	Amelanchier arborea	3"	CLUMP
29	Betula populifolia	3"	CLUMP
30	Gleditsia triacanthos	3"	CLUMP
31	Populus tremuloides	3"	CLUMP
32	Quercus x warei 'Nadler'	3"	CLUMP
33	Pinus cembra 'Algonquin Pillar'	3"	CLUMP
34	Juniperus scopulorum 'Medora'	3"	CLUMP
35	Juniperus virginiana	3"	CLUMP
36	Thuja occidentalis 'Techny'	3"	CLUMP
37	Amelanchier arborea	3"	CLUMP
38	Betula populifolia	3"	CLUMP
39	Gleditsia triacanthos	3"	CLUMP
40	Populus tremuloides	3"	CLUMP
41	Quercus x warei 'Nadler'	3"	CLUMP
42	Pinus cembra 'Algonquin Pillar'	3"	CLUMP
43	Juniperus scopulorum 'Medora'	3"	CLUMP
44	Juniperus virginiana	3"	CLUMP
45	Thuja occidentalis 'Techny'	3"	CLUMP
46	Amelanchier arborea	3"	CLUMP
47	Betula populifolia	3"	CLUMP
48	Gleditsia triacanthos	3"	CLUMP
49	Populus tremuloides	3"	CLUMP
50	Quercus x warei 'Nadler'	3"	CLUMP
51	Pinus cembra 'Algonquin Pillar'	3"	CLUMP
52	Juniperus scopulorum 'Medora'	3"	CLUMP
53	Juniperus virginiana	3"	CLUMP
54	Thuja occidentalis 'Techny'	3"	CLUMP
55	Amelanchier arborea	3"	CLUMP
56	Betula populifolia	3"	CLUMP
57	Gleditsia triacanthos	3"	CLUMP
58	Populus tremuloides	3"	CLUMP
59	Quercus x warei 'Nadler'	3"	CLUMP
60	Pinus cembra 'Algonquin Pillar'	3"	CLUMP
61	Juniperus scopulorum 'Medora'	3"	CLUMP
62	Juniperus virginiana	3"	CLUMP
63	Thuja occidentalis 'Techny'	3"	CLUMP
64	Amelanchier arborea	3"	CLUMP
65	Betula populifolia	3"	CLUMP
66	Gleditsia triacanthos	3"	CLUMP
67	Populus tremuloides	3"	CLUMP
68	Quercus x warei 'Nadler'	3"	CLUMP
69	Pinus cembra 'Algonquin Pillar'	3"	CLUMP
70	Juniperus scopulorum 'Medora'	3"	CLUMP
71	Juniperus virginiana	3"	CLUMP
72	Thuja occidentalis 'Techny'	3"	CLUMP
73	Amelanchier arborea	3"	CLUMP
74	Betula populifolia	3"	CLUMP
75	Gleditsia triacanthos	3"	CLUMP
76	Populus tremuloides	3"	CLUMP
77	Quercus x warei 'Nadler'	3"	CLUMP
78	Pinus cembra 'Algonquin Pillar'	3"	CLUMP
79	Juniperus scopulorum 'Medora'	3"	CLUMP
80	Juniperus virginiana	3"	CLUMP
81	Thuja occidentalis 'Techny'	3"	CLUMP
82	Amelanchier arborea	3"	CLUMP
83	Betula populifolia	3"	CLUMP
84	Gleditsia triacanthos	3"	CLUMP
85	Populus tremuloides	3"	CLUMP
86	Quercus x warei 'Nadler'	3"	CLUMP
87	Pinus cembra 'Algonquin Pillar'	3"	CLUMP
88	Juniperus scopulorum 'Medora'	3"	CLUMP
89	Juniperus virginiana	3"	CLUMP
90	Thuja occidentalis 'Techny'	3"	CLUMP
91	Amelanchier arborea	3"	CLUMP
92	Betula populifolia	3"	CLUMP
93	Gleditsia triacanthos	3"	CLUMP
94	Populus tremuloides	3"	CLUMP
95	Quercus x warei 'Nadler'	3"	CLUMP
96	Pinus cembra 'Algonquin Pillar'	3"	CLUMP
97	Juniperus scopulorum 'Medora'	3"	CLUMP
98	Juniperus virginiana	3"	CLUMP
99	Thuja occidentalis 'Techny'	3"	CLUMP
100	Amelanchier arborea	3"	CLUMP

200 LAKE - CORE 6 - LANDSCAPE - 1-3-25



1 EAST GREEN SPACE
3/32" = 1'-0"

NOT ALL KEYNOTES LOCATED ON THIS SHEET

LAYOUT KEYNOTES

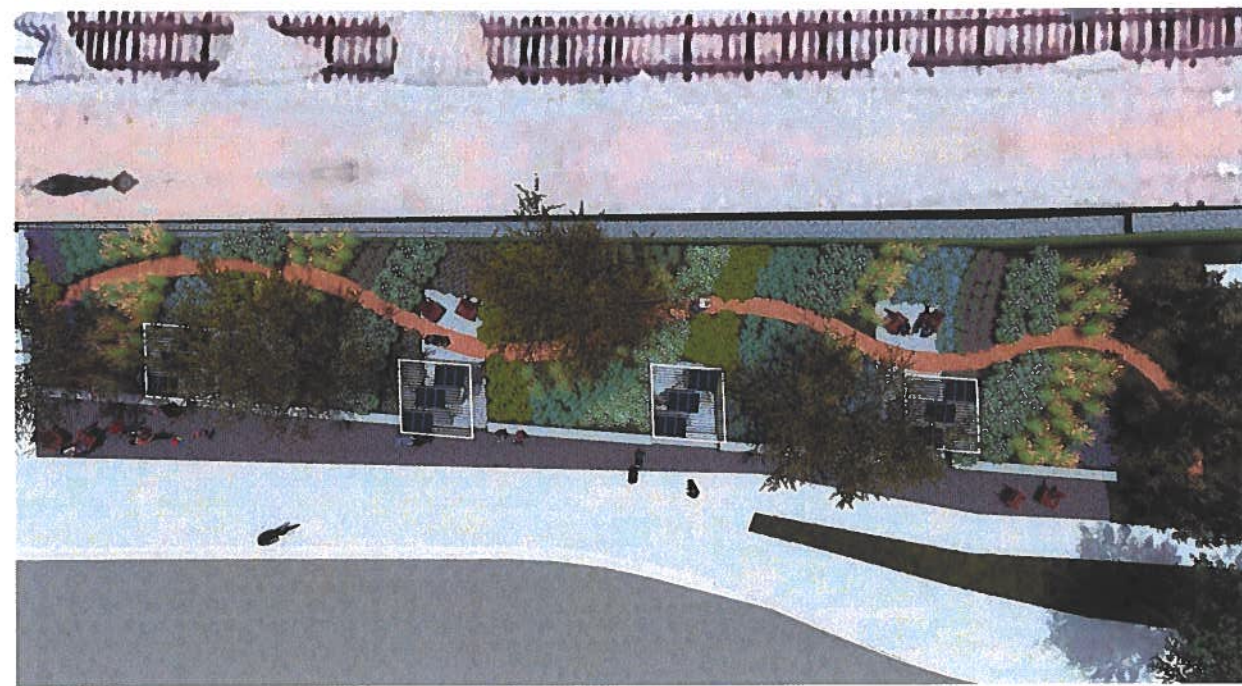
KEY	CONTENT
01	OPEN LAWN SPACE
02	PLANTERS
03	BARRIER WITH WALL PLANTINGS
04	TRANSFORMER - SEE CIVIL
05	SEATING OR TABLE ELEMENTS
06	PERENNIAL BED #1 CONT. PLANTINGS
07	TURF GRASS
08	PRIVATE BOARDWALK AREA
09	BIKE RACK
11	SEAT WALL
12	PERGOLA W/ SOLAR POWER AND LIGHTS
13	PERMEABLE PAVERS
14	BENCH
15	PUBLIC ART SPACE
16	BIKE REPAIR STATION
17	BOLLARD
18	PERMEABLE WALK

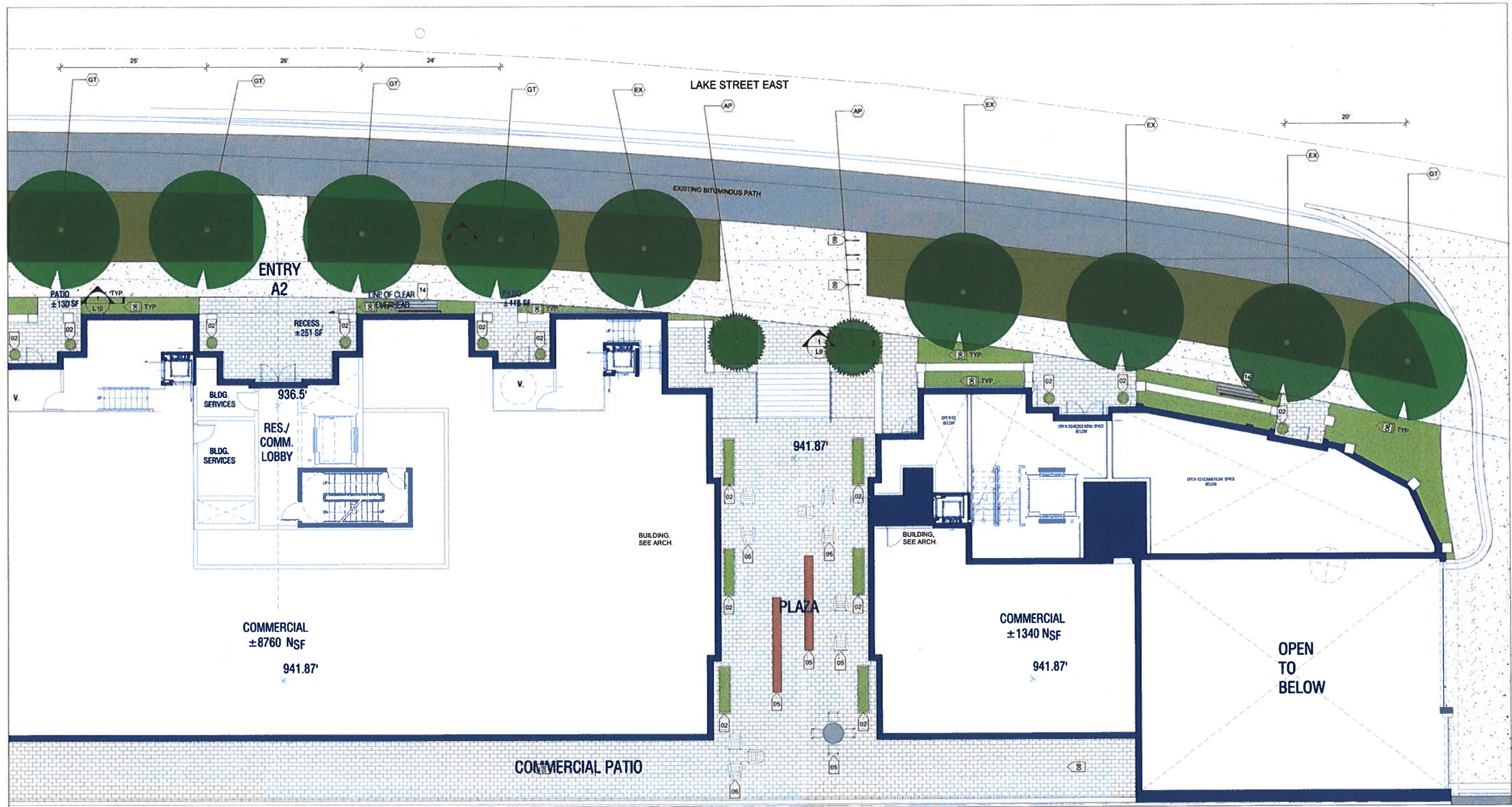
NOT ALL PLANTS LOCATED ON THIS SHEET

TREE SCHEDULE AND CANOPY INFORMATION

#	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CANOPY AT 10 YRS	TOTAL DBH
TREES								
9	AA	Amelanchier arborea	SERVICEBERRY	3" CAL.	B+B	CLUMP	40 SF	27
19	BP	Betula populifolia	WHITESPIRE BIRCH	3" CAL.	B+B	MATCHED SPECIMEN	95 SF	57
21	GT	Gleditsia triacanthos	SKYLINE HONEYLOCUST	3" CAL.	B+B	MATCHED SPECIMEN	165 SF	63
9	PT	Populus tremuloides	QUAKING ASPEN	3" CAL.	B+B	MATCHED SPECIMEN	55 SF	27
6	OW	Quercus x warei 'Nadler'	KINDRED SPIRIT OAK	3" CAL.	B+B	MATCHED SPECIMEN	80 SF	18
64								
CONIFEROUS TREES								
19	AP	Pinus cembra 'Algonquin Pillar'	ALGONQUIN PILLAR SWISS STONE PINE	3" CAL.	B+B	MATCHED SPECIMEN	60 SF	57
7	JS	Juniperus scopulorum 'Medora'	MEDORA JUNIPER	3" CAL.	B+B	MATCHED SPECIMEN	60 SF	21
8	JV	Juniperus virginiana	EASTERN RED CEDAR	3" CAL.	B+B	MATCHED SPECIMEN	60 SF	24
6	TO	Thuja occidentalis 'Techny'	TECHNY ARBORVITAE	3" CAL.	B+B	MATCHED SPECIMEN	50 SF	18
40								
8	EX		EXISTING TREE TO PROTECT			PROTECT + PRESERVE	<varies>	
8								

KEY METRICS:
1. OVER 5000 SF OF USABLE OPEN SPACE COMPRISED OF LAWN OR ARTIFICIAL TURF, PERENNIALS, TREES AND GROUND COVER PLANTINGS.





1 ENLARGED STREETScape AND PLAZA 1
1/8" = 1'-0"

NOT ALL KEYNOTES LOCATED ON THIS SHEET

LAYOUT KEYNOTES

KEY CONTENT

01	OPEN LAWN SPACE
02	PLANTERS
03	BARRIER WITH WALL PLANTINGS
04	TRANSFORMER - SEE CIVIL
05	SEATING OR TABLE ELEMENTS
06	PERENNIAL BED #1 CONT. PLANTINGS
07	TURF GRASS
08	PRIVATE BOARDWALK AREA
09	BIKE RACK
11	SEAT WALL
12	PERGOLA W/ SOLAR POWER AND LIGHTS
13	PERMEABLE PAVERS
14	BENCH
15	PUBLIC ART SPACE
16	BIKE REPAIR STATION
17	BOLLARD
18	PERMEABLE WALK

NOT ALL PLANTS LOCATED ON THIS SHEET

TREE SCHEDULE AND CANOPY INFORMATION

#	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CANOPY AT 10 YRS	TOTAL DBH
TREES								
9	AA	Amelanchier arborea	SERVICEBERRY	3" CAL	B+B	CLUMP	40 SF	27
19	BP	Betula populifolia	WHITESPIRE BIRCH	3" CAL	B+B	MATCHED SPECIMEN	95 SF	57
21	GT	Gleditsia triacanthos	SKYLINE HONEYLOCUST	3" CAL	B+B	MATCHED SPECIMEN	185 SF	63
9	PT	Populus tremuloides	QUAKING ASPEN	3" CAL	B+B	MATCHED SPECIMEN	65 SF	27
6	QW	Quercus x walteri 'Nadler'	KINDRED SPIRIT OAK	3" CAL	B+B	MATCHED SPECIMEN	80 SF	18
64								
CONIFEROUS TREES								
19	AP	Pinus cembra 'Algonquin Pillar'	ALGONQUIN PILLAR SWISS STONE PINE	3" CAL	B+B	MATCHED SPECIMEN	60 SF	57
7	JS	Juniperus scopulorum	MEDORA JUNIPER	3" CAL	B+B	MATCHED SPECIMEN	60 SF	21
8	JV	Juniperus virginiana	EASTERN RED CEDAR	3" CAL	B+B	MATCHED SPECIMEN	60 SF	24
6	TO	Thuja occidentalis 'Techny'	TECHNY ARBORVITAE	3" CAL	B+B	MATCHED SPECIMEN	50 SF	18
40								

8	EX	EXISTING TREE TO PROTECT	PROTECT + PRESERVE	<varies>	
8					

Sheet Size - 24x36
© Copyright 2014 Hobbs + Black Architects, P.C.
ALL RIGHTS RESERVED

DATE ISSUED
12-3-24
DRAWN BY
CHECKED BY

HOBBS + BLACK
ARCHITECTS

100 N. State St.
Ann Arbor, MI 48104
P: 734.663.1167
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN

LAKE WEST
DEVELOPMENT, LLC

PROJECT

URBAN ECOSYSTEMS
LANDSCAPE ARCHITECTS
2500 UNIVERSITY AVE W #C8
ST. PAUL, MN 55114
651.340.8568

CONSULTANT

ENLARGED
STREETScape
AND PLAZA

SHEET TITLE

21-803

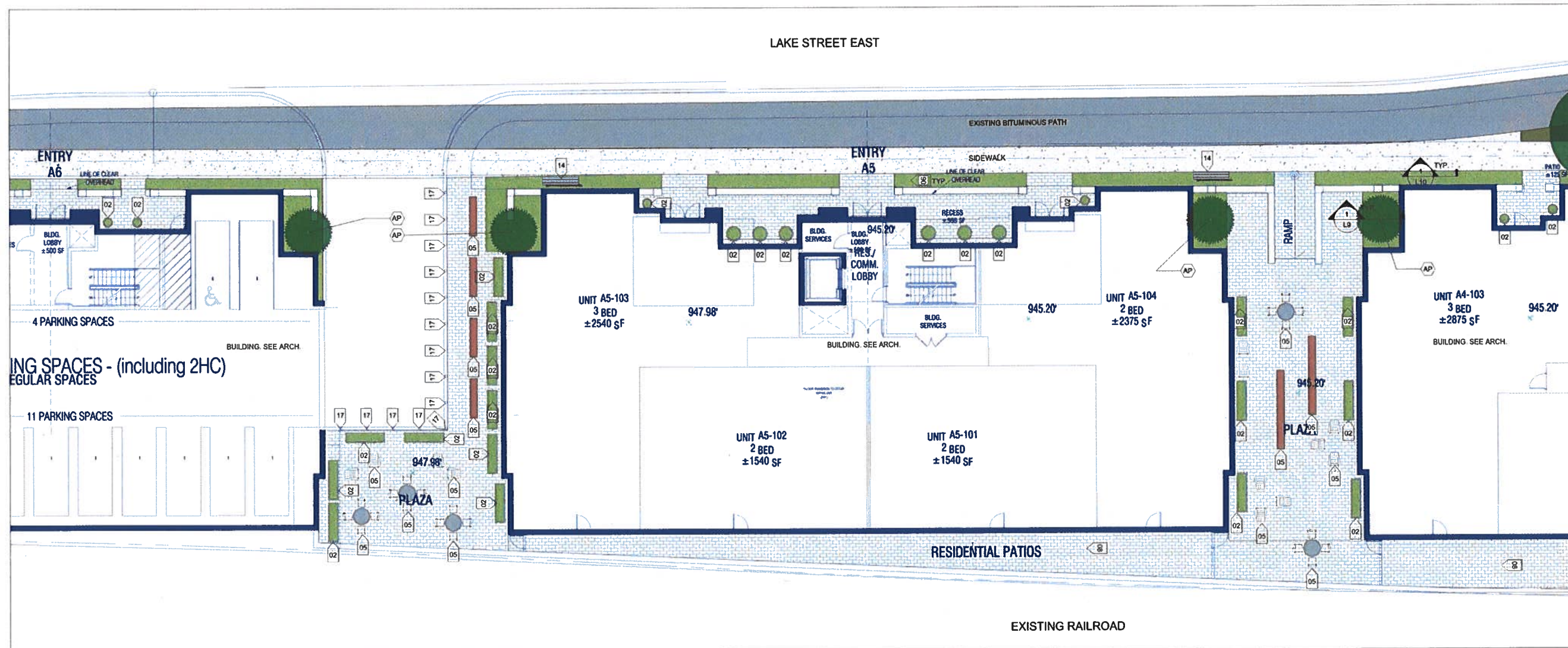
PROJECT NUMBER

L4

SHEET NUMBER



NOT ALL PLANTS LOCATED ON THIS SHEET								
TREE SCHEDULE AND CANOPY INFORMATION								
#	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CANOPY AT 10 YRS	TOTAL DBH
TREES								
9	AA	<i>Amelanchier arborea</i>	SERVICEBERRY	3" CAL	B+B	CLUMP	40 SF	27
19	BP	<i>Betula populifolia</i>	WHITESPIRE BIRCH	3" CAL	B+B	MATCHED SPECIMEN	95 SF	57
21	GT	<i>Gleditsia triacanthos</i>	SKYLINE HONEYLOCUST	3" CAL	B+B	MATCHED SPECIMEN	165 SF	63
6	PT	<i>Populus tremuloides</i>	QUAKING ASPEN	3" CAL	B+B	MATCHED SPECIMEN	55 SF	27
6	QW	<i>Quercus x warei</i> "Nadler"	KINDRED SPIRIT OAK	3" CAL	B+B	MATCHED SPECIMEN	80 SF	18
64								
CONIFEROUS TREES								
19	AP	<i>Pinus cembra</i> 'Algonquin Pillar'	ALGONQUIN PILLAR SWISS STONE PINE	3" CAL	B+B	MATCHED SPECIMEN	80 SF	57
7	JS	<i>Juniperus scopulorum</i> 'Medora'	MEDORA JUNIPER	3" CAL	B+B	MATCHED SPECIMEN	60 SF	21
8	JV	<i>Juniperus virginiana</i>	EASTERN RED CEDAR	3" CAL	B+B	MATCHED SPECIMEN	60 SF	24
6	TO	<i>Thuja occidentalis</i> 'Tachyn'	TECHNY ARBORVITAE	3" CAL	B+B	MATCHED SPECIMEN	50 SF	18
40								
8	EX		EXISTING TREE TO PROTECT			PROTECT + PRESERVE	<varies>	
8								



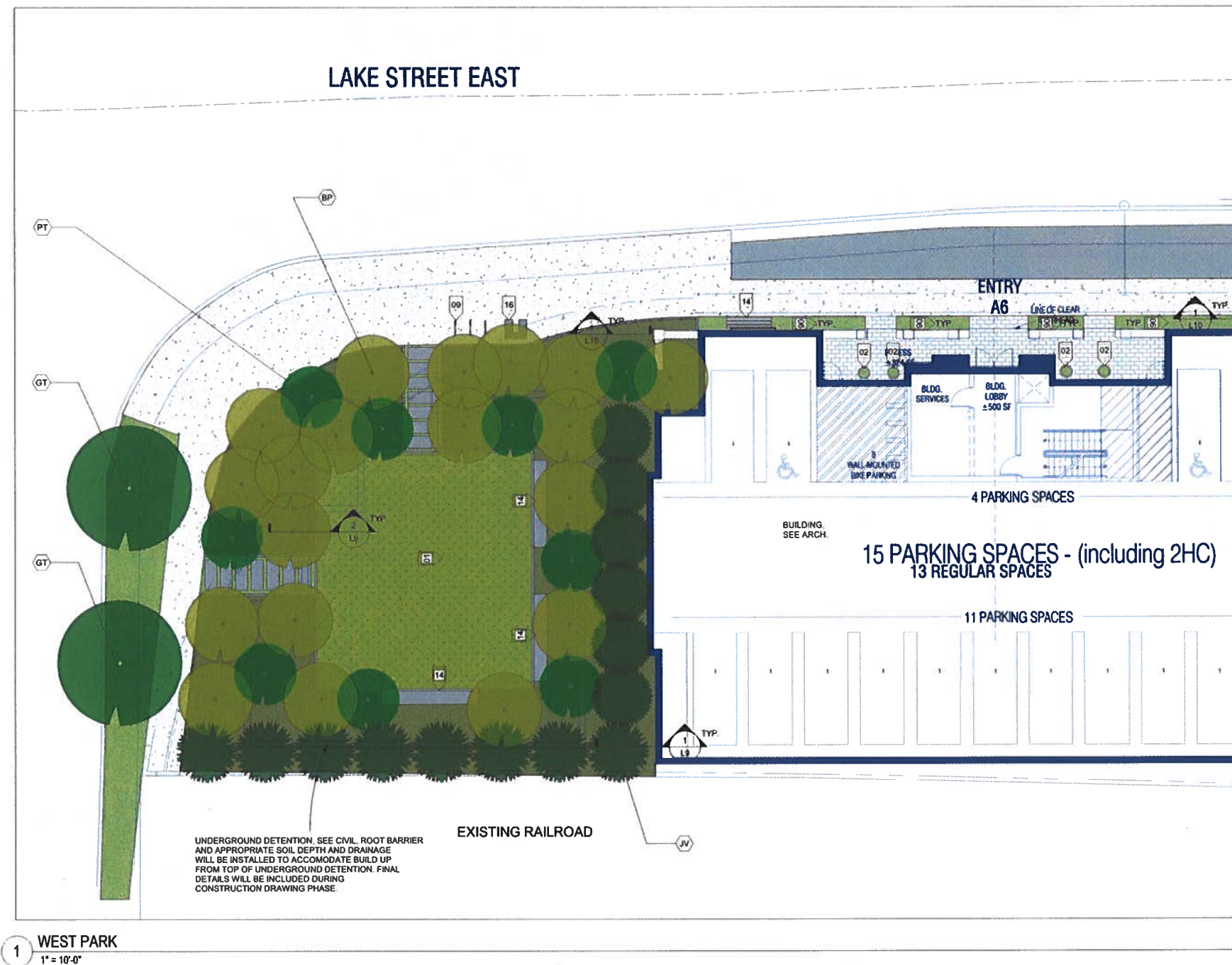
1 ENLARGED STREETSCAPE AND PLAZA 3
3/32" = 1'-0"

NOT ALL KEYNOTES LOCATED ON THIS SHEET

LAYOUT KEYNOTES	
KEY	CONTENT
01	OPEN LAWN SPACE
02	PLANTERS
03	BARRIER WITH WALL PLANTINGS
04	TRANSFORMER - SEE CIVIL
05	SEATING OR TABLE ELEMENTS
06	PERENNIAL BED, #1 CONT. PLANTINGS
07	TURF GRASS
08	PRIVATE BOARDWALK AREA
09	BIKE RACK
11	SEAT WALL
12	PERGOLA W/ SOLAR POWER AND LIGHTS
13	PERMEABLE PAVERS
14	BENCH
15	PUBLIC ART SPACE
16	BIKE REPAIR STATION
17	BOLLARD
18	PERMEABLE WALK

NOT ALL PLANTS LOCATED ON THIS SHEET

TREE SCHEDULE AND CANOPY INFORMATION								
#	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CANOPY AT 10 YRS	TOTAL DBH
TREES								
9	AA	Amelanchier arborea	SERVICEBERRY	3" CAL.	B+B	CLUMP	40 SF	27
19	BP	Betula populifolia	WHITESPIRE BIRCH	3" CAL.	B+B	MATCHED SPECIMEN	95 SF	57
21	GT	Gleditsia triacanthos	SKYLINE HONEYLOCUST	3" CAL.	B+B	MATCHED SPECIMEN	165 SF	63
9	PT	Populus tremuloides	QUAKING ASPEN	3" CAL.	B+B	MATCHED SPECIMEN	55 SF	27
6	QW	Quercus x warei 'Nadler'	KINDRED SPIRIT OAK	3" CAL.	B+B	MATCHED SPECIMEN	80 SF	18
CONIFEROUS TREES								
19	AP	Pinus cambrs 'Algonquin Pillar'	ALGONQUIN PILLAR SWISS STONE PINE	3" CAL.	B+B	MATCHED SPECIMEN	60 SF	57
7	JS	Juniperus scopulorum 'Medora'	MEDORA JUNIPER	3" CAL.	B+B	MATCHED SPECIMEN	60 SF	21
8	JV	Juniperus virginiana	EASTERN RED CEDAR	3" CAL.	B+B	MATCHED SPECIMEN	60 SF	24
6	TO	Thuja occidentalis 'Techny'	TECHNY ARBORVITAE	3" CAL.	B+B	MATCHED SPECIMEN	50 SF	18
40								
8	EX		EXISTING TREE TO PROTECT			PROTECT + PRESERVE	<varies>	
8								



NOT ALL KEYNOTES LOCATED ON THIS SHEET

LAYOUT KEYNOTES

KEY	CONTENT
01	OPEN LAWN SPACE
02	PLANTERS
03	BARRIER WITH WALL PLANTINGS
04	TRANSFORMER - SEE CIVIL
05	SEATING OR TABLE ELEMENTS
06	PERENNIAL BED #1 CONT. PLANTINGS
07	TURF GRASS
08	PRIVATE BOARDWALK AREA
09	BIKE RACK
11	SEAT WALL
12	PERGOLA W/ SOLAR POWER AND LIGHTS
13	PERMEABLE PAVERS
14	BENCH
15	PUBLIC ART SPACE
16	BIKE REPAIR STATION
17	BOLLARD
18	PERMEABLE WALK

NOT ALL PLANTS LOCATED ON THIS SHEET

TREE SCHEDULE AND CANOPY INFORMATION

#	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES	CANOPY AT 10 YRS	TOTAL DBH
TREES								
9	AA	Amelanchier arborea	SERVICEBERRY	3" CAL	B+B	CLUMP	40 SF	27
19	BP	Betula populifolia	WHITESPIRE BIRCH	3" CAL	B+B	MATCHED SPECIMEN	95 SF	57
21	GT	Gleditsia triacanthos	SKYLINE HONEYLOCUST	3" CAL	B+B	MATCHED SPECIMEN	185 SF	63
9	PT	Populus tremuloides	QUAKING ASPEN	3" CAL	B+B	MATCHED SPECIMEN	55 SF	27
6	QW	Quercus x warei 'Nadler'	KINDRED SPIRIT OAK	3" CAL	B+B	MATCHED SPECIMEN	80 SF	18
64								
CONIFEROUS TREES								
19	AP	Pinus cembra 'Algonquin Pillar'	ALGONQUIN PILLAR SWISS STONE PINE	3" CAL	B+B	MATCHED SPECIMEN	60 SF	57
7	JS	Juniperus scopulorum 'Medora'	MEDORA JUNIPER	3" CAL	B+B	MATCHED SPECIMEN	60 SF	21
8	JV	Juniperus virginiana	EASTERN RED CEDAR	3" CAL	B+B	MATCHED SPECIMEN	60 SF	24
6	TO	Thuja occidentalis 'Techny'	TECHNY ARBORVITAE	3" CAL	B+B	MATCHED SPECIMEN	50 SF	18
40								
8	EX		EXISTING TREE TO PROTECT			PROTECT + PRESERVE	<varies>	
8								

KEY METRICS:
1. OVER 5600 SF OF OPEN GREEN SPACE. GROUNDCOVER PLANTINGS, TREES AND PERMANENT SEATING FOR 20+ PEOPLE.

CHECKED BY

Ann Arbor, MI 48104
P 734.663.4189
www.hobbs-black.com



LAKE WEST
DEVELOPMENT, LLC

PROJECT

CONSULTANT

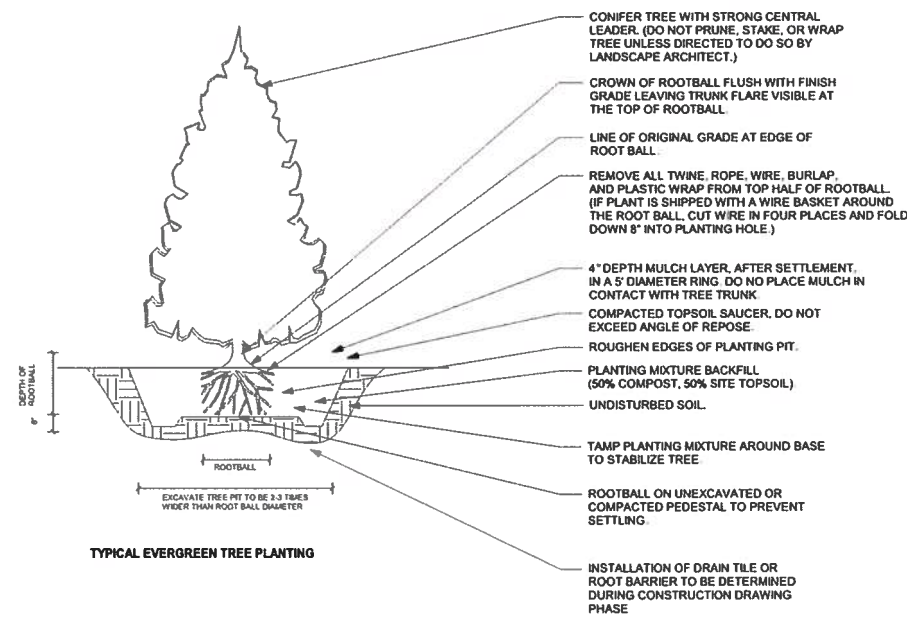
WEST PARK RENDERINGS

SHEET TITLE

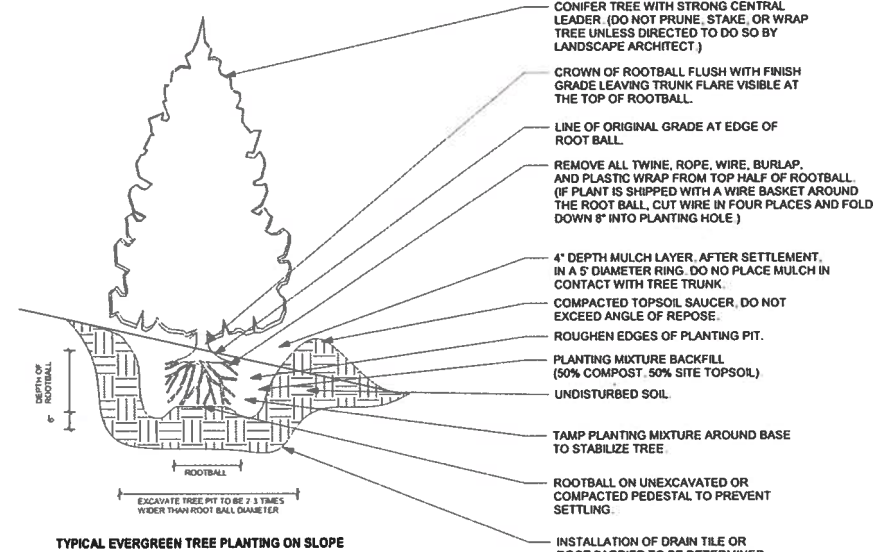
PROJECT NUMBER

SHEET NUMBER



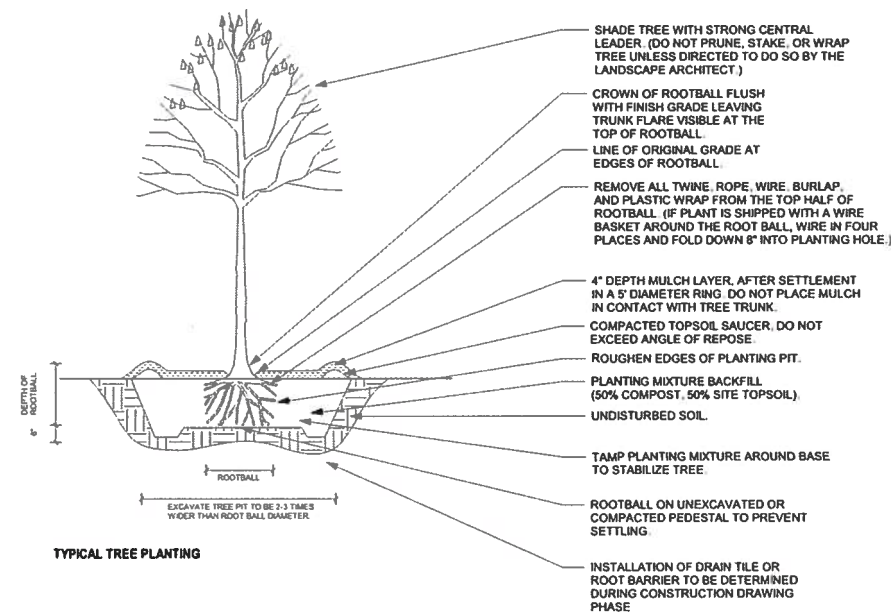


TYPICAL EVERGREEN TREE PLANTING

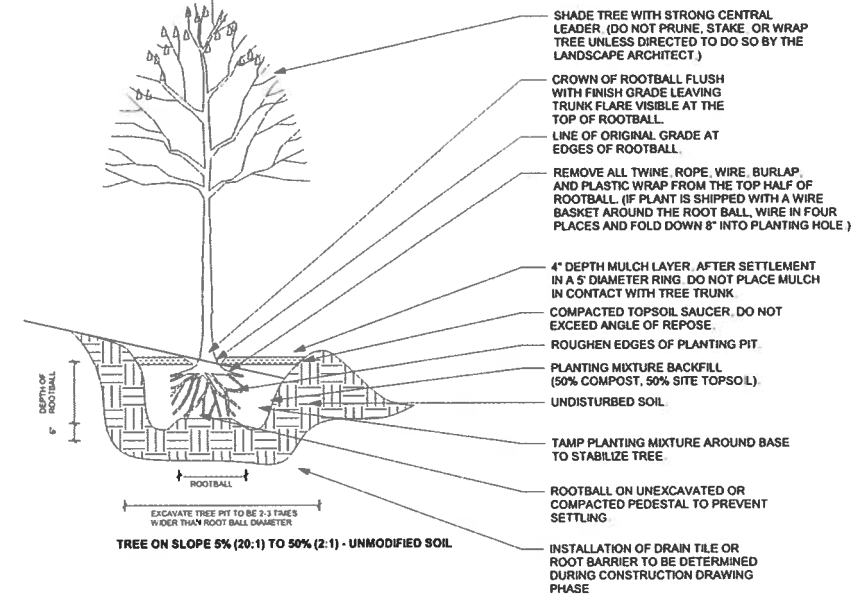


TYPICAL EVERGREEN TREE PLANTING ON SLOPE

1 CONIFER PLANTING DETAIL
1/2" = 1'-0"

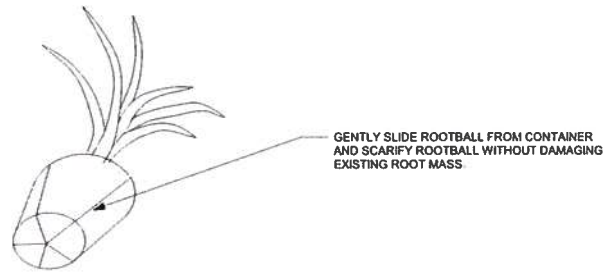
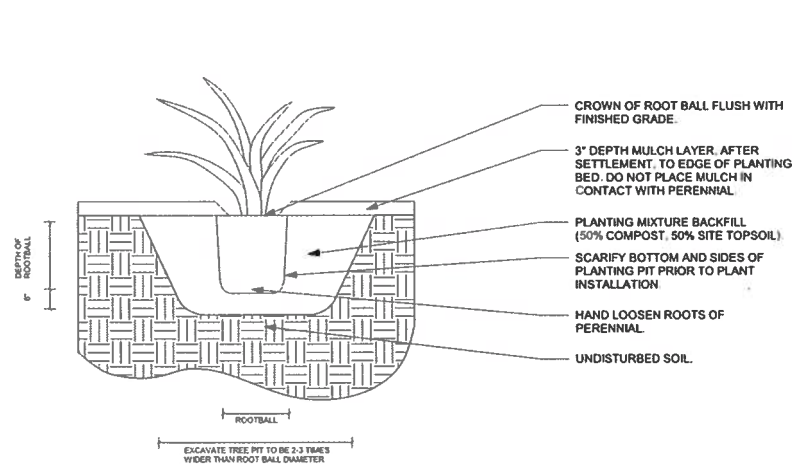


TYPICAL TREE PLANTING

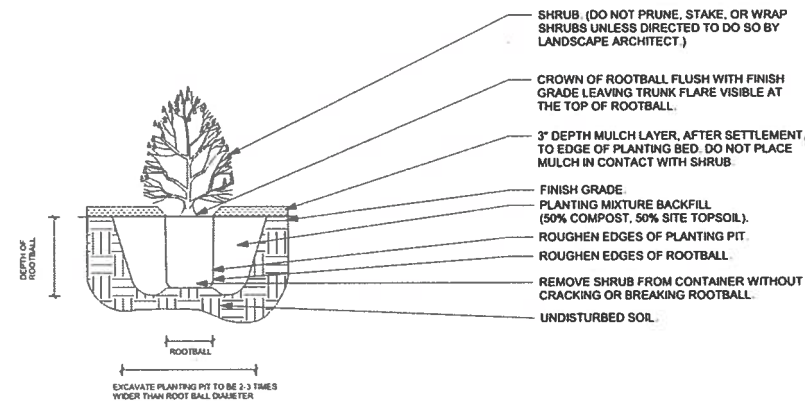


TREE ON SLOPE 5% (20:1) TO 50% (2:1) - UNMODIFIED SOIL

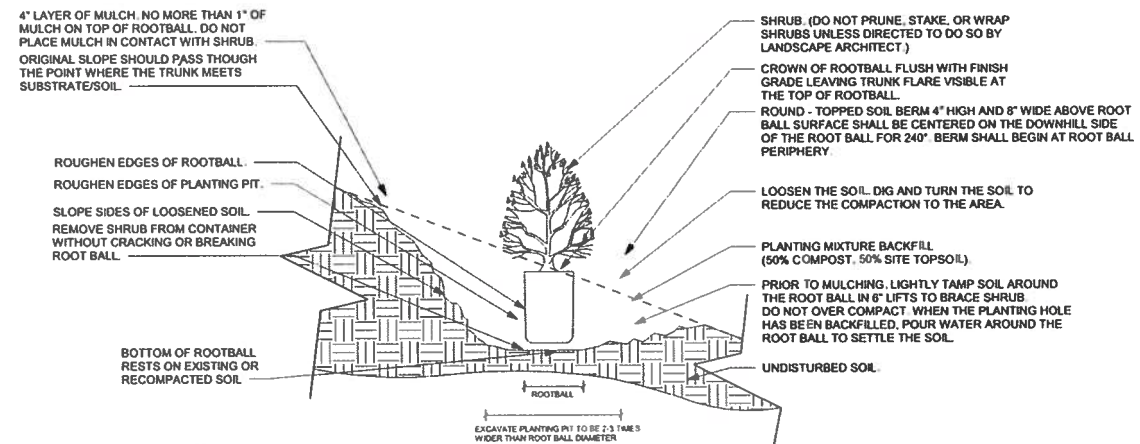
2 DECIDUOUS TREE PLANTING DETAIL
1/2" = 1'-0"



1 PERENNIAL PLANTING DETAIL
1/2" = 1'-0"



TYPICAL SHRUB PLANTING



NOTES:
1. SHRUBS SHALL BE OF QUALITY AS PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATION.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

SHRUB ON SLOPE 5% (20:1) TO 50% (2:1) - UNMODIFIED SOIL.

2 SHRUB PLANTING DETAIL
1/2" = 1'-0"

PARKING TABULATION				
REQUIRED				
Unit Count				
Residential	50	100	Parking Req'd 2/ unit	
PRODUCTIVE SF		SF Total per 920.11.A.1		
Total Non-Residential Building Area		18487		
Office	13262	39.79	Parking Req'd 3/1000sf	
Restaurant	0	0.00	Parking Req'd 15.2/1000sf	
Retail	5225	15.68	Parking Req'd 3/1000sf	
Govt	0	0.00	Parking Req'd 3/1000sf	
Total Required	18487	155.46		

PROVIDED				
	BELOW GRADE	SURFACE	Subtotals	
Commercial	39	13	52	
Residential	100	0	100	
Accessible	6	2	8	
Convenience		2	2	
TOTALS	145	17	162 Spaces	

Bicycle Parking	Required	4	Provided	48
-----------------	----------	---	----------	----

BUILDING A METRICS

TRAD. PUD

FLOOR	USE	TOTAL GSF	PARKING GSF	BLDG GSF	RES GSF	Commercial GSF	Commercial GLA	CONDO SALABLE	UNITS
Garage	Park./Load./Lobby/Service	73940	71795	660	1485		912	0	0
Core A-1 Metrics									
Core A-1 Metrics									

FLOOR	USE	TOTAL GSF	PARKING GSF	BLDG GSF	RES GSF	Commercial GSF	Commercial GLA	CONDO SALABLE	UNITS
Level 1	Commercial/Res.	1996	0	1996	292	1704	1340	0	0
Level 2	Residential	5355	0	5355	5355	0	0	4675	1
Level 3	Residential	4995	0	4995	4995	0	0	3145	1
TOTAL		12346	0	12346	10642	1704	1340	7820	2
								NSF/UNIT	2918.0
								GSF/UNIT	5321.0
								EFF	0.7

CORE A-2 METRICS

FLOOR	USE	TOTAL GSF	PARKING GSF	BLDG GSF	RES GSF	Commercial GSF	Commercial GLA	CONDO SALABLE	UNITS
Level 1	Commercial/Res.	10074	0	10074	427	9647	8760	0	0
Level 2	Residential	11135	0	11135	11135	0	0	9305	4
Level 3	Residential	10290	0	10290	10290	0	0	7915	4
TOTAL		31499	0	31499	21852	9647	8760	17220	8
								NSF/UNIT	2152.5
								GSF/UNIT	2731.5
								EFF	0.8

CORE A-3 METRICS

FLOOR	USE	TOTAL GSF	PARKING GSF	BLDG GSF	RES GSF	Commercial GSF	Commercial GLA	CONDO SALABLE	UNITS
Level 1	Commercial/Res.	10080	0	10080	427	9653	8765	0	0
Level 2	Residential	11210	0	11210	11210	0	0	9380	4
Level 3	Residential	10375	0	10375	10375	0	0	8020	4
TOTAL		31665	0	31665	22012	9653	8765	17400	8
								NSF/UNIT	2175.0
								GSF/UNIT	2751.5
								EFF	0.8

CORE A-4 METRICS

FLOOR	USE	TOTAL GSF	PARKING GSF	BLDG GSF	RES GSF	Commercial GSF	Commercial GLA	CONDO SALABLE	UNITS
Level 1	Commercial/Res.	10080	0	10080	9651	427	0	8410	4
Level 2	Residential	11210	0	11210	11210	0	0	9380	4
Level 3	Residential	10375	0	10375	10375	0	0	8020	4
TOTAL		31665	0	31665	31236	427	0	25810	12
								NSF/UNIT	2150.8
								GSF/UNIT	2603.2
								EFF	0.8

CORE A-5 METRICS

FLOOR	USE	TOTAL GSF	PARKING GSF	BLDG GSF	RES GSF	Commercial GSF	Commercial GLA	CONDO SALABLE	UNITS
Level 1	Commercial/Res.	9591	0	9591	9165	426	0	7995	4
Level 2	Residential	10550	0	10550	10550	0	0	8915	4
Level 3	Residential	9865	0	9865	9865	0	0	7480	4
TOTAL		30112	0	30112	29680	426	0	24390	12
								NSF/UNIT	2032.5
								GSF/UNIT	2473.3
								EFF	0.8

CORE A-6 METRICS

FLOOR	USE	TOTAL GSF	PARKING GSF	BLDG GSF	RES GSF	Commercial GSF	Commercial GLA	CONDO SALABLE	UNITS
Level 1	Commercial/Res.	684	0	684	342	342	0	0	0
Level 2	Residential	7615	0	7615	7615	0	0	6095	4
Level 3	Residential	6835	0	6835	6835	0	0	4915	4
TOTAL		15134	0	15134	14792	342	0	11010	8
								NSF/UNIT	1376.3
								GSF/UNIT	1849.0
								EFF	0.7

BUILDING 'A' TOTAL

FLOOR	USE	TOTAL GSF	PARKING GSF	BLDG GSF	RES GSF	Commercial GSF	Commercial GLA	CONDO SALABLE	UNITS
Garage	Parking/Lobby/Service	73940	71795	660	1485		912	0	0
Level 1	Commercial/Res.	42511	0	42511	20306	22205	18865	16405	8
Level 2	Residential	57175	0	57175	57175	0	0	47750	21
Level 3	Residential	52735	0	52735	52735	0	0	39495	21
TOTAL BUILDING		226361	71795	152421	130876	23690	19777	103650	50
								NSF/UNIT	2073.0
								GSF/UNIT	2617.5
								EFF	0.8

PROJECT METRICS

FLOOR	USE	TOTAL GSF	PARKING GSF	BLDG GSF	RES GSF	Commercial GSF	Commercial GLA	Residential/Condo	UNITS
Level P1	Parking/Lobby/Service	73940	(Parking not included in FAR Calc)	660	1485		912	0	0
Level 1	Commercial/Res.	42511	0	42511	20306	22205	18865	16405	8
Level 2	Residential	57175	0	57175	57175	0	0	47750	21
Level 3	Residential	52735	0	52735	52735	0	0	39495	21
TOTAL		226361		GROSS BLDG SF 130876	23690	19777		103650	50
FAR SF		23,690 GSF						NSF/UNIT	2073.0
		130,876 GSF						GSF/UNIT	2617.5
		154,566 GSF						EFF	0.8

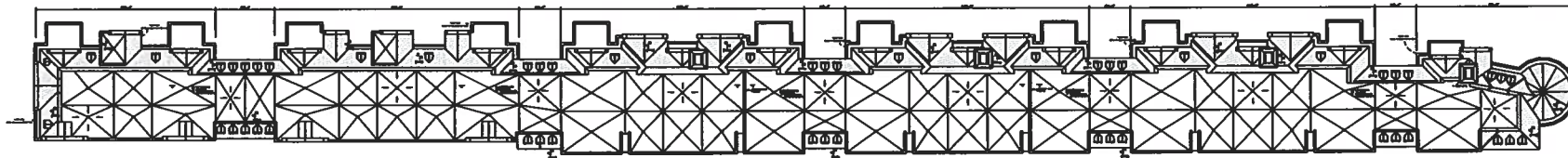
RESIDENTIAL DENSITY & COMMERCIAL FLOOR AREA RATIO

USE	SF	%	LOT AREA (SF)	Lot Area (SF)
Residential	130,876	84.7%	98,964	83,796
Commercial	23,690	15.3%	98,964	15,168
Total	154,566	100.0%	98,964	98,964
Units		Acres	Density	
Residential		50	84000/43560 = 1.93 acres	
			25.01	
Lot Area		Lot Area	Floor Area Ratio	
Commercial		23,690	15.168	

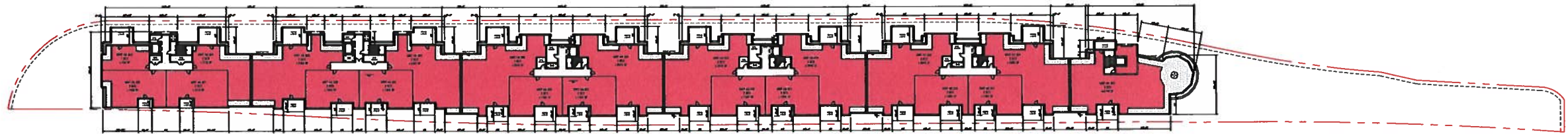
UNIT MIX

Building A	2 Bedrooms or Less	> 2 Bedrooms	UNITS
31	19	50	
Totals	31	19	50 units

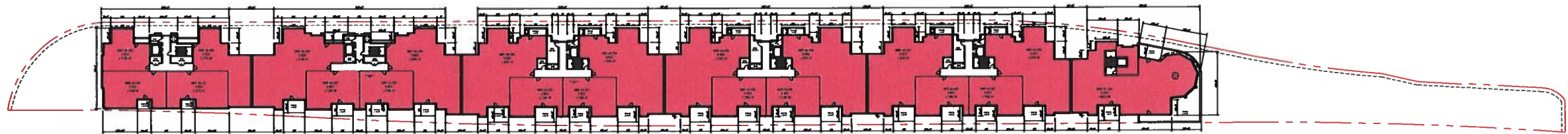
Drawings: P:\2023\22-0030\Drawings\2023\22-0030\22-0030-01-01-BUILDING PLANS.dwg
Date: Jan 05, 2023, 10:43am Layout: A011 CP Plotted by: admin



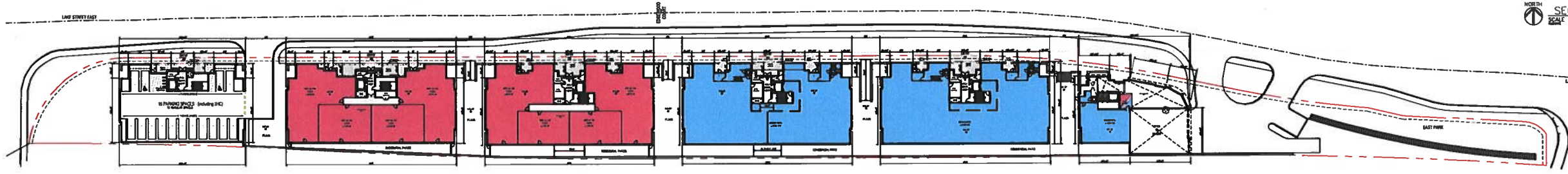
ROOF LEVEL PLAN
SCALE - 1" = 50'-0"



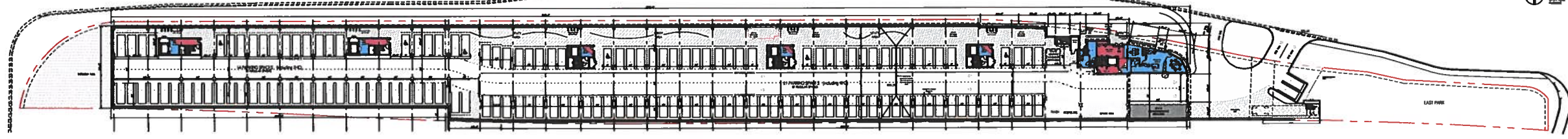
THIRD LEVEL PLAN
SCALE - 1" = 50'-0"



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



GRADE / GROUND LEVEL PLAN
SCALE - 1" = 50'-0"



GARAGE LEVEL PLAN
SCALE - 1" = 50'-0"

Sheet Size - 24x36
© Copyright 2014 Hobbs+Black Associates, Inc.
ALL RIGHTS RESERVED

DESIGN REVIEW / PUD	10/1/2022
SUBMITTAL	
DESIGN REVIEW / PUD	1/30/2023
RE-SUBMITTAL	
DESIGN REVIEW / PUD	1/30/2023
RE-SUBMITTAL	

DATE ISSUE

DRAWN B

CHECKED B

HOBBS + BLACK
ARCHITECTS

100 N. State St.
Ann Arbor, MI 48104
P: 734.663.4189
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN

LAKE WEST
DEVELOPMENT, LLC

PROJECT

CONSULTANT

COMPOSITE PLANS

SHEET TIT

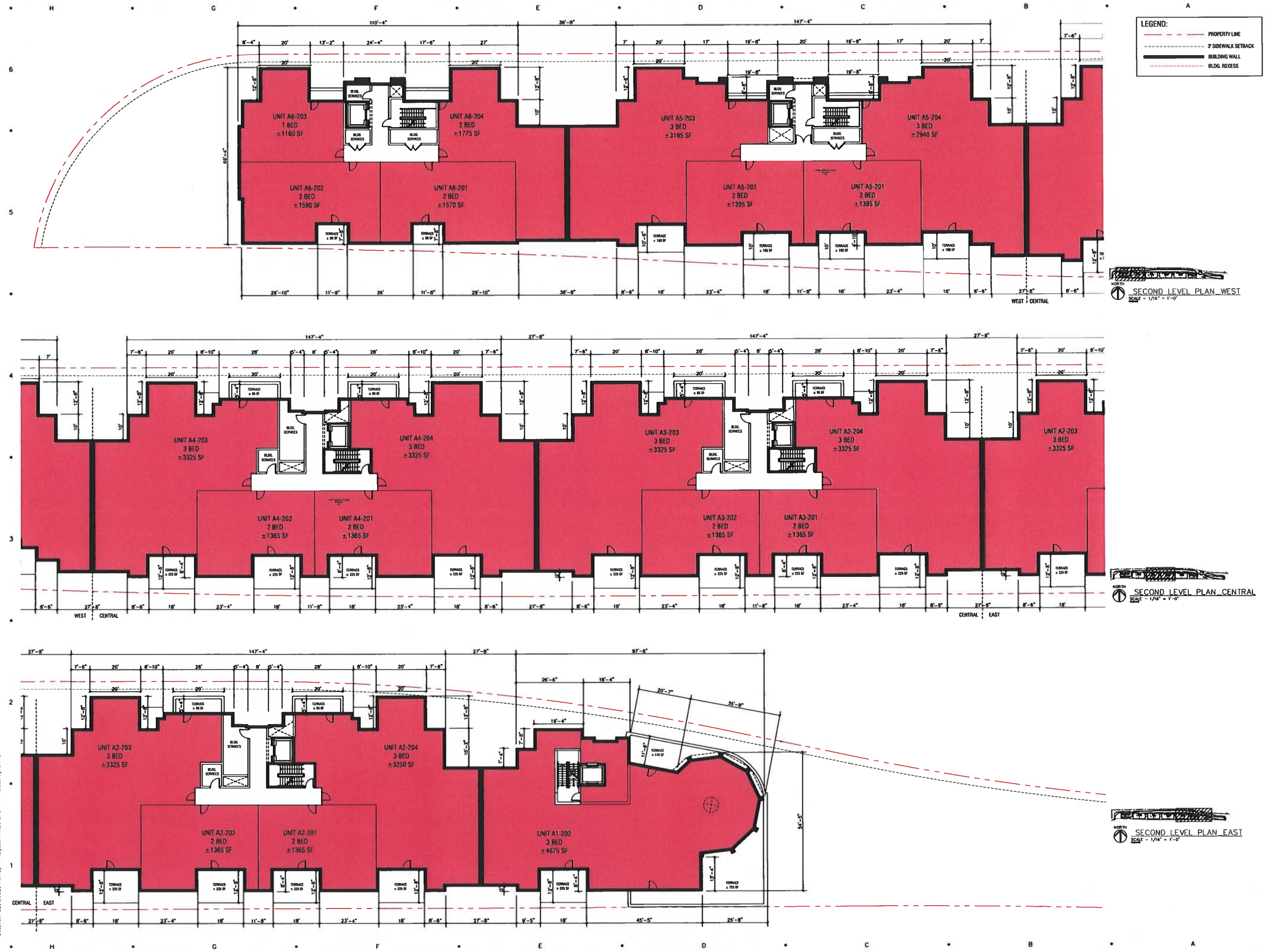
21-803

PROJECT NUMB

A-011

SHEET NUMBER

Drawing: F:\2021\121-6030\2021\121-6030\2021\121-6030\2021-01-01_BUILDING PLANS.dwg
Date: Jan 05, 2023, 10:40pm
User: A: 2021-01-01
Plotted by: dms



Sheet Size - 24x36
© Copyright 2014 Hobbs+Black Associates, Inc.
ALL RIGHTS RESERVED

DESIGN REVIEW / PUD	1/21/2022
SUBMITTAL	1/21/2022
DESIGN REVIEW / PUD	1/23/2022
RE-SUBMITTAL	1/23/2022
DESIGN REVIEW / PUD	1/23/2022
RE-SUBMITTAL	1/23/2022

DATE ISSUE

DRAWN B

CHECKED B

HOBBS + BLACK
ARCHITECTS

100 N. State St.
Ann Arbor, MI 48104
P: 734.663.4189
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN

LAKE WEST
DEVELOPMENT, LLC

PROJECT

CONSULTANT

SECOND LEVEL PLAN

SHEET T11

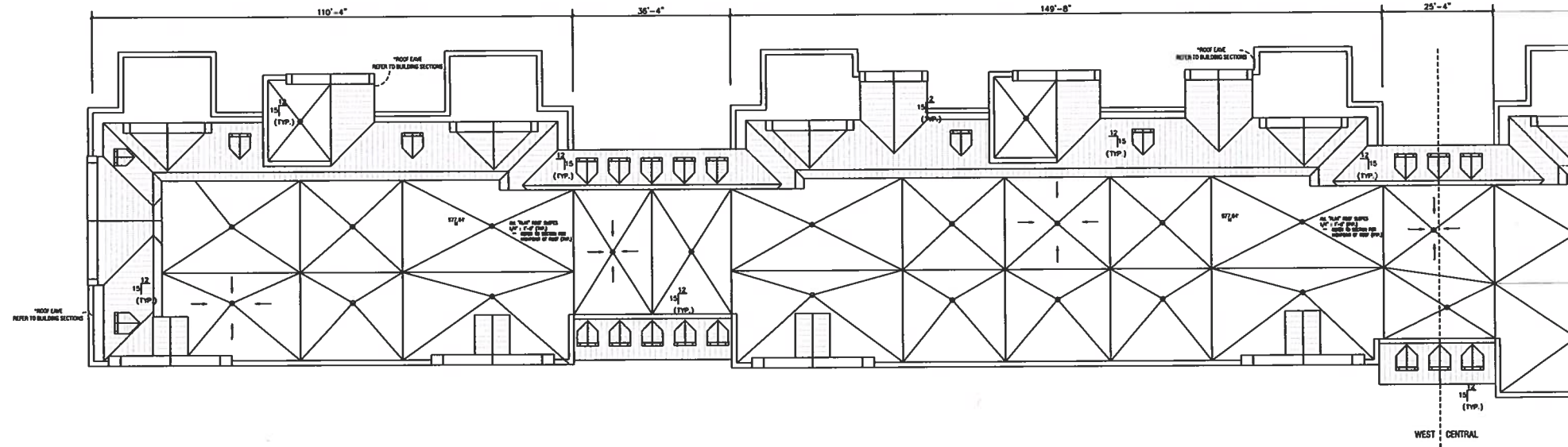
21-803

PROJECT NUMB

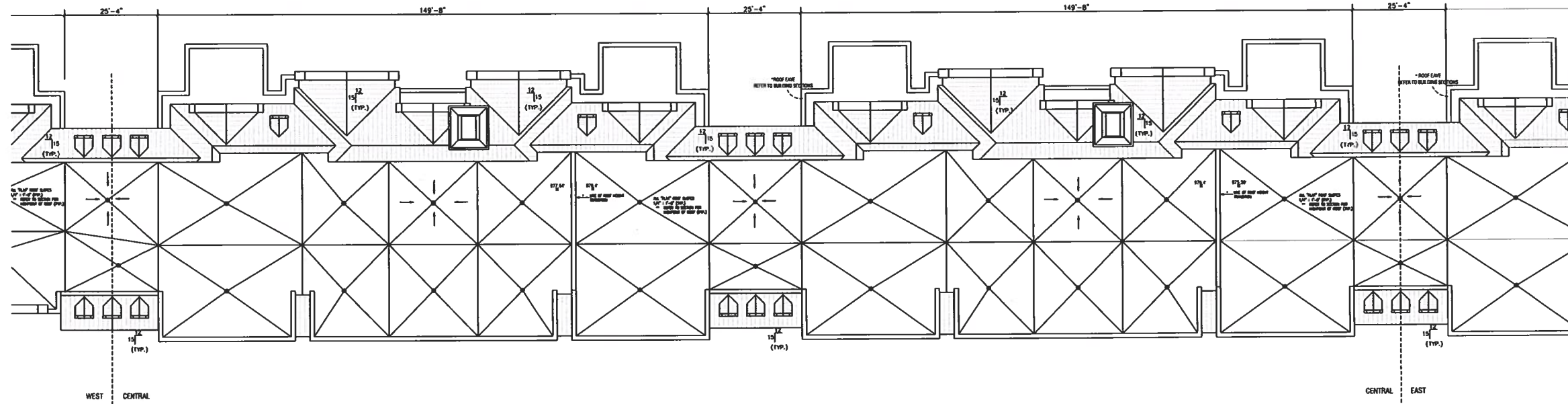
A-120

SHEET NUMBER

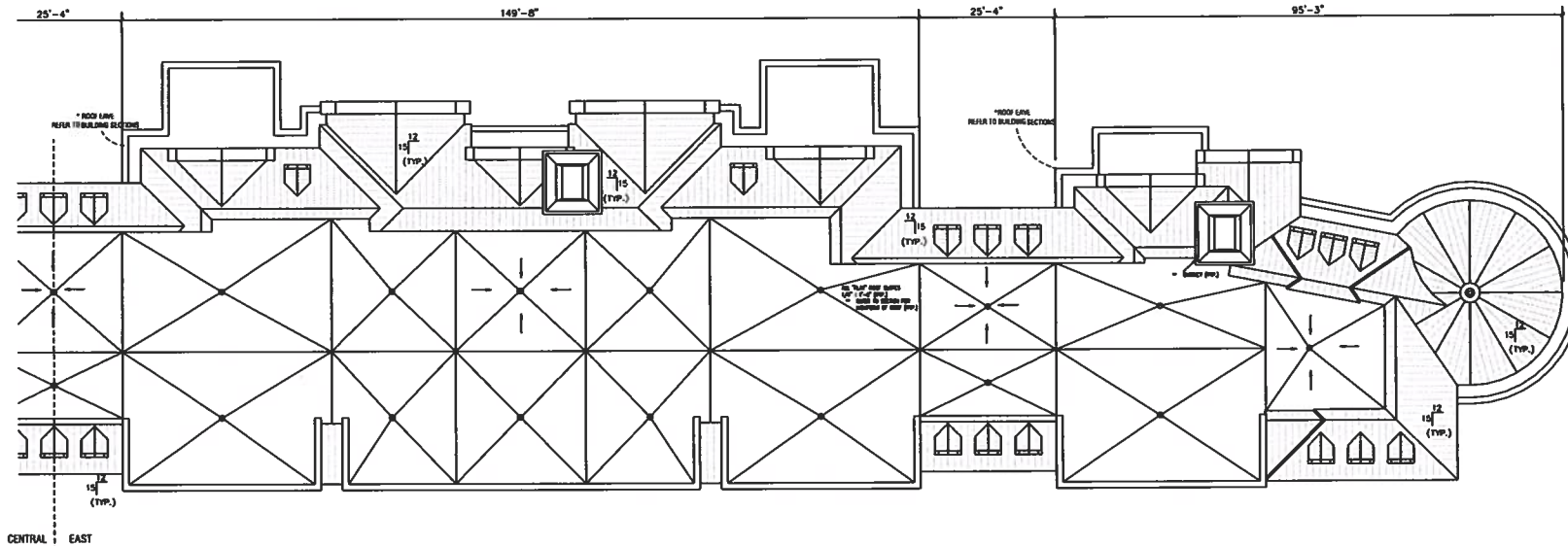
Drawing: P:\202\12\6030\dwg\2025\01-01 BUILDING PLANS - Standard\2025-01-01 BUILDING PLANS.dwg
Date: Jan 05, 2025, 10:56am Layout: A, 1/4" = 1'-0" Plotted by: dms



ROOF LEVEL PLAN WEST
SCALE: 1/16" = 1'-0"



ROOF LEVEL PLAN CENTRAL
SCALE: 1/16" = 1'-0"



ROOF LEVEL PLAN EAST
SCALE: 1/16" = 1'-0"

Sheet Size - 24x36
© Copyright 2014 Hobbs+Black Architects, Inc.
ALL RIGHTS RESERVED

DESIGN REVIEW / PUD 10/1/2025
SUBMITTAL 10/1/2025
DESIGN REVIEW / PUD 10/1/2025
SUBMITTAL 10/1/2025
DATE ISSUE

DRAWN B

CHECKED B

HOBBS + BLACK
ARCHITECTS
100 N. State St.
Ann Arbor, MI 48104
P: 734.663.4189
www.hobbs-black.com

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

PROJECT

CONSULTANT

ROOF PLAN

SHEET 11

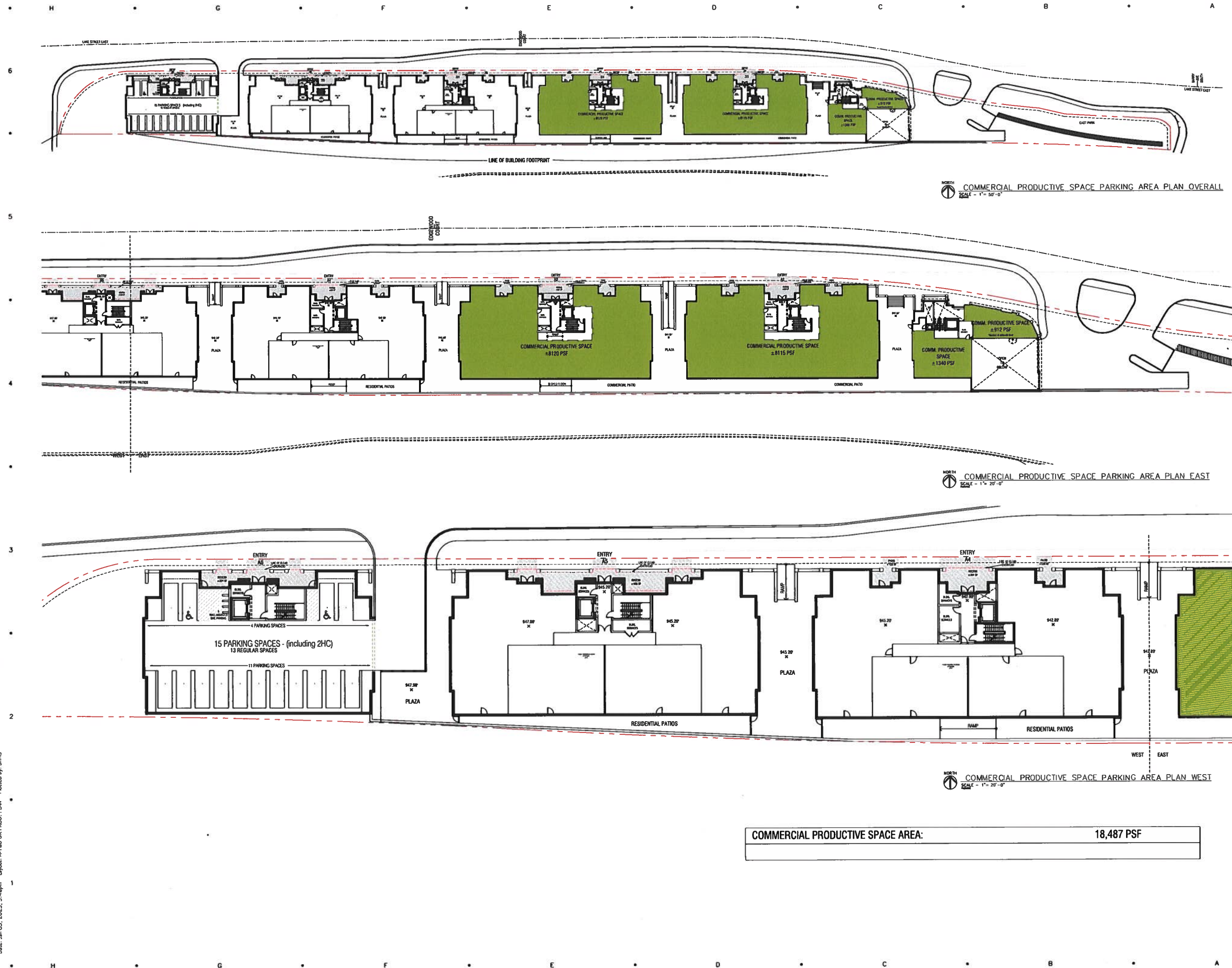
21-803

PROJECT NAME

A-140

SHEET NAME

Drawing: P:\2021\121 0030\dwg\2021-01-01 BUILDING PLANS - 1.dwg
Date: Jan 03, 2021, 5:46pm
Layout: A-160 GR PROD. PLAN
Plotted by: anm



COMMERCIAL PRODUCTIVE SPACE AREA:	18,487 PSF
-----------------------------------	------------

Sheet Size - 24x36
© Copyright 2016 Hobbs+Black Architects, Inc.
ALL RIGHTS RESERVED

DESIGN REVIEW / PUD	10/1/20
DESIGN REVIEW / PUD	10/1/20
DESIGN REVIEW / PUD	10/1/20
DESIGN REVIEW / PUD	10/1/20
DATE ISSUED	
DRAWN BY	
CHECKED BY	

HOBBS + BLACK
ARCHITECTS

100 N. State St.
Ann Arbor, MI 48104
P: 734.663.1189
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN

LAKE WEST
DEVELOPMENT, LLC

PROJECT

CONSULTANT

COMMERCIAL PRODUCTIVE SPACE
PARKING AREA
PLAN

SHEET T11

21-803

PROJECT NAME

A-160

SHEET NUMBER



Sheet 328 - 24x36
© Copyright 2014 Hobbs+Black Architects, Inc.
ALL RIGHTS RESERVED

DESIGN REVIEW / PLO
SUBMITTAL

01/20/20

DATE ISSU

DRAWN B

CHECKED B

HOBBS + BLACK
ARCHITECTS

100 N. State St.
Ann Arbor, MI 48104
P: 734.663.1189
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN

LAKE WEST
DEVELOPMENT, LLC

PROJECT

CONSULTANT

NORTH
ELEVATIONS

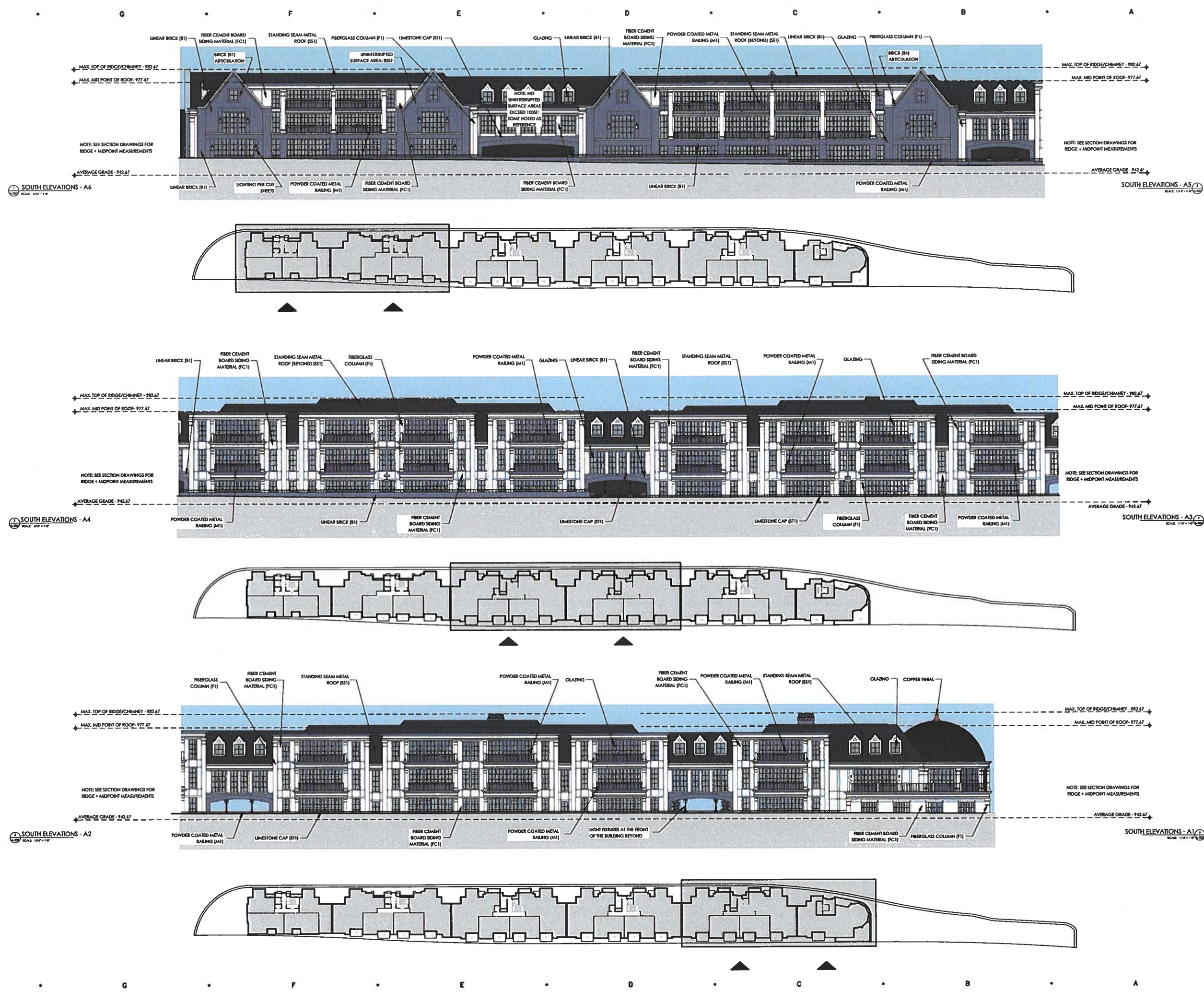
SHEET 111

21-803

PROJECT NUMB

A-201

SHEET NUMBER



SHEET 228 - 24X36
© Copyright 2014 Hobbs+Black Architects, Inc.
ALL RIGHTS RESERVED

DESIGN REVIEW / PLAN
SUBMITTAL

DATE ISSUED
01/03/2025

DRAWN BY
CHECKED BY

HOBBS+BLACK
ARCHITECTS

100 N. State St.
Ann Arbor, MI 48104
P: 734.663.4189
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN

LAKE WEST
DEVELOPMENT, LLC

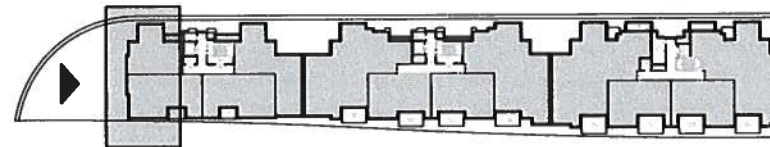
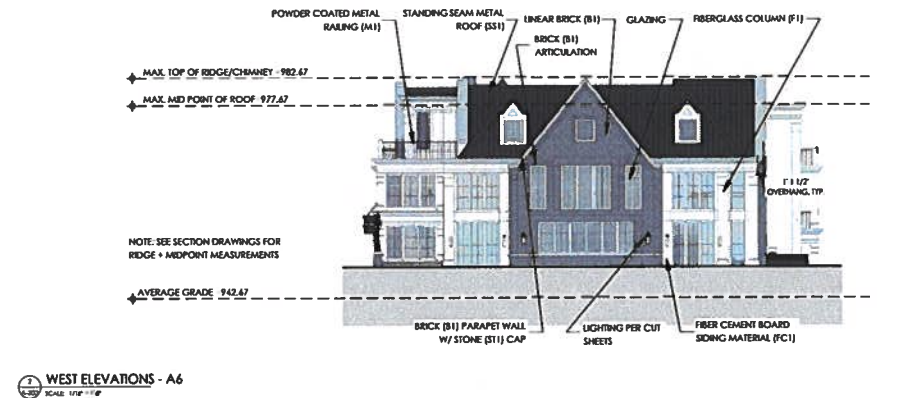
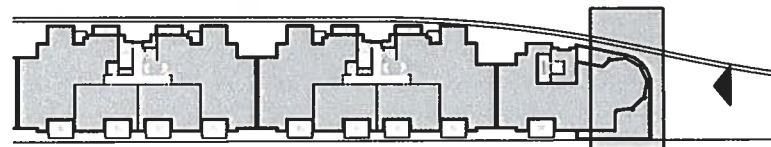
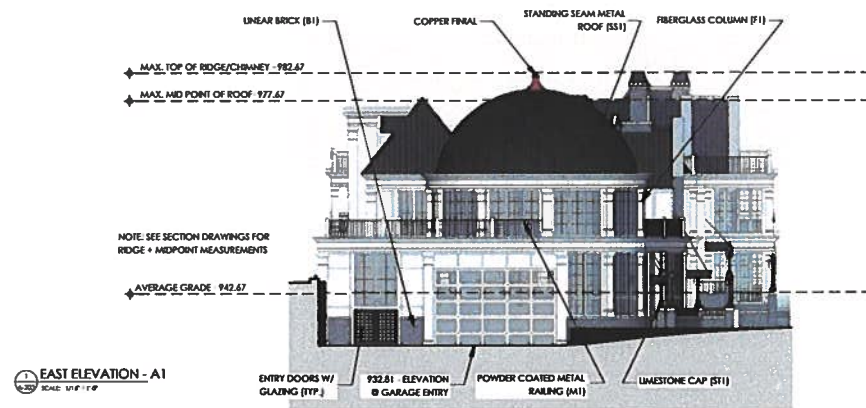
PROJECT

CONSULTANT

SOUTH ELEVATIONS
SHEET T11

21-803
PROJECT NUMBER

A-202
SHEET NUMBER



MATERIAL LEGEND

NOTE: SEE ELEVATIONS FOR ADDITIONAL MATERIAL LOCATION NOTES

- MASONRY LIMESTONE CAP (ST1)
- FIBER CEMENT BOARD SIDING MATERIAL - WHITE (FC1)
- POWDER COATED STANDING SEAM METAL ROOF (SS1)
- POWDER COATED METAL - BLACK (M1)
- SOFFIT PAINTED TO MATCH FIBER CEMENT BOARD SIDING - WHITE (S1)
- FIBERGLASS COLUMN - WHITE (F1)
- FIBER CEMENT BOARD SIDING MATERIAL - WHITE (FC1)
- POWDER COATED METAL - BLACK (M1)
- FIBERGLASS COLUMN - WHITE (F1)
- MASONRY LINEAR BRICK - GREY - CONTINUOUS @ BASE OF FACADE (B1) W/ MASONRY LIMESTONE CAP (ST1)



- POWDER COATED METAL CHIMNEY SHROUD - BLACK (M1)
- FIBER CEMENT BOARD SIDING MATERIAL - WHITE (FC1)
- POWDER COATED STANDING SEAM METAL ROOF (SS1)
- MASONRY LINEAR BRICK - GREY - (B1) @ PARAPET W/ MASONRY LIMESTONE CAP (ST1)
- MASONRY BRICK ARTICULATION - GREY (B1)
- SOFFIT PAINTED TO MATCH PANEL SIDING - WHITE (S1)
- FIBER CEMENT BOARD SIDING MATERIAL - BLACK (FC1)
- POWDER COATED METAL - BLACK (M1)
- FIBERGLASS COLUMN - WHITE (F1)
- MASONRY LINEAR BRICK - GREY - CONTINUOUS @ BASE OF FACADE (B1) W/ MASONRY LIMESTONE CAP (ST1)

HOBBS+BLACK
ARCHITECTS

100 N. State St.
Ann Arbor, MI 48104
P: 734.663.4189
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN

LAKE WEST
DEVELOPMENT, LLC

PROJECT

CONSULTANT

ELEVATIONS
MATERIALS

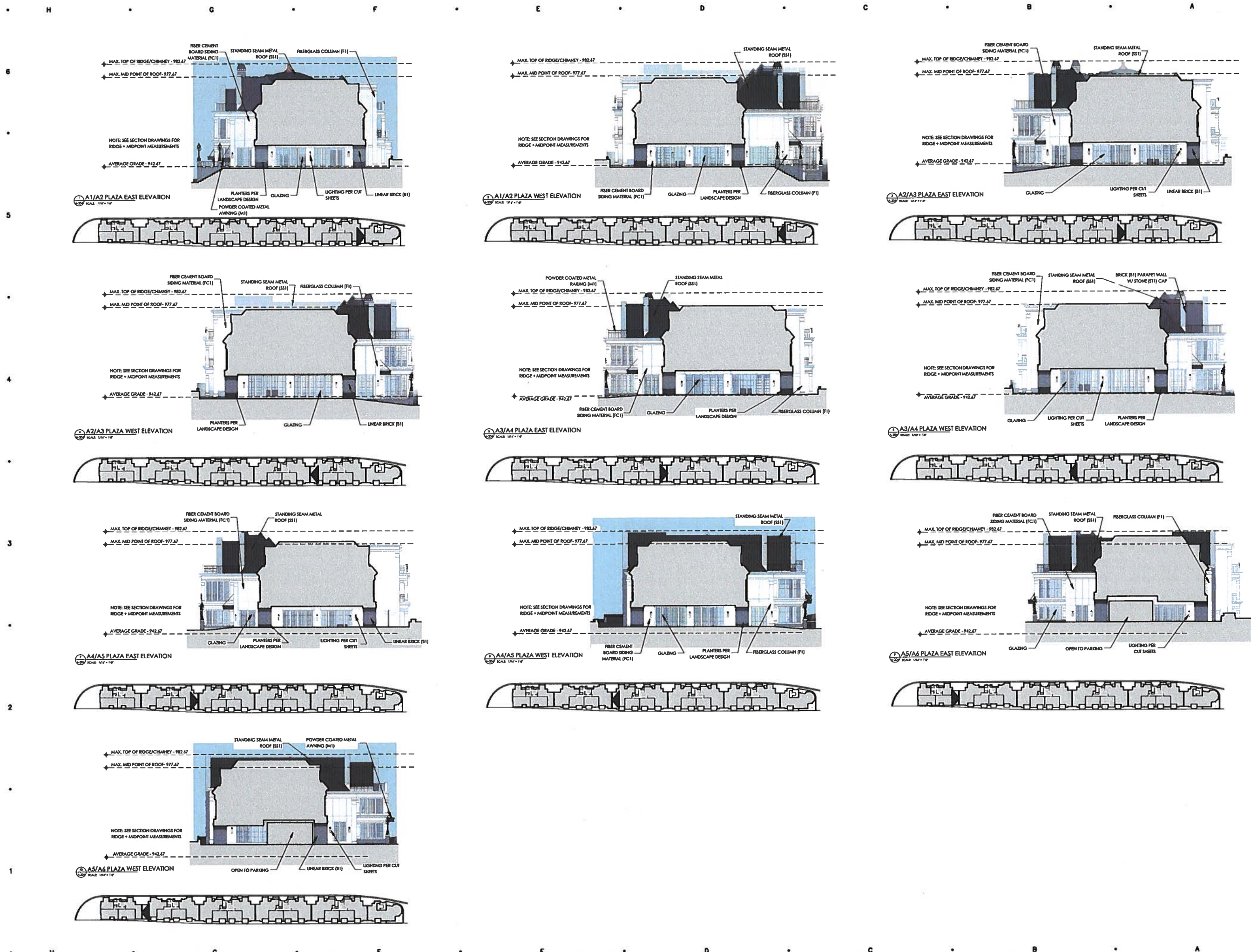
SHEET TIT

21-803

PROJECT NUMB

A-203

SHEET NUMBER



Sheet Size - 24x36
© Copyright 2014 Hobbs+Black Architects, Inc.
ALL RIGHTS RESERVED

DESIGN REVIEW / PWD
SUBMITTAL

DATE ISSUED

DRAWN BY

CHECKED BY

HOBBS+BLACK
ARCHITECTS

100 N. State St.
4th Floor, Suite 404
P.O. Box 404
Wayzata, MN 55391
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN

LAKE WEST
DEVELOPMENT, LLC

PROJECT

CONSULTANT

ELEVATIONS -
MATERIALS

SHEET TIT

21-803

PROJECT NUMBER

A-204

SHEET NUMBER

NORTH ELEVATIONS - A1+A2
SCALE: 1/8" = 1'-0"



NORTH ELEVATIONS - A3+A4
SCALE: 1/8" = 1'-0"



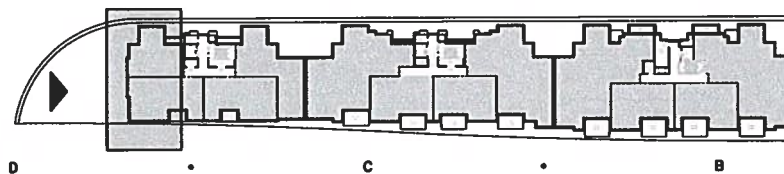
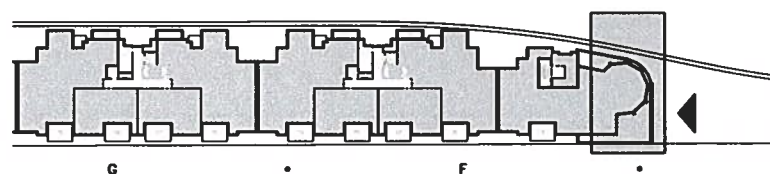
NORTH ELEVATIONS - A5+A6
SCALE: 1/8" = 1'-0"



EAST ELEVATION - A1
SCALE: 1/8" = 1'-0"



WEST ELEVATIONS - A6
SCALE: 1/8" = 1'-0"



SHEET SIZE - 24X36

© Copyright 2011 Hobbs + Black Architects, Inc.

ALL RIGHTS RESERVED

DESIGN REVIEW / PLOD

SUBMITTAL

DATE ISSUED

DRAWN BY

CHECKED BY

HOBBS + BLACK
ARCHITECTS

100 N. State St.
4th Floor, Suite 404
P.O. Box 63189
www.hobbs-black.com

200 LAKE STE
WAYZATA, MN

LAKE WEST
DEVELOPMENT, LLC

PROJECT

CONSULTANT

GLAZING
CALCS

SHEET TITLE

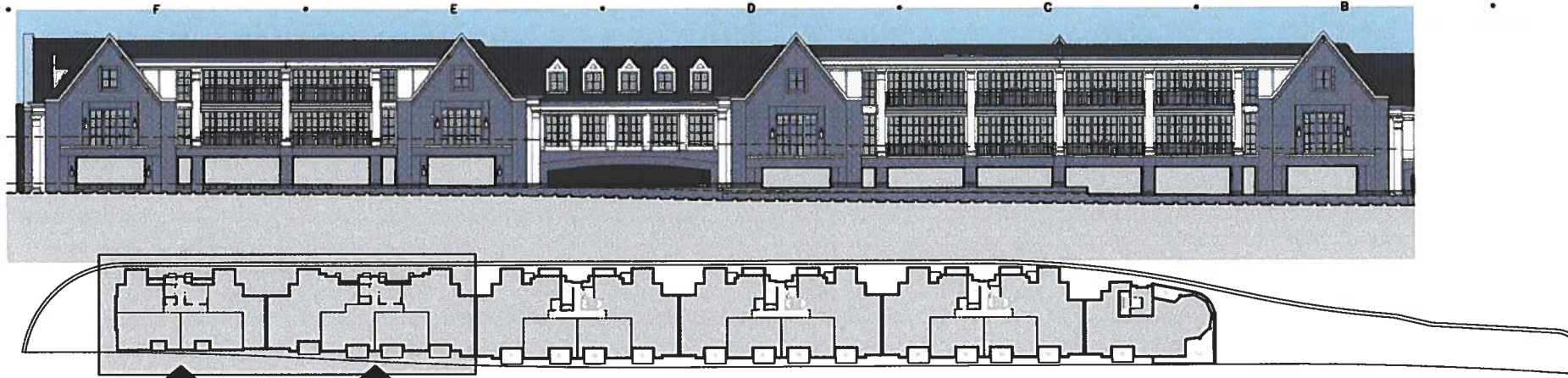
21-803

PROJECT NUMBER

A-205

Page 116 of 166

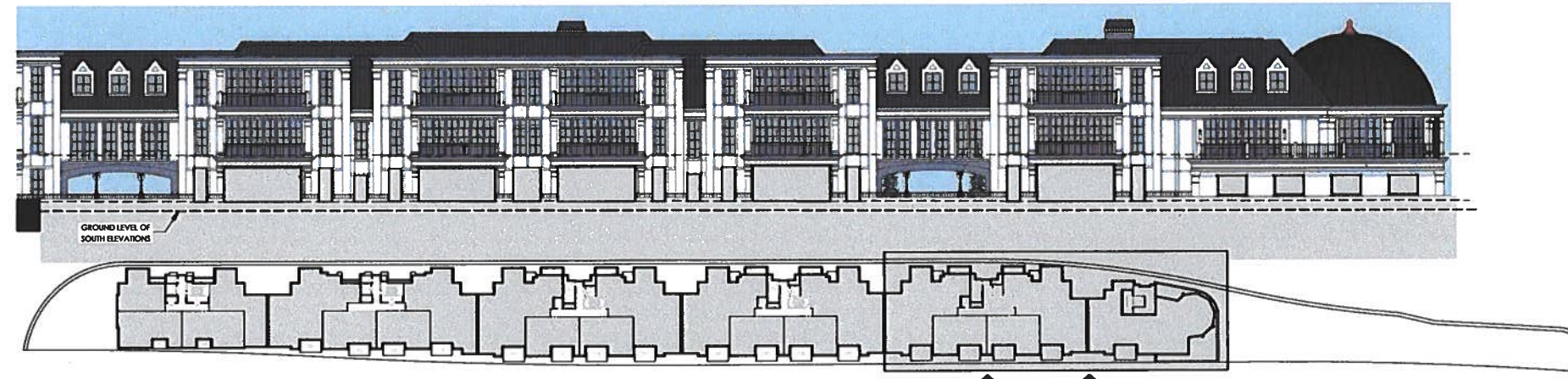
1 SOUTH ELEVATIONS - A5+A6
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATIONS - A3+A4
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATIONS - A1+A2
SCALE: 1/8" = 1'-0"



FACADE TRANSPARENCY CALCULATIONS			
	TOTAL AREA	TRANSPARENT AREA	PERCENT
NORTH ELEVATION	6483	3877	59.8
SOUTH ELEVATION	5791	2816	48.6
EAST ELEVATION	590	379	64.2
WEST ELEVATION	595	263	44.2
NOTES: - END CAPS FACING MASSING BREAK PLAZAS ARE MEASURED INDIVIDUALLY AND INCLUDED ON THE FOLLOWING SHEET - GLAZING CALCULATIONS ARE MEASURED FOR THE GROUND LEVEL FACADE BETWEEN 2 AND 12 FEET ABOVE SIDEWALK/GROUND LEVEL AS NOTED			

SHEET SIZE - 24X36
© Copyright 2014 Hobbs + Black Associates, Inc.
ALL RIGHTS RESERVED

DESIGN REVIEW / PUD
SUBMITTAL

DATE ISSUED

DRAWN BY

CHECKED BY

HOBBS + BLACK
ARCHITECTS

100 N. State St.
4th Floor, Suite 404
P.O. Box 118
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN

LAKE WEST
DEVELOPMENT, LLC

PROJECT

CONSULTANT

GLAZING
CALCS

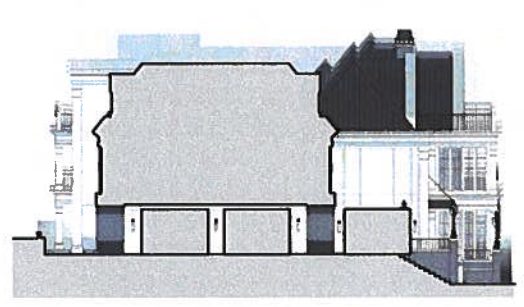
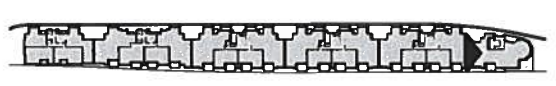
SHEET TITLE

21-803

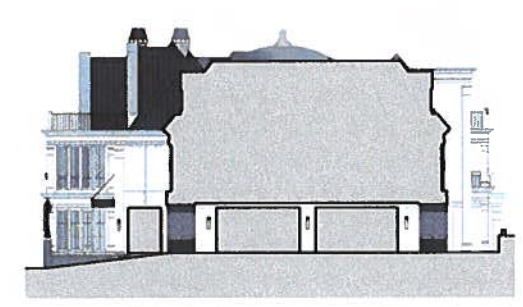
PROJECT NUMBER



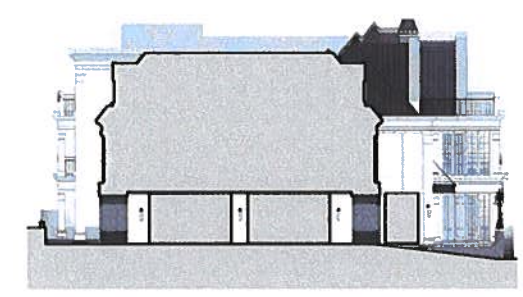
A1/A2 PLAZA EAST ELEVATION
SCALE: 1/8"=1'-0"



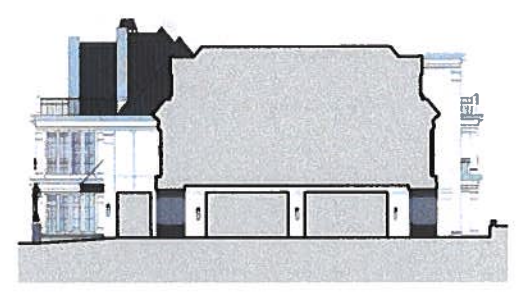
A1/A2 PLAZA WEST ELEVATION
SCALE: 1/8"=1'-0"



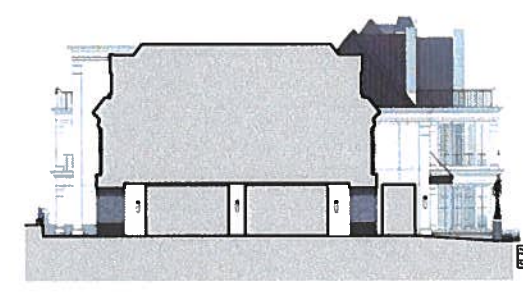
A2/A3 PLAZA EAST ELEVATION
SCALE: 1/8"=1'-0"



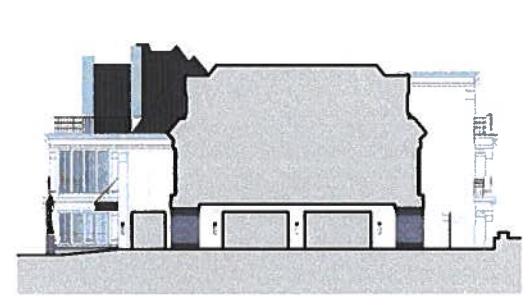
A2/A3 PLAZA WEST ELEVATION
SCALE: 1/8"=1'-0"



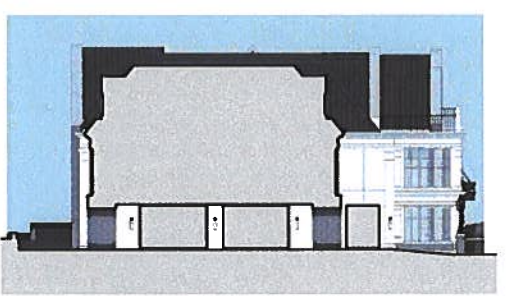
A3/A4 PLAZA EAST ELEVATION
SCALE: 1/8"=1'-0"



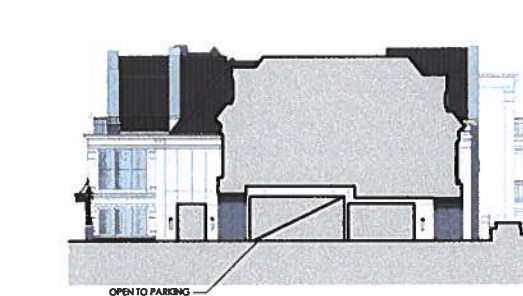
A3/A4 PLAZA WEST ELEVATION
SCALE: 1/8"=1'-0"



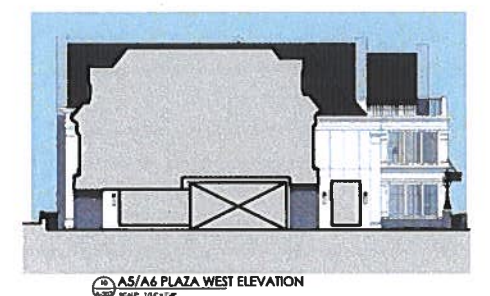
A4/A5 PLAZA EAST ELEVATION
SCALE: 1/8"=1'-0"



A4/A5 PLAZA WEST ELEVATION
SCALE: 1/8"=1'-0"



A5/A6 PLAZA EAST ELEVATION
SCALE: 1/8"=1'-0"



A5/A6 PLAZA WEST ELEVATION
SCALE: 1/8"=1'-0"





CORE A1



CORE A1

SHEET SIZE - 24x36
© Copyright 2011 Hobbs+Black Architects, Inc.
ALL RIGHTS RESERVED

DESIGN REVIEW / FILED
SUBMITTAL
DATE ISSUED
DRAWN BY
CHECKED BY

HOBBS + BLACK
ARCHITECTS
100 N. State St.
4th Floor, Suite 404
P.O. Box 118
www.hobbs-black.com

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

CONSULTANT

RENDERINGS
SHEET TITLE
21-803
PROJECT NUMBER



CORE A1



CORE A1/A2
MASSING BREAK

Sheet Size - 24x36
© Copyright 2014 Hobbs+Black Architects, Inc.
ALL RIGHTS RESERVED

DESIGN REVIEW / PUD
SUBMITTAL

DATE ISSUED

DRAWN BY

CHECKED BY

HOBBS + BLACK
ARCHITECTS

100 N. State St.
Ann Arbor, MI 48104
P: 734.663.4189
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN

LAKE WEST
DEVELOPMENT, LLC

PROJECT

CONSULTANT

RENDERINGS

SHEET TITLE

21-803

PROJECT NUMBER



CORE A2



CORE A6

3/16/21 15:28 - 24x36
© Copyright 2016 Hobbs+Black Architects, Inc.
ALL RIGHTS RESERVED

DESIGN REVIEW / FINAL
SUBMITTAL

DATE ISSUED

DRAWN BY

CHECKED BY

HOBBS + BLACK
ARCHITECTS

100 N. State St.
Ann Arbor, MI 48104
734.463.4187
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN

LAKE WEST
DEVELOPMENT, LLC



PROJECT

CONSULTANT

RENDERINGS

SHEET TITLE

21-803

PROJECT NUMBER



REAR ELEVATION



REAR ELEVATION
(TREES REMOVED)

37001 3520 - 24X36
© Copyright 2014 Hobbs+Black Architects, Inc.
ALL RIGHTS RESERVED

DESIGN REVIEW / PLO
SUBMITTAL

DATE ISSUED

DRAWN BY

CHECKED BY

HOBBS + BLACK
ARCHITECTS

100 N. State St.
Ann Arbor, MI 48104
P734.634.189
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN

LAKE WEST
DEVELOPMENT, LLC

PROJECT

CONSULTANT

RENDERINGS
SHEET TITLE

21-803
PROJECT NUMBER



CORE A1



CORE A1/A2
MASSING BREAK

SHEET SIZE = 24x36
© Copyright 2014 Hobbs+Black Architects, Inc.
ALL RIGHTS RESERVED

DESIGN REVIEW / PLO	DATE ISSUED
SUBMITTAL	
DRAWN BY	
CHECKED BY	

HOBBS + BLACK
ARCHITECTS
100 N. State St.
4th Floor, #8104
P.O. Box 2187
www.hobbs-black.com

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

PROJECT

CONSULTANT

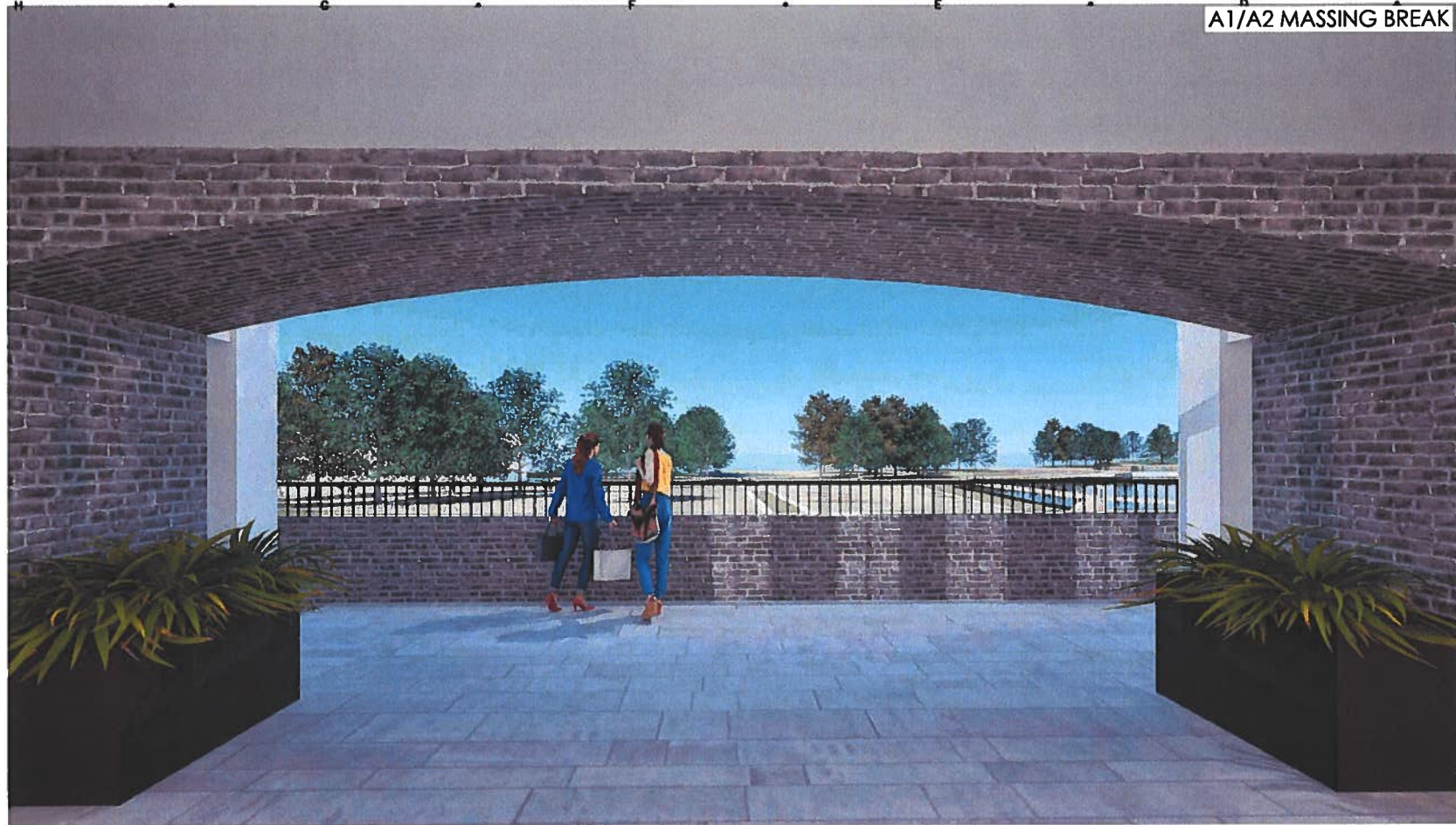
RENDERINGS

SHEET TITLE

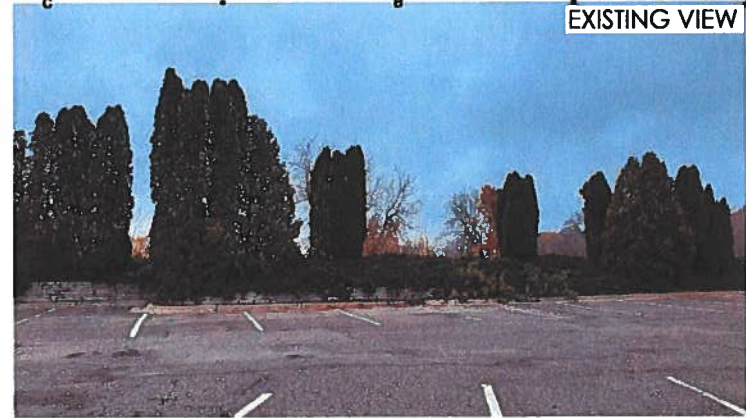
21-803

PROJECT NUMBER

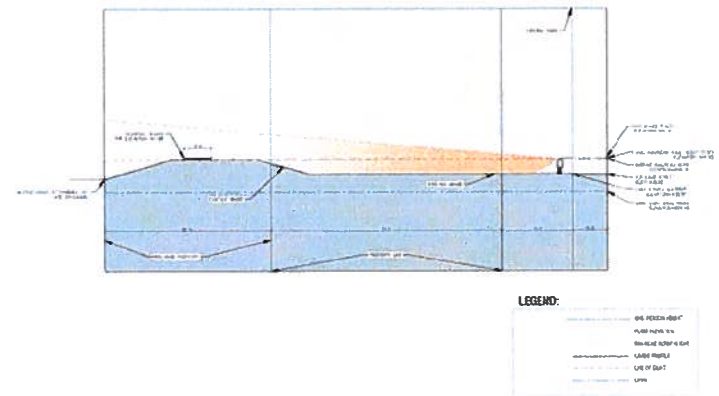
A1/A2 MASSING BREAK



EXISTING VIEW



CORE A1/A2 EXISTING CROSS SECTION INSET



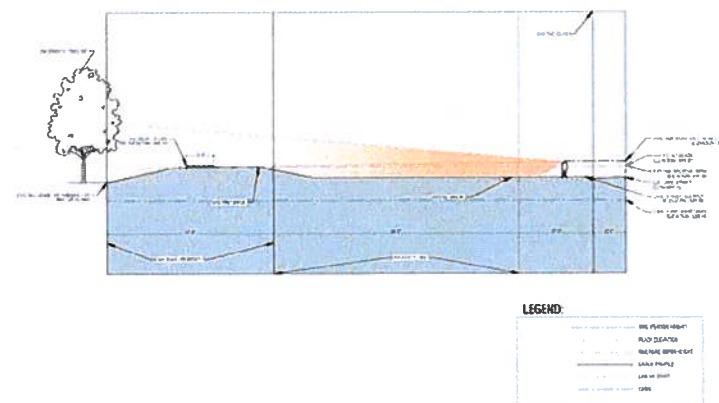
A2/A3 MASSING BREAK



EXISTING VIEW



CORE A2/A3 EXISTING CROSS SECTION INSET



SPRINT SIZE - 24x36
© Copyright 2014 Hobbs+Black Architects, Inc.
ALL RIGHTS RESERVED

DESIGN REVIEW / PUD
SUBMITTAL

DATE ISSUED

DRAWN BY

CHECKED BY

HOBBS + BLACK
ARCHITECTS

100 N. 3rd St.
Anchorage, AK 99501
P: 907.562.1189
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN

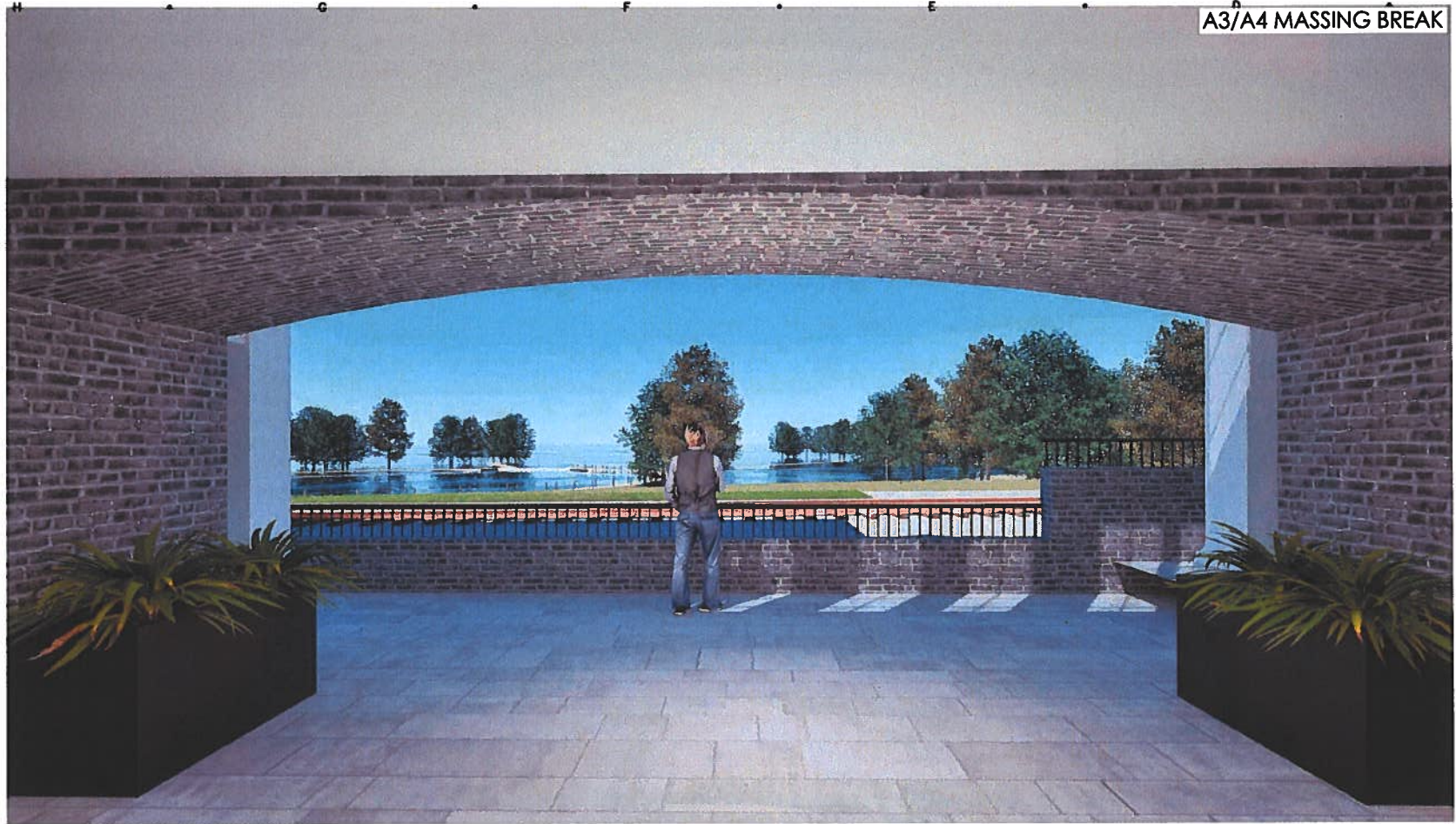
LAKE WEST
DEVELOPMENT, LLC

PROJECT

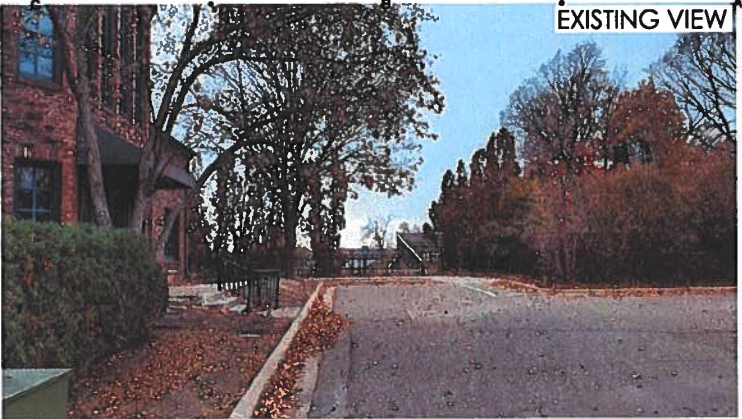
CONSULTANT

RENDERINGS
SHEET TITLE

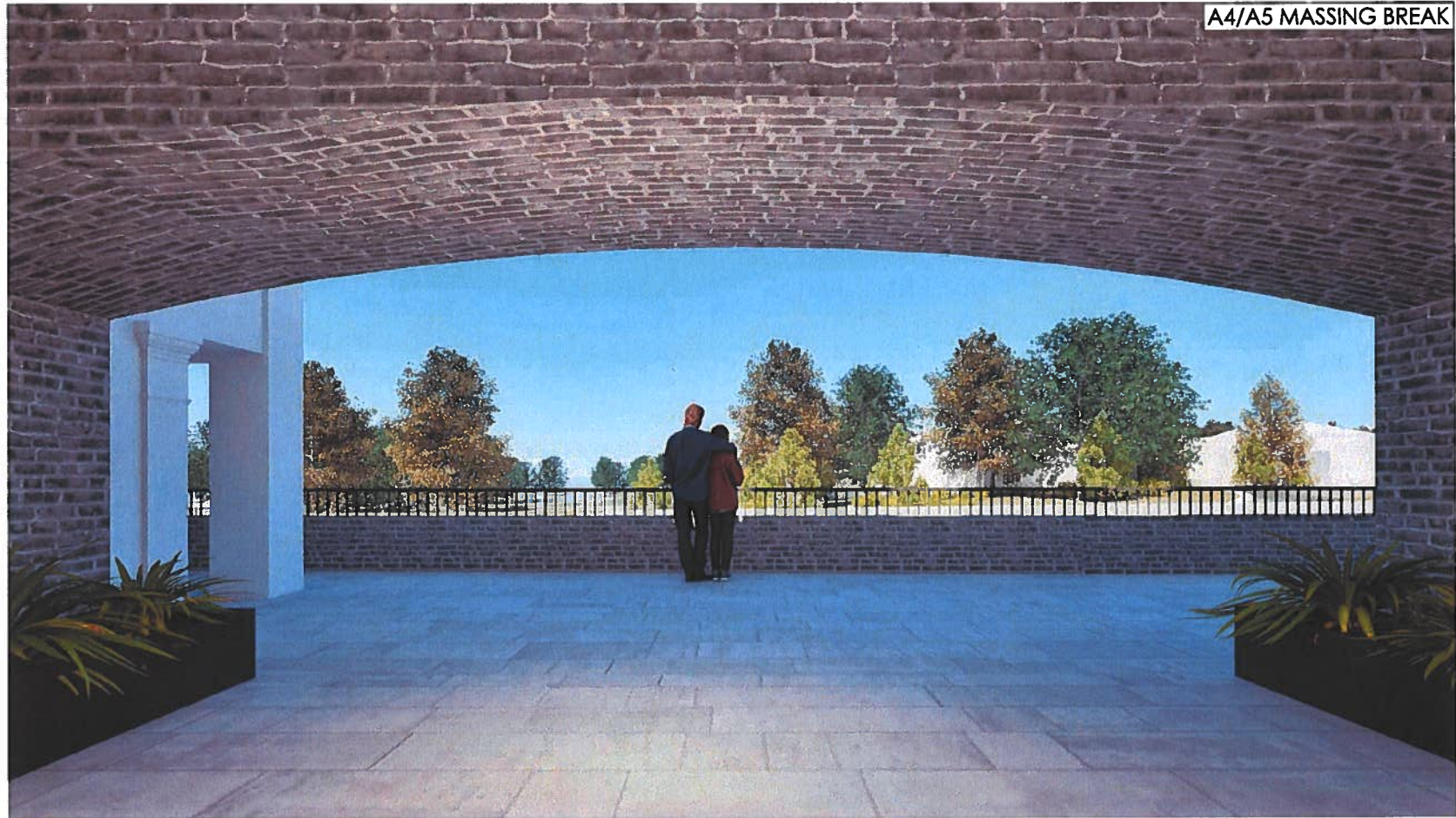
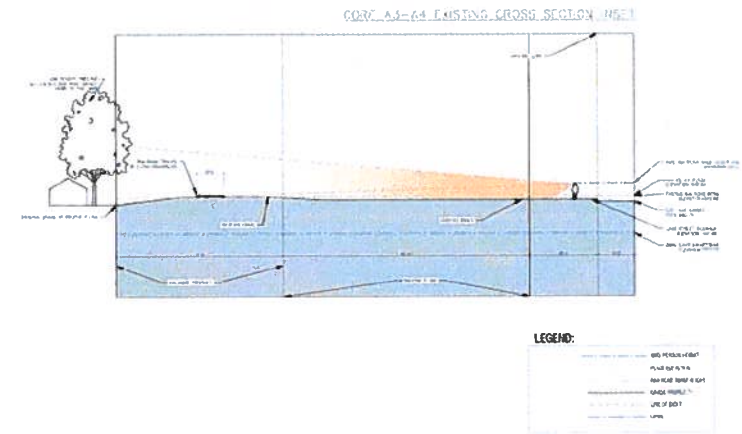
21-803
PROJECT NUMBER



A3/A4 MASSING BREAK



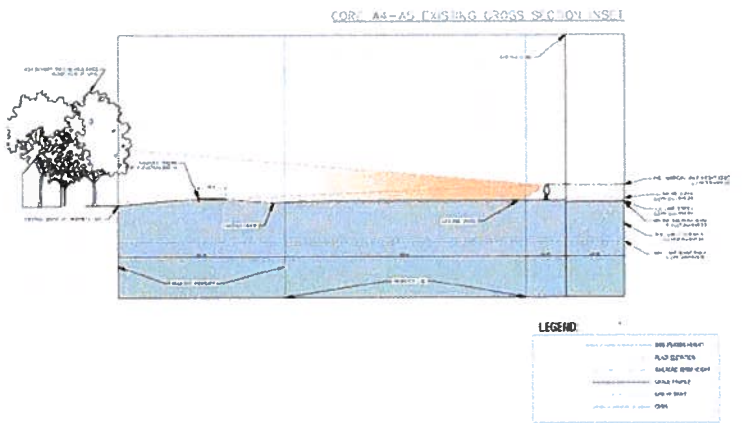
EXISTING VIEW



A4/A5 MASSING BREAK



EXISTING VIEW



SHEET SIZE - 24x36
© Copyright 2014 Hobbs+Black Architects, Inc.
ALL RIGHTS RESERVED

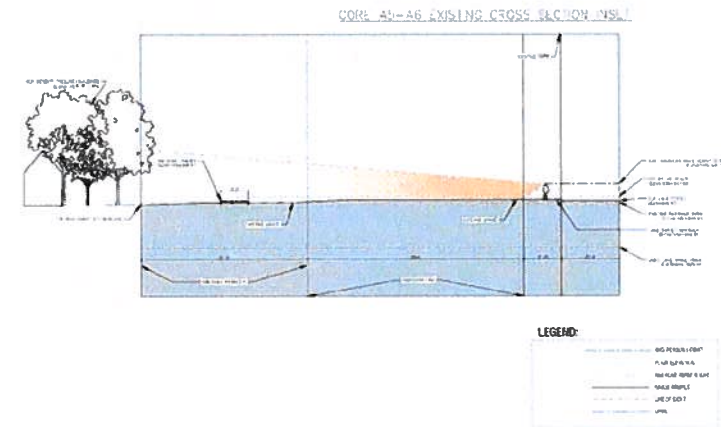
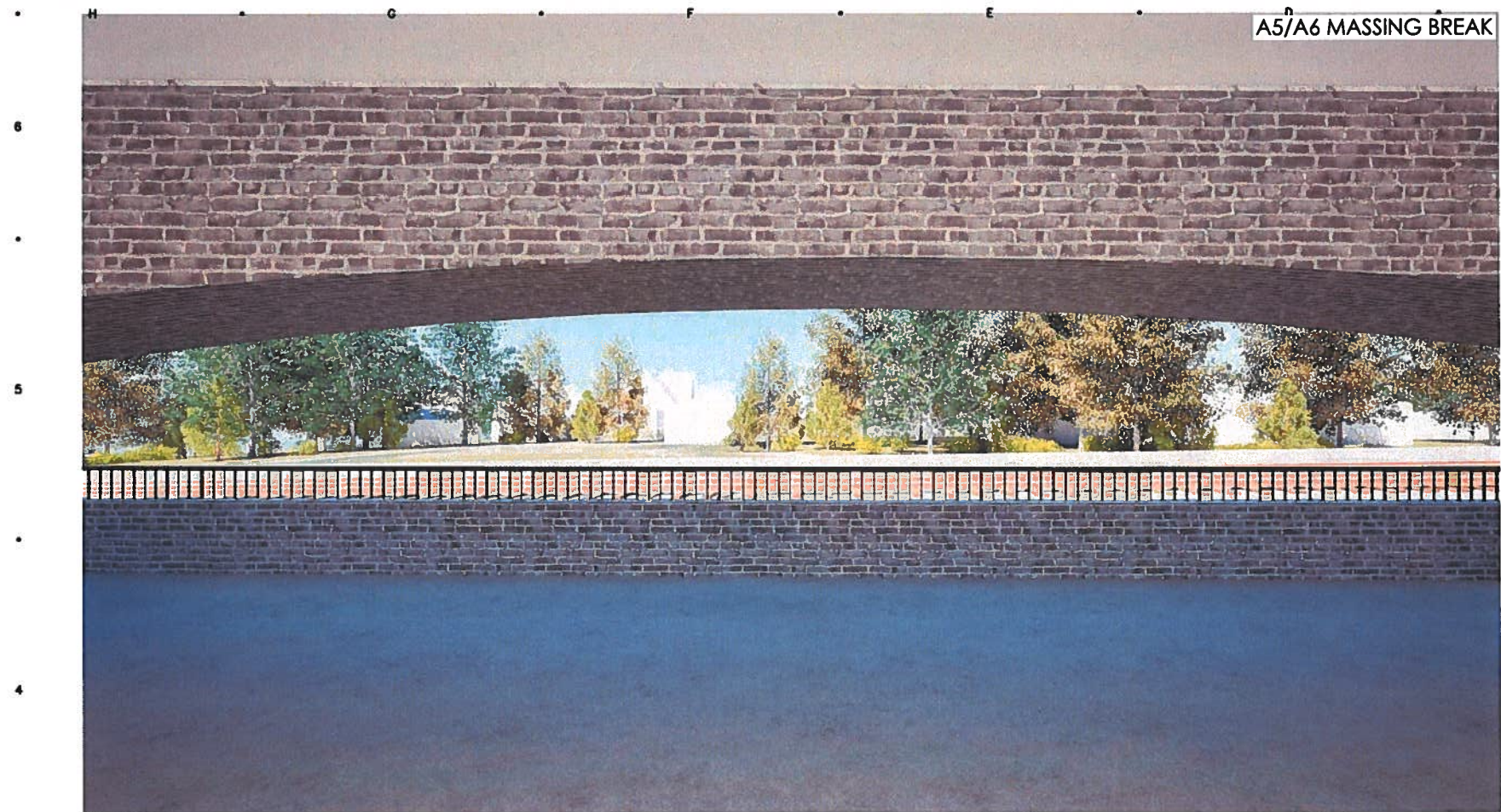
DESIGN REVIEW / PLO
SUBMITTAL
DATE ISSUED
DRAWN BY
CHECKED BY

HOBBS + BLACK
ARCHITECTS
100 N. State St.
Ann Arbor, MI 48104
P: 734.663.1189
www.hobbs-black.com

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

CONSULTANT

RENDERINGS
SHEET TITLE
21-803
PROJECT NUMBER



Sheet Size - 24x36
© Copyright 2016 Hobbes-Bloch Associates, Inc.
ALL RIGHTS RESERVED

DESIGN REVIEW / PUD
SUBMITTAL 01

DATE IS: _____

DRAWN

HOBBS + BLACK
ARCHITECTS

100 N. State St.
Ann Arbor, MI 48104
P.734.653.4199

LAKE WEST
200 LAKE STE
WAYZATA, MN

PRO.

CONSUL

RENDERING

SHEET

21-803

PROJECT NUMBER _____

A-216
Page 137Page 17
DIFF NIT

CHECKED BY _____

100 N. State St.
Ann Arbor, MI 48104
P.734.663.4189
www.hobbs-black.com



LAKE WEST
DEVELOPMENT, LLC

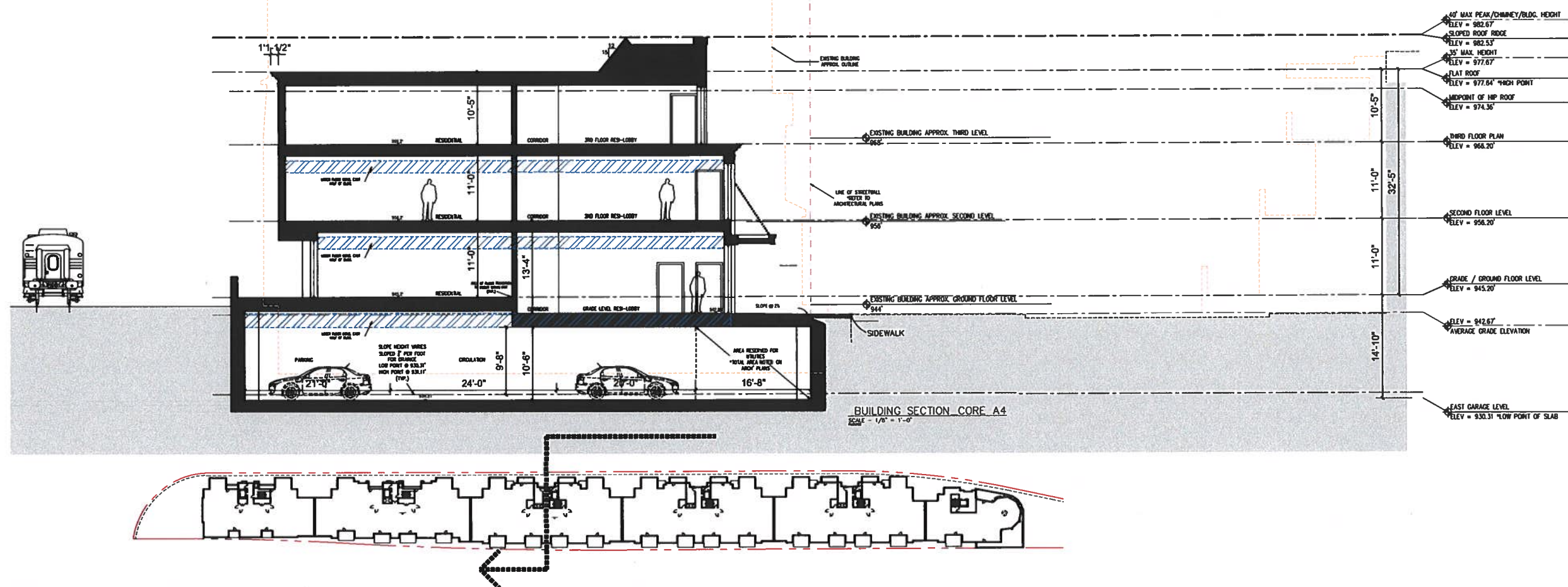
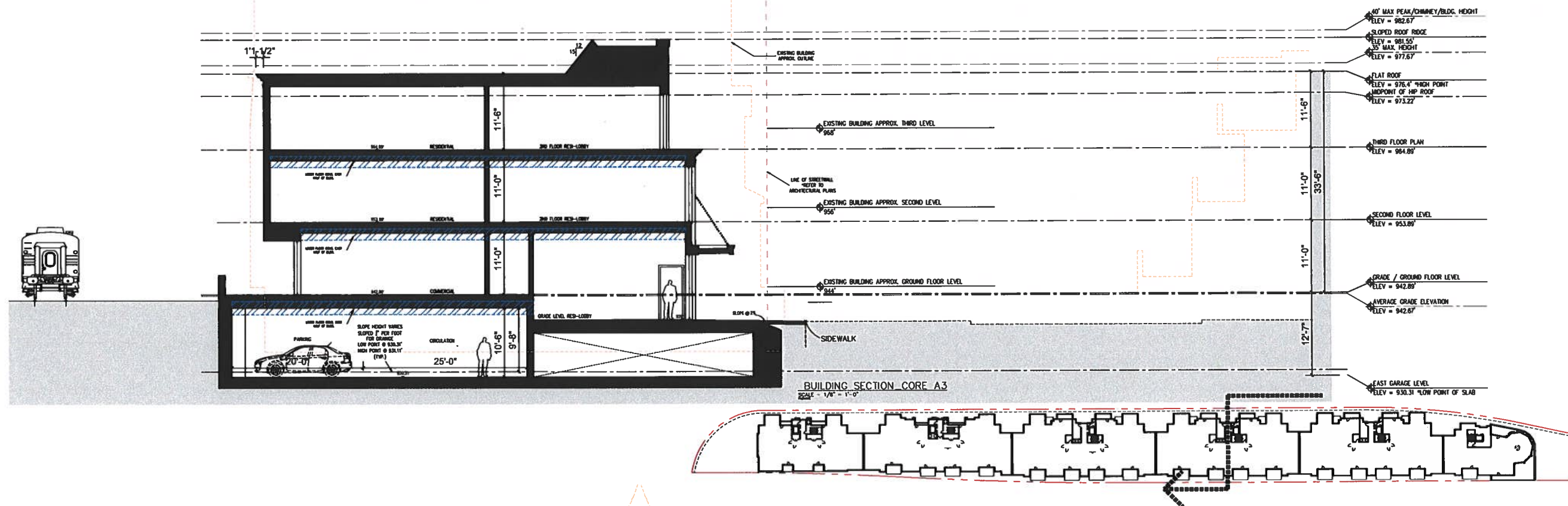
CONSULTANT

SHEET TITLE

PROJECT NUMBER

Page 128 of 166





Drawing: P:\2021\210303\dwgs\SD\January 2025\3_story\2025-01-01_BUILDING PLANS_1.dwg
Date: Jan 03, 2025, 5:49pm Layout: A-3 10 B52 Plotted by: dnm

HOBBS + BLACK
ARCHITECTS

100 N. State St.
Ann Arbor, MI 48104
P.734.663.4189
www.hobbs-black.com

200 LAKE ST E
WAYZATA, MN

LAKE WEST
DEVELOPMENT, LLC

PROJECT

PROJEC

CONSULTANT

BUILDING
SECTIONS

SHEET TITLE

21-803

PROJECT NUMB

A-310

Page 129 of 166

Drawing: F:\2025\121 6030\dwg\50\January 2025\3 story\2025-01-01_BUILDING PLANS.dwg
Date: Jan 03, 2025, 5:45pm
Layout: A320 B53
Plotted by: dmm



Sheet Size - 24x36
© Copyright 2014 Hobbs+Black Architects, Inc.
ALL RIGHTS RESERVED

DESIGN REVIEW / PUD SUBMITTAL 1/01/2024
DESIGN REVIEW / PUD SUBMITTAL 1/30/2024
DESIGN REVIEW / PUD SUBMITTAL 1/30/2025
DATE ISSUED
DRAWN BY
CHECKED BY

HOBBS + BLACK
ARCHITECTS
100 N. State St.
Ann Arbor, MI 48104
P: 734.463.1187
www.hobbs-black.com

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

PROJECT
CONSULTANT
BUILDING SECTIONS
SHEET TITLE
21-803
PROJECT NUMBER
A-320
Page 130 of 166

Rev. 021624

WM21Q DuraLED Nautilus LED Post Top



Project Name:		Fixture Type:
Complete Catalog #:		Date:
Comments:		

The DuraGuard WM21Q Nautilus Architectural Decorative Post Top is available in Type I, II, III, IV or V distributions designed to replace HID lighting systems up to 400w MH or HPS. The fixture mounts to a pole top tenon. Typical area lighting applications include parking areas, walkways, and street lighting applications. Mounting heights of 12 to 30 feet can be used based on light level and uniformity requirements.

SPECIFICATIONS AND FEATURES:

HOUSING:

Die Cast Aluminum Housing, Integral Heat Sinking, Photocell Adaptable.

LISTING & RATINGS:

ETL: Listed for Wet Locations, ANSI/UL 1598, 8750
IP66 Sealed LED Compartment.

FINISH:

Black Powdercoat Finish Over a Chromate Conversion Coating. Custom Colors Available Upon Request.

LENS:

Clear UV-Stabilized Polycarbonate Vandal-Resistant Array Lens with Integral Optics or SoftLED LumaLens Optal UV-Stabilized Polycarbonate Vandal-Resistant Lens. Gasketed to Seal LED Array.

MOUNTING:

Post Top Accommodates "P3" 2 1/4" O.D. x 3" Tenon, Wall Mount Includes Cast Aluminum Arm (Wall Attachment Hardware NOT Included, Must be Selected and Provided by Contractor), and Pendant Mount Includes 15" Swivel Stem for Mounting on Flat or Sloped Ceilings.

DURALED LED:

Aluminum Boards

WATTAGE:

37w Array, 37w, System: 41w, (70-150w HID Equivalent)
65w Array, 65.3w, System: 72w, (150-250w HID Equivalent)
100w Array, 100w, System: 111w, (150-250w HID Equivalent)
140w Array, 139.9w, System: 156w, (250-400w HID Equivalent)

DRIVER:

Electronic Driver, 120-277V, 50/60Hz or 347-480V, 50/60Hz; Less Than 20% THD and PF>0.90. Standard Internal Surge Protection 6KV. 0-10V Dimming Standard for a Dimming Range of 100% to 10%; Dimming Source Current is 150 Microamps.

CONTROLS:

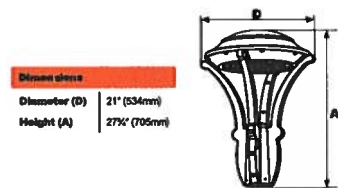
Fixtures Ordered with Factory-Installed Photocell or Motion Sensor Controls are Internally Wired for Switching and/or 1-10V Dimming Within the Housing. Remote Direct Wired Interface of 1-10V Dimming is Not Implied and May Not Be Available. Please Consult Factory. Fixtures are Tested with DuraGuard Controls and May Not Function Properly With Controls Supplied by Others. Fixtures are NOT Designed for Use with Line Voltage Dimmers.

WARRANTY:

5-Year Warranty for -40°C to +50°C Environment.

See Page 4 for Projected Lumen Maintenance Table.

L70
25°C
327,000
Hours



Dimension
Diameter (D) 21" (534mm)
Height (A) 27 1/2" (705mm)

Specifications subject to change without notice.



12802 Commodity Place • Tampa, FL 33626 • www.duraguard.com • Toll Free: (800) 736-7991

Rev. 091624

WM21Q DuraLED Nautilus LED Post Top



Complete Units Ordering Information
Example: WM21QC1X100U4KCB7

WM21Q DuraLED Nautilus LED Post Top

Model	Optics	Wattage	Driver	CCT	Lens	Color	Options
	A=Type I B=Type II C=Type III D=Type IV F=Type V	1X37=37w 1X65=65w 1X100=100w 1X140=140w	U=120-277V H=347-480V	3K=3000K 4K=4000K 5K=5000K		B=Black C=Custom (Consult Factory)	
				*37 and 65w Only			

WM21Q=DuraLED Nautilus Post Top
WMWS21Q=DuraLED Wall Mount Nautilus
WMP21Q=DuraLED Pendant Mount Nautilus

C=Clear UV-Stabilized Polycarbonate Array Lens
L=SoftLED LumaLens Optal UV-Stabilized Polycarbonate Lens
*Type V Models Only

P2AB=PSRTN Tenon Adaptor, Black
P2AC=PSRTN Tenon Adaptor, Custom Color (Consult Factory)
SF=Single Fuse*
DF=Double Fuse*
SP=Surge Protection
R3=3-Pin Twist Lock Photocell Receptacle
R5=5-Pin Twist Lock Photocell Receptacle
R7=7-Pin ANSI C136.41—2013 Twist Lock Photocell Receptacle
SS=Microwave Sensor with Dimming for Mounting Heights of 8' to 26' *
BU=Battery Backup, 90 Minutes (Up to 65w Max)
BUC=Cold Start Battery Backup, -20°C, 90 Minutes (Up to 65w Max)
*120-277V Models Only.

Rev. 021624

WMB12Q DuraLED Small Nautilus Bollard



Project Name:		Fixture Type:
Complete Catalog #:		Date:
Comments:		

The DuraGuard WMB12Q DuraLED Small Nautilus Bollard with Sealed UV-stabilized clear polycarbonate optical lens are designed to replace HID lighting systems up to 70w MH or HPS. These fixtures are ideal for retail centers, industrial parks, schools and universities, public transit and airports, office buildings and medical facilities.

SPECIFICATIONS AND FEATURES:

HOUSING:

Extruded and Die Cast with Flush Mounting Base & Vandal-Resistant Screws, Internal Driver Tray for Easy Maintenance.

LISTING & RATINGS:

ETL: Listed for Wet Locations, ANSI/UL 1598, 8750
IP66 Sealed LED Compartment.

FINISH:

Textured Architectural Black Powdercoat Finish Over a Chromate Conversion Coating. Custom Colors Available Upon Request.

LENS:

Full Cutoff IP66 Sealed UV-Stabilized Clear Polycarbonate Optical Vandal-Resistant Lens.

MOUNTING OPTIONS:

Mounting Kit with 8" Zinc-Plated Anchor Bolts, Included.

DURALED LED:

Aluminum Boards with Conformal Coating

WATTAGE:

Array: 10w, System: 10.3w (up to 35w HID equivalent)
Array: 19w, System: 20.5w (up to 50w HID equivalent)
Array: 28w, System: 30.8w (up to 70w HID equivalent)

DRIVER:

Electronic Driver, 120-277V, 50/60Hz; Less Than 20% THD and PF>0.90. Standard Internal Surge Protection 2kV. 0-10V Dimming Standard for a Dimming Range of 100% to 10%; Dimming Source Current is 150 Microamps.

CONTROLS:

Fixtures are Internally Wired for Switching and/or 1-10V Dimming Within the Housing. Remote Direct Wired Interface of 1-10V Dimming is Not Implied and May Not Be Available, Please Consult Factory. Fixtures are Tested with DuraGuard Controls and May Not Function Properly With Controls Supplied by Others. Fixtures are NOT Designed for Use with Line Voltage Dimmers.

WARRANTY:

5-Year Warranty for -20°C to +40°C Environment.

See Page 4 for Projected Lumen Maintenance Table.

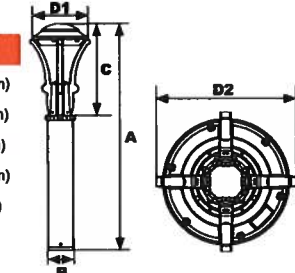
L70
25°C
187,000
Hours



WMB12Q with Clear Polycarbonate Optical Lens

Dimensions

Diameter 1 (D1)	10 1/2" (264mm)
Diameter 2 (D2)	11 1/2" (294mm)
Height 1 (A)	43" (1093mm)
Height 2 (C)	17 3/4" (441mm)
Base (B)	4 1/4" (120mm)



DuraLED TECHNOLOGY

Complete Units Ordering Information
Example: WMB12QF1X28U5KCBSF

WMB12Q DuraLED Small Nautilus Bollard

WMB12Q		U		C			
Model	Optic	Wattage	Driver	CCT	Lens	Color	Options
WMB12Q=DuraLED Small Nautilus Bollard	B=Type II C=Type III D=Type IV F=Type V	1X10=10w 1X19=19w 1X28=28w	U=120-277V	3K=3000K 4K=4000K 5K=5000K		B=Black C=Custom (Consult Factory)	
C=Clear UV-Stabilized Polycarbonate Vandal-Resistant Optical Lens							

SF=Single Fuse*
DF=Double Fuse*
SP=Surge Protection
GF1=GFCI Outlet, 15A, 120V
SS=Microwave Sensor with Dimming & Remote Programming*
(See P17125 Spec Page for Details.)
BU=Battery Backup, 90 Minutes*
BUC=Cold Start Battery Backup, -20°C, 90 Minutes*
*120-277V Models Only.



12802 Commodity Place • Tampa, FL 33626 • www.duraguard.com • Toll Free: (800) 736-7991

Specifications subject to change without notice.



December 2nd, 2024

To: Eric Zweber, Planning Consultant for City of Wayzata

From: Vernon Swing, PE

Re: Traffic and Parking Analysis Memorandum – Proposed 200 Lake St E Mixed Use, Wayzata, MN

Executive Summary

Traffic and parking analyses have been conducted for a 3-Story Mixed-use Redevelopment at 200 Lake Street E in Wayzata, Hennepin County, MN. The study documents the existing conditions, the anticipated site-generated traffic and its distribution, reviews the traffic operations at the site access and adjacent intersections for the year 2026, and reviews the parking demand for the project. Detailed study information can be found in subsequent sections of this memo.

The following provides a summary of the study, traffic operations, parking analysis and recommendations:

- Traffic operations were analyzed for year 2026 conditions without (No-Build) and with (Build) the proposed project for weekday AM and PM peak hour conditions.
 - The proposed project is estimated to generate 39 new trips (22 entering and 17 exiting) during the morning traffic peak hour, 50 new trips (20 entering and 30 exiting) during the evening traffic peak hour and 372 new daily trips. Results of the traffic analysis indicate acceptable operations with minimal vehicle delay and minimal vehicle queuing at adjacent intersections and the site access.
 - It is recommended that the site access driveway has enhanced signage warning vehicles of pedestrian and bicycle crossing on the south side of Lake St E.
 - 162 parking spaces are proposed with the redevelopment and will provide adequate on-site parking per ITE's Parking Generation Manual and Wayzata Zoning Code. Furthermore, based on parking time of day estimates there will likely be a surplus range of 48 - 95 spaces available in the ramp that could be used as additional public parking to serve the surrounding businesses.
-

Per your request, S² Traffic Solutions, LLC has conducted a traffic and parking analysis for the proposed redevelopment of the former 2.27-acre TCF Bank headquarters site as a 3-story mixed use residential building with 50 residential units, 13,262 sq ft of office space, and 5,225 sq ft of additional retail space. The site will also include 162 vehicle parking spaces and 48 bicycle parking spaces. The development referred to hereafter as the Proposed Project is located at 200 Lake Street E in Wayzata, Hennepin County, MN, on the south side of Lake St E between Ferndale Rd S and Barry Ave S. Access to the site will be available via two driveways along Lake St E, the west access is near Ferndale Ave S which will serve the surface lot, and the east access is near Grove Ln E which will handle trucks and the internal parking spaces. (See Figures 1 and 2 for the Vicinity Map and Site Plans, respectively). It is noted that the location of the east access is at the existing eastern driveway to the site and the west access is located at the existing west access to the site, and the middle access that was previously used by TCF Bank has been eliminated.

This memorandum documents the existing conditions, the anticipated site-generated traffic and its distribution, and reviews the traffic operations at the following intersections for the year after completion of the development, 2026:

- Lake St E & Minnetonka Ave S
- Lake St E & Grove Ln E/Barry Ave S
- Lake St E & Edgewood Ct
- Lake St E & Ferndale Ave S
- Barry Ave & Wayzata Blvd E
- Site Access Driveway (to the parking garage)

Additionally, this memo addresses the anticipated parking demand for the Proposed Project.

Existing Conditions

The existing conditions of the roadways and intersection providing direct access to the Proposed Project were gathered during a site visit conducted in July of 2024 and are noted in **Table 1**. Additionally, **Figure 3** shows the existing lane geometry and traffic control at the study intersections.

Table 1. Study Roadway Characteristics

Roadway	Functional Class	Typical Section	Posted Speed	AADT
Lake St E (CSAH 15)	Major Collector	3-Lane Undivided Urban	30 mph	6,200
Grove Ln E/Barry Ave	Minor Collector	2-Lane Undivided Urban	30 mph	1,250
Minnetonka Ave S	Local Road	2-Lane Undivided Urban	20 mph	1,000
Edgewood Ct	Local Road	2-Lane Undivided Urban	20 mph	120
Wayzata Blvd E	A Minor Reliever	3-Lane Undivided Urban	35mph	6,745
Ferndale Ave S	Major Collector	2-Lane Undivided Urban	30 mph	3,900

* Turn lanes are provided at major intersections and operations are similar to a three-lane roadway.

-AADT Sources: MnDOT's Traffic Mapping Application, Wayzata's Comprehensive Plan, or interpolated from existing PM peak hour traffic counts

Existing Traffic Volumes

AM and PM peak hour turning movement counts were obtained at all study area intersections. Turning movement counts from August, 2021 were used for the following intersections:

- Lake St E & Barry Ave S
- Lake St E & Minnetonka Ave S
- Wayzata Blvd & Barry Ave S

Turning movement counts for the following intersections were conducted on Wednesday, March 23rd, 2022:

- Lake St E & Ferndale Rd S
- Lake St E & Edgewood Ct

The AM peak traffic hour was found to occur from 8:00 - 9:00 AM and the PM peak traffic hour was found to occur from 4:30 - 5:30 PM. **Figure 4**, Existing Traffic Volumes, illustrates the existing turning movement traffic volumes as well as available ADT counts.

Future Conditions

To quantify the impacts of a development on the surrounding roadway system, it is necessary to first analyze traffic conditions that would be present without the inclusion of the proposed project. The anticipated construction completion date for the Proposed Project is 2025, thus year 2026 was selected for analysis to compare traffic conditions after initial traffic patterns to and from the Proposed Project have become established. To determine the future 2026 traffic conditions a two-step approach was taken.

First, a review of 2040 traffic forecasts in *Wayzata's 2040 Comprehensive Plan*¹ was completed to determine annual traffic growth rates on the study area roadways. The review indicates the following (interpolated from 2018 and 2040 AADT):

- 1.5% annual growth rate on Lake St E
- 3.0% annual growth rate on Wayzata Blvd E
- 0.5% annual growth rate on Ferndale Rd S

Second, estimated site-generated traffic from nearby potential developments (not including the Proposed Project) was considered. Conversations with the City of Wayzata indicated that traffic from the proposed 201 Lake St E Development, a mixed-use development, should be included in the 2026 No-Build Volumes. Traffic from other nearby developments were discussed with the City and it was determined the related traffic would be included in the annual growth rates noted above.

Figure 5 illustrates the 2026 No-Build traffic volumes with these growth rates applied to the existing volumes and with site-generated traffic from the proposed 201 Lake St E development.

Trip Generation and Distribution

The redevelopment of the TCF Bank site will include a 3-story building with 50 residential units, 13,262 sq ft of office space, and 5,225 sq ft of additional retail space. The volume of vehicle trips generated by the Proposed Project has been estimated for the weekday AM and PM peak hours and on a daily basis using the data methodology described in the *Trip Generation Manual*². Table 2 summarizes the trip generation estimate for the Proposed Project.

¹ *Wayzata's 2040 Comprehensive Plan*, May 2020, [Link](#)

² *Trip Generation Manual*, Institute of Transportation Engineers (ITE), 11th Edition

Table 2 - Trip Generation Proposed Project

Land Use	Land Use Code	Size	Trips Generated:				
			AM Peak		PM Peak		Weekday ADT
			Enter	Exit	Enter	Exit	
Mid-Rise Apartment/Suburban	221	50 units	4	15	12	8	227
Hardware/Paint Store	816	5,225 s.f.	3	2	7	9	42
General Office Building	710	13,262 s.f.	18	2	3	16	144
Totals - Gross			25	19	22	33	413
			44		55		
Shared Trips ¹			3	2	2	3	41
			5		5		
Totals - Net*			22	17	20	30	372
			39		50		

¹ Shared trips were estimated using the Trip Generation Handbook and a 10% reduction was used.

* New trips after shared trip reductions.

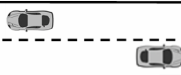
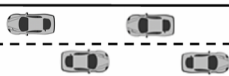
As shown in Table 2, the Proposed Project will generate 39 new trips (22 entering and 17 exiting) during the morning traffic peak hour, 50 new trips (20 entering and 30 exiting) during the evening traffic peak hour and 372 new daily trips. Shared trips were considered in the trip generation estimates and account for the complimentary nature between the land uses of the Proposed Project (i.e., an apartment resident working at the office or visiting the retail use).

The trips have been assigned to the surrounding roadways according to the existing and anticipated traffic patterns. Figure 6 illustrates the trip assignment, and Figure 7 illustrates the 2026 Build conditions, which reflects the combination of the 2026 No-Build traffic on Figure 5 with the trip assignment on Figure 6.

Traffic Operations

The operating conditions of transportation facilities, such as roadways, traffic signals, roundabouts and stop-controlled intersections, are evaluated based on the relationship of the theoretical capacity of a facility to the actual traffic volume on that facility. Various factors affect capacity including travel speed, roadway geometry, grade, number of travel lanes, and intersection control. The current standards for evaluating capacity and operating conditions are contained in the **Highway Capacity Manual**³. The procedures describe operating conditions in terms of driver delay represented as a Level of Service (LOS). Operations are given letter designations with "A" representing the best operating conditions and "F" representing the worst. Generally, LOS "D" represents the threshold for acceptable overall intersection operating conditions during a peak hour. The Chart on the following page summarizes LOS and delay criteria for signalized and unsignalized intersections.

³ **Highway Capacity Manual (HCM)**, Transportation Research Board, 7th Edition

Level of Service		Description	Delay (sec)	
			Signalized	Unsignalized/ Roundabout
A		Primarily free-flow operation.	0-10	0-10
B		Reasonably unimpeded operation.	>10-20	>10-15
C		Stable operation. The ability to maneuver is more restricted than LOS B.	>20-35	>15-25
D		Less stable operation. Small increases in flow may cause large increases in delay and reduced speeds.	>35-55	>25-35
E		Unstable operation. Low speeds and considerable delay.	>55-80	>35-50
F		Congested operation. High delay and extensive queuing.	>80	>50

For side street stop-controlled intersections special emphasis is given to providing an estimate for the level of service of the minor approaches. Traffic operations at an unsignalized intersection with side street stop-control can be described two ways. First, consideration is given to the overall intersection level of service. This takes into account the total number of vehicles entering the intersection and the capability of the intersection to support these volumes. Second, it is important to consider the delay on the minor approaches, since the mainline does not have to stop. It is common for intersections with higher mainline traffic volumes to experience increased levels of delay and poor level of service on the side streets.

A final fundamental component of operational analyses is a study of vehicular queuing, or the line of vehicles waiting to pass through an intersection. An intersection can operate with an acceptable Level of Service, but if queues from the intersection extend back to block entrances to turn lanes or accesses to adjacent land uses, unsafe operating conditions could result. In this report, the Industry Design Standard 95th percentile queue length is used. The 95th Percentile Queue Length refers to that length of vehicle queue that has only a five-percent probability of occurring during an analysis hour.

This study has utilized the industry current Synchro/SimTraffic software package (12th Edition) to analyze the 2026 No-Build and Build conditions for both the AM and PM peak hours. It is noted, the reported results are from the aggregate of 10 SimTraffic simulations which use a random number generator to seed the network with vehicles. These results reflect dynamic conditions and are more accurate than the results of the static analysis reported by Synchro. Due to the random number generator, results can sometimes show slightly better operations on minor movements under higher traffic conditions when the intersections are operating well. This can be seen when delays and queues noted in the Build Scenario are slightly less than the No-Build Scenarios.

Analysis Results

Table 3 summarizes the results of the operational analysis for the 2026 No-Build conditions. Note the 2026 No-Build operations reflect the additional traffic associated with the annual growth rate and the 201 Lake St E development applied to existing traffic volumes.

Table 3 – 2026 No-Build

Intersection	Measure of Effectiveness (Delay in Sec and Queue in Ft)				
	Criteria	AM Peak Hour		PM Peak Hour	
Lake St E & Ferndale Rd S (All-Way Stop-Controlled)	Overall LOS & Delay	A	4.4	A	4.8
	Worst Movement LOS & Delay	A	6.6 (NBT)	A	7.0 (NBT)
	95th Percentile Queue	SBTR - 54'		WBL - 63'	
Lake St E & Surface Lot (Side-Street Stop-Controlled)	Overall LOS & Delay				
	Worst Movement LOS & Delay	N/A		N/A	
	95th Percentile Queue				
Lake St E & Edgewood Ct (Side-Street Stop-Controlled)	Overall LOS & Delay	A	0.3	A	0.3
	Worst Movement LOS & Delay	A	5.5 (SBL)	A	7.8 (SBL)
	95th Percentile Queue	SBLR - 26'		SBLR - 34'	
Lake St E & Parking Garage Access (Side-Street Stop-Controlled)	Overall LOS & Delay				
	Worst Movement LOS & Delay	N/A		N/A	
	95th Percentile Queue				
Lake St E & Barry Ave S (All-Way Stop-Controlled)	Overall LOS & Delay	A	5.4	A	6.2
	Worst Movement LOS & Delay	A	6.6 (WBT)	A	7.4 (WBT)
	95th Percentile Queue	WBTR - 60'		WBTR - 76'	
Lake St E & Minnetonka Ave S (Side-Street Stop-Controlled)	Overall LOS & Delay	A	1.7	A	1.9
	Worst Movement LOS & Delay	A	5.1 (SBL)	A	7.0 (SBL)
	95th Percentile Queue	SBLR - 52'		SBLR - 58'	
Wayzata Blvd & Barry Ave S (Side-Street Stop-Controlled)	Overall LOS & Delay	A	1.3	A	1.5
	Worst Movement LOS & Delay	B	11.9 (SBL)	B	13.0 (NBL)
	95th Percentile Queue	WBL - 36'		NBLT - 37'	

The results shown in Table 3 indicate that the overall operations at all study area intersections are forecast to function at acceptable LOS A, and all approaches and movements are forecast to function at acceptable LOS B or better in the 2026 No-Build scenario.

Table 4 summarizes the results of the operational analyses for the 2026 Build conditions. Again, the 2026 Build operations reflect the additional traffic associated with the annual growth rate and the 201 Lake St E development applied to existing traffic volumes with the addition of the net new traffic forecast for the Proposed Project.

Table 4 – 2026 Build

Intersection	Measure of Effectiveness (Delay in Sec and Queue in Ft)				
	Criteria	AM Peak Hour		PM Peak Hour	
Lake St E & Ferndale Rd S (All-Way Stop-Controlled)	Overall LOS & Delay	A	4.5	A	4.8
	Worst Movement LOS & Delay	A	6.7 (EBT)	A	6.9 (NBT)
	95th Percentile Queue	NBR - 55'		WBL - 67'	
Lake St E & Surface Lot (Side-Street Stop-Controlled)	Overall LOS & Delay	A	0.7	A	0.6
	Worst Movement LOS & Delay	A	6.0 (NBL)	A	6.0 (NBL)
	95th Percentile Queue	NBLR - 41'		NBLR - 34'	
Lake St E & Edgewood Ct (Side-Street Stop-Controlled)	Overall LOS & Delay	A	0.4	A	0.3
	Worst Movement LOS & Delay	A	5.6 (SBL)	A	7.2 (SBL)
	95th Percentile Queue	SBLR - 28'		SBLR - 34'	
Lake St E & Parking Garage Access (Side-Street Stop-Controlled)	Overall LOS & Delay	A	1.8	A	1.7
	Worst Movement LOS & Delay	A	6.2 (NBL)	A	7.7 (NBL)
	95th Percentile Queue	NBLR - 56'		NBLR - 54'	
Lake St E & Barry Ave S (All-Way Stop-Controlled)	Overall LOS & Delay	A	5.5	A	6.4
	Worst Movement LOS & Delay	A	6.9 (WBT)	A	7.6 (WBT)
	95th Percentile Queue	WBTR - 65'		WBTR - 77'	
Lake St E & Minnetonka Ave S (Side-Street Stop-Controlled)	Overall LOS & Delay	A	1.7	A	2
	Worst Movement LOS & Delay	A	5.7 (SBL)	A	7.0 (SBL)
	95th Percentile Queue	SBLR - 51'		SBLR - 62'	
Wayzata Blvd & Barry Ave S (Side-Street Stop-Controlled)	Overall LOS & Delay	A	1.5	A	1.6
	Worst Movement LOS & Delay	B	11.4 (NBL)	B	14.3 (NBL)
	95th Percentile Queue	WBL - 43'		NBLT - 43'	

The results shown in Table 4 indicate the 2026 Build operations of the study area intersections are at the same acceptable LOS A or better for overall operations and LOS B or better for individual travel lane operations, with manageable vehicle queuing. The addition of site-generated traffic slightly increases delay and queuing but not above unacceptable levels as the existing roadway network has available capacity.

It is important to note that the redevelopment of the site will result in the elimination of an access driveway that currently cross the regional bicycle trail as well as the pedestrian path that runs along the south side of Lake St E. This will result in a safer environment for these alternative transportation modes. Further, it is suggested that enhanced signing be considered to remind drivers of the regional trail crossing.

Parking Analysis

The Proposed Project provides 162 vehicle parking spaces. A parking demand review was conducted to determine if these 162 spaces are sufficient for the planned uses. The parking demand for the Proposed Project was calculated using two sources, **City of Wayzata's Zoning Code**⁴ and **ITE's Parking Generation Manual**⁵, and is shown on Table 5. These numbers represent the raw peak demand for each use and do not include a time-of-day shared demand distribution.

Table 5 – Peak Parking Demand

Land Use	Size	ITE Parking Generation			City Code	
		Land Use Code	Rate	Demand	Rate	Demand
Mid-Rise Apartment/Suburban	50 units	221	1.23	62	2.00	100
Hardware/Paint Store	5,225 s.f.	816	1.05	5	0.003	16
General Office Building	13,262 s.f.	710	1.95	26	0.003	40
Total				93		156

To account for land use specific parking peaks occurring at different times of the day, a Time of Day (TOD) distribution has been completed. For example, on a typical weekday the parking for housing will peak overnight when most residents are home while the office use parking will peak in the middle of the weekday day when most employees are at work. Using hourly TOD distributions for each land use from the **Parking Generation Manual** and the **Zoning Code**, the proposed project estimated parking demand is shown in Tables 6 and 7, respectively.

Table 6 –Weekday Time of Day Parking Demand - Per ITE

Hour	Mid-Rise Apartment		General Office		Hardware/Paint Store		Total Demand
	Utilization	Demand	Utilization	Demand	Utilization	Demand	
12 AM	100%	62	0%	0	0%	0	62
1 AM	100%	62	0%	0	0%	0	62
2 AM	100%	62	0%	0	0%	0	62
3 AM	100%	62	0%	0	0%	0	62
4 AM	100%	62	0%	0	0%	0	62
5 AM	96%	60	0%	0	0%	0	60
6 AM	86%	54	0%	0	0%	0	54
7 AM	77%	48	13%	4	17%	1	53
8 AM	66%	41	47%	13	67%	4	58
9 AM	60%	38	87%	23	75%	4	65
10 AM	57%	36	99%	26	83%	5	67
11 AM	55%	35	100%	26	100%	5	66
12 PM	52%	33	86%	23	92%	5	61
1 PM	50%	31	84%	22	67%	4	57
2 PM	52%	33	93%	25	67%	4	62
3 PM	51%	32	93%	25	75%	4	61
4 PM	57%	36	85%	23	67%	4	63
5 PM	62%	39	57%	15	50%	3	57
6 PM	65%	41	21%	6	8%	1	48
7 PM	68%	43	0%	0	0%	0	43
8 PM	75%	47	0%	0	0%	0	47
9 PM	82%	51	0%	0	0%	0	51
10 PM	87%	54	0%	0	0%	0	54
11 PM	91%	57	0%	0	0%	0	57
Max		62		26		5	67

⁴ **City of Wayzata Zoning Code**, Part IX-Zoning, Chapter 920 – Off Street Loading and Parking.

⁵ **Parking Generation Manual**, Institute of Transportation Engineers (ITE), 6th Edition.

Table 7 –Weekday Time of Day Parking Demand - Per City Zoning Code

Hour	Mid-Rise Apartment		General Office		Retail		Total Demand
	Utilization	Demand	Utilization	Demand	Utilization	Demand	
12 AM to 7 AM	100%	100	5%	2	0%	0	102
7 AM to 6 PM	60%	60	100%	40	90%	14	114
6 PM to 12 AM	100%	100	5%	2	60%	10	112
Max		100		40		14	114

In summary, per ITE's *Parking Generation Manual* a peak parking demand of 67 parked vehicles is estimated to occur at 10:00 AM on a weekday and per Wayzata's *Zoning Code* 114 parked vehicles is estimated to occur during the weekday 7:00 AM to 6:00 PM timeframe. The proposed 162 parking stalls will provide adequate on-site parking for the Proposed Project with an estimate surplus range of 48 - 95 spaces, which may be available for the surrounding businesses or the general public.

Conclusion

In conclusion, the proposed development has appropriate access to the site and to the surrounding roadway network. The traffic operational analysis indicates there is available capacity on the roadways surrounding the site, and the additional traffic from the Proposed Project will have minor impacts on traffic operations in the area.

It is recommended that the site access driveways have enhanced signage warning vehicles of the bicycle crossing on the south side of Lake St E.

The 162 parking spaces planned for the Proposed Project will provide more than adequate parking for the on-site uses. There will likely be a surplus of available parking throughout the day and into the evening. The surplus of spaces could be used as additional public parking to serve the surrounding businesses.

Please contact Vernon Swing at vswingtraffic@gmail.com or 612-968-4142 with any questions.

Attachments: Figures 1-7

(Appendices with Traffic Counts, Trip Generation Data, Synchro/Simtraffic Worksheets are available upon request.)



Figure 1 - Vicinity Map

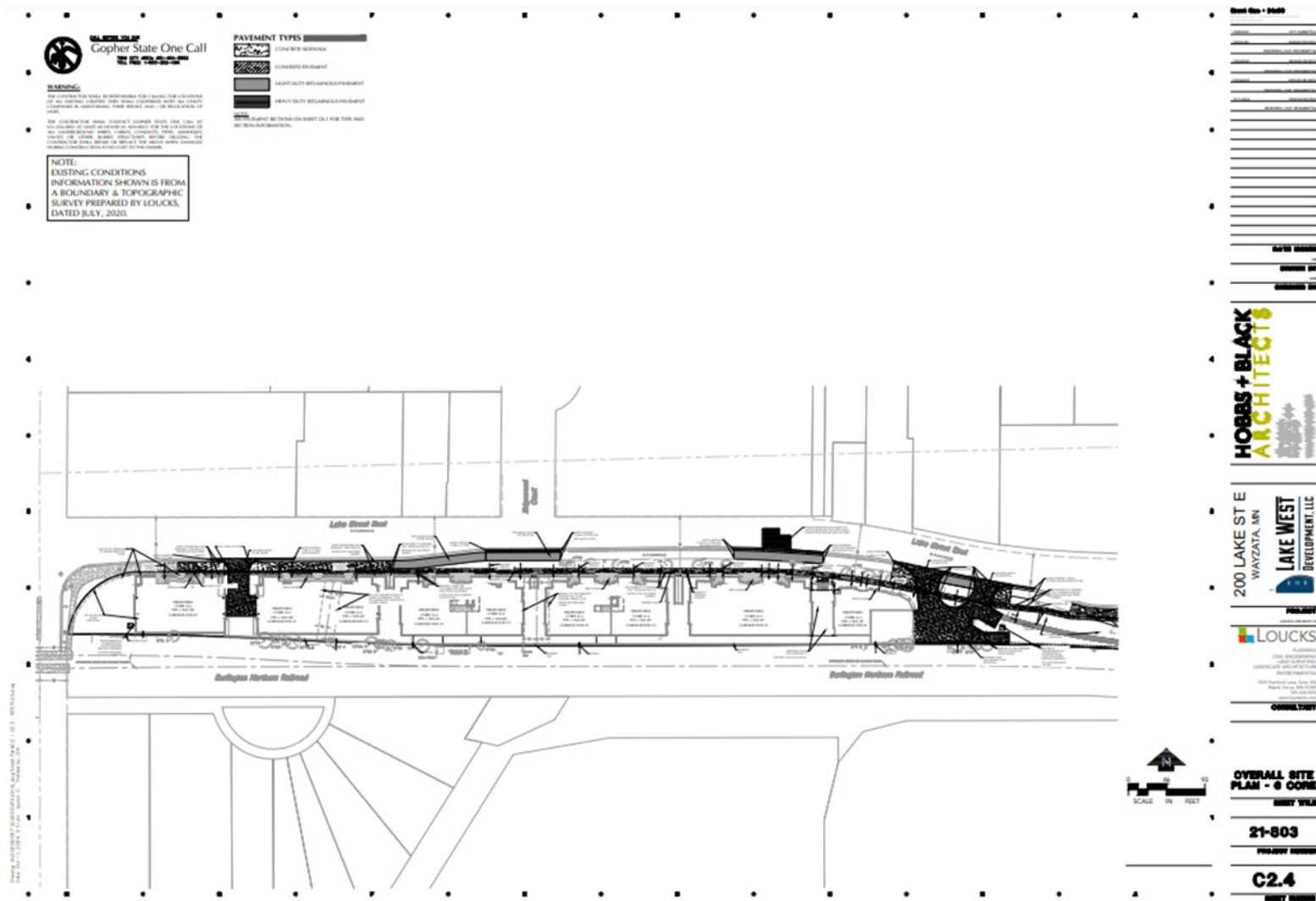


Figure 2 - Site Plan (By Others)

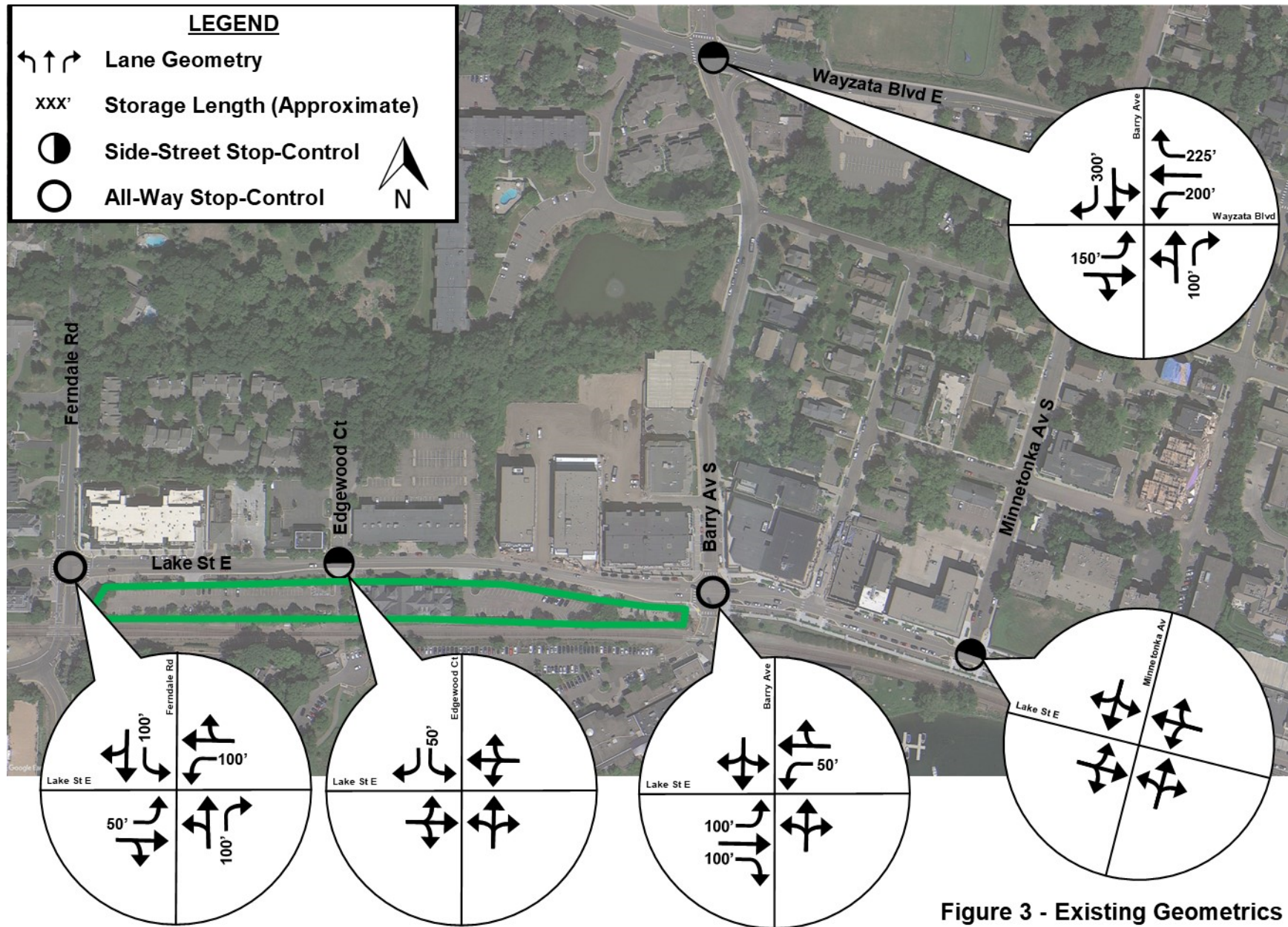


Figure 3 - Existing Geometrics

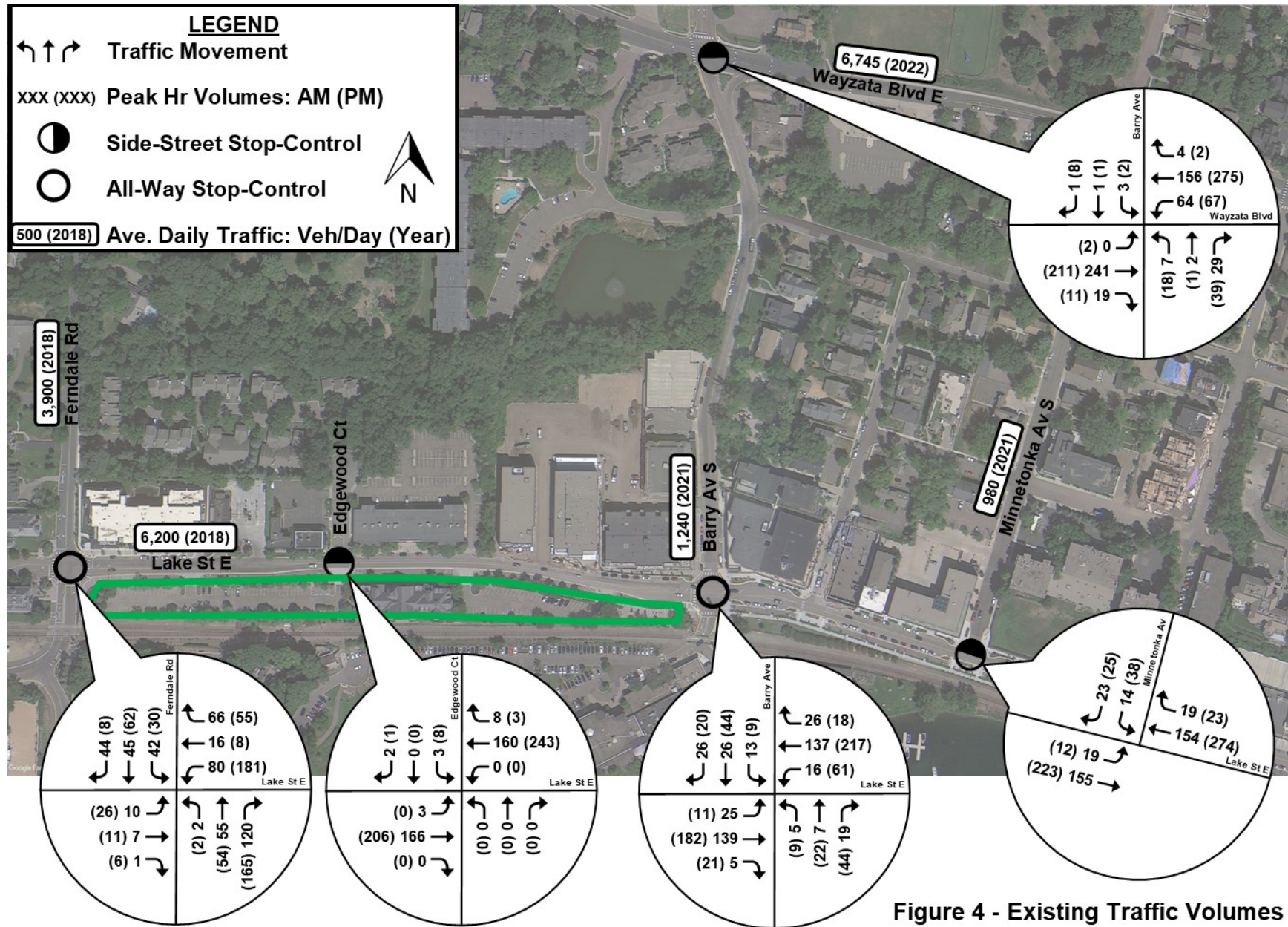


Figure 4 - Existing Traffic Volumes

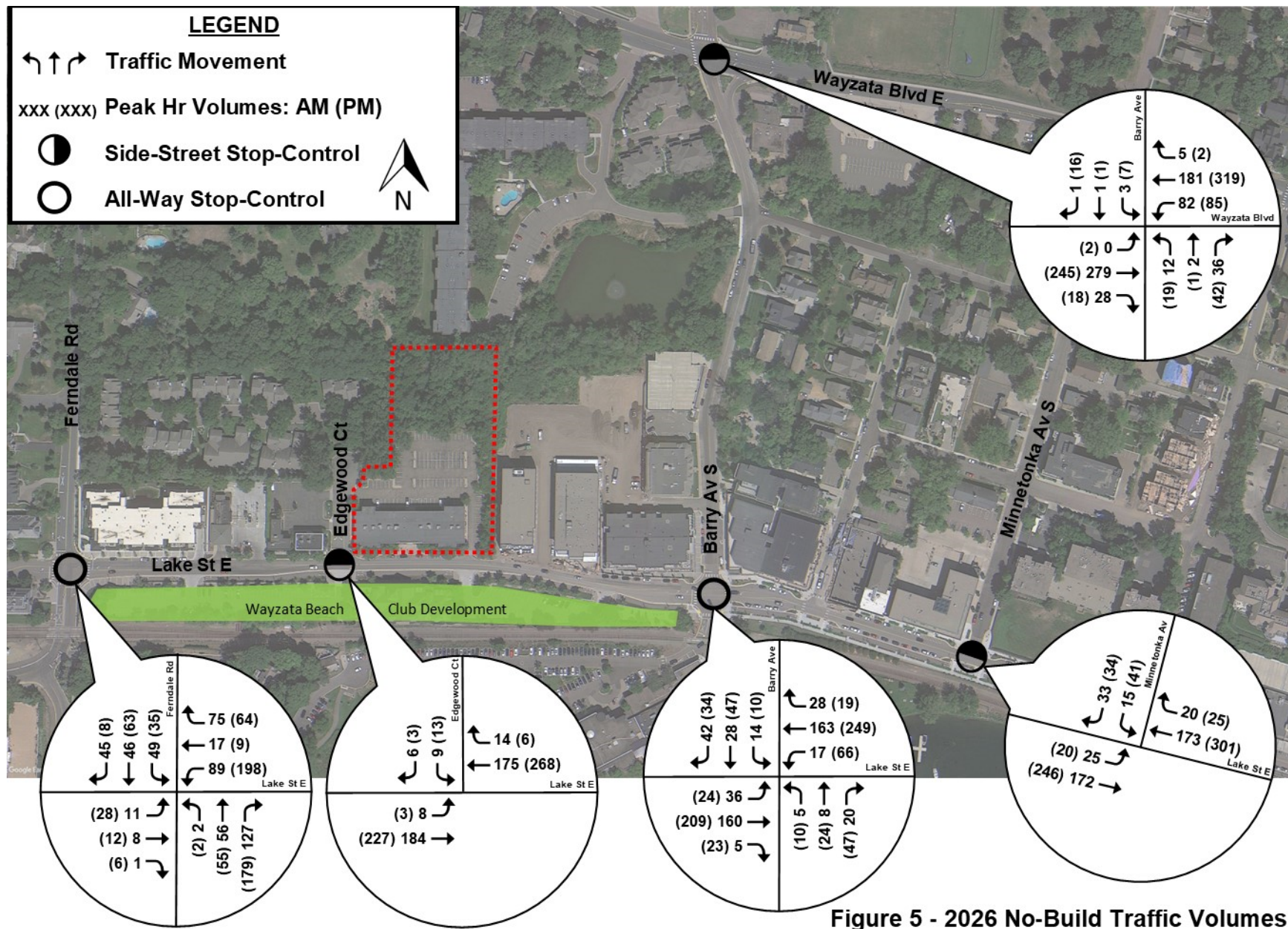


Figure 5 - 2026 No-Build Traffic Volumes

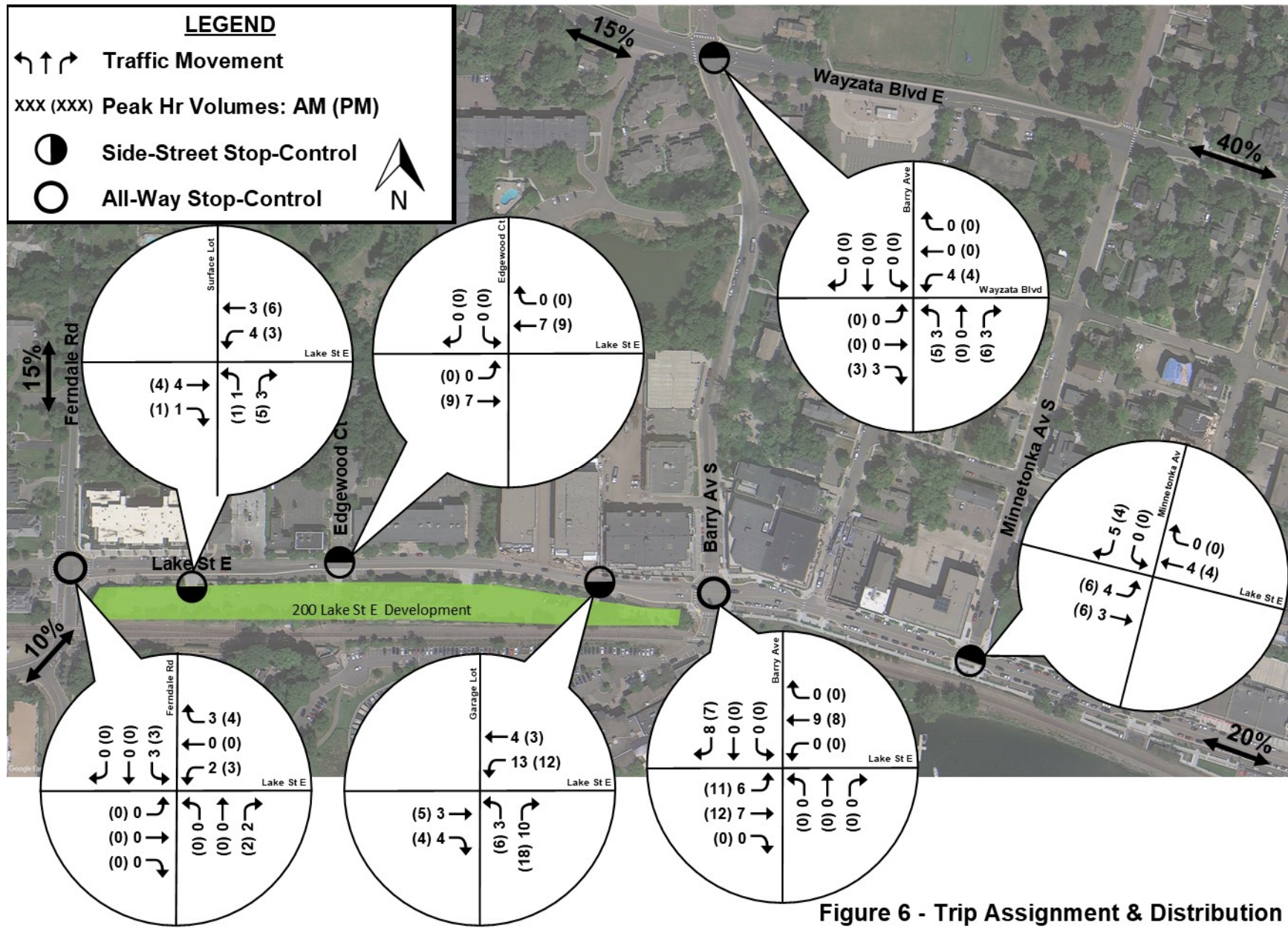


Figure 6 - Trip Assignment & Distribution

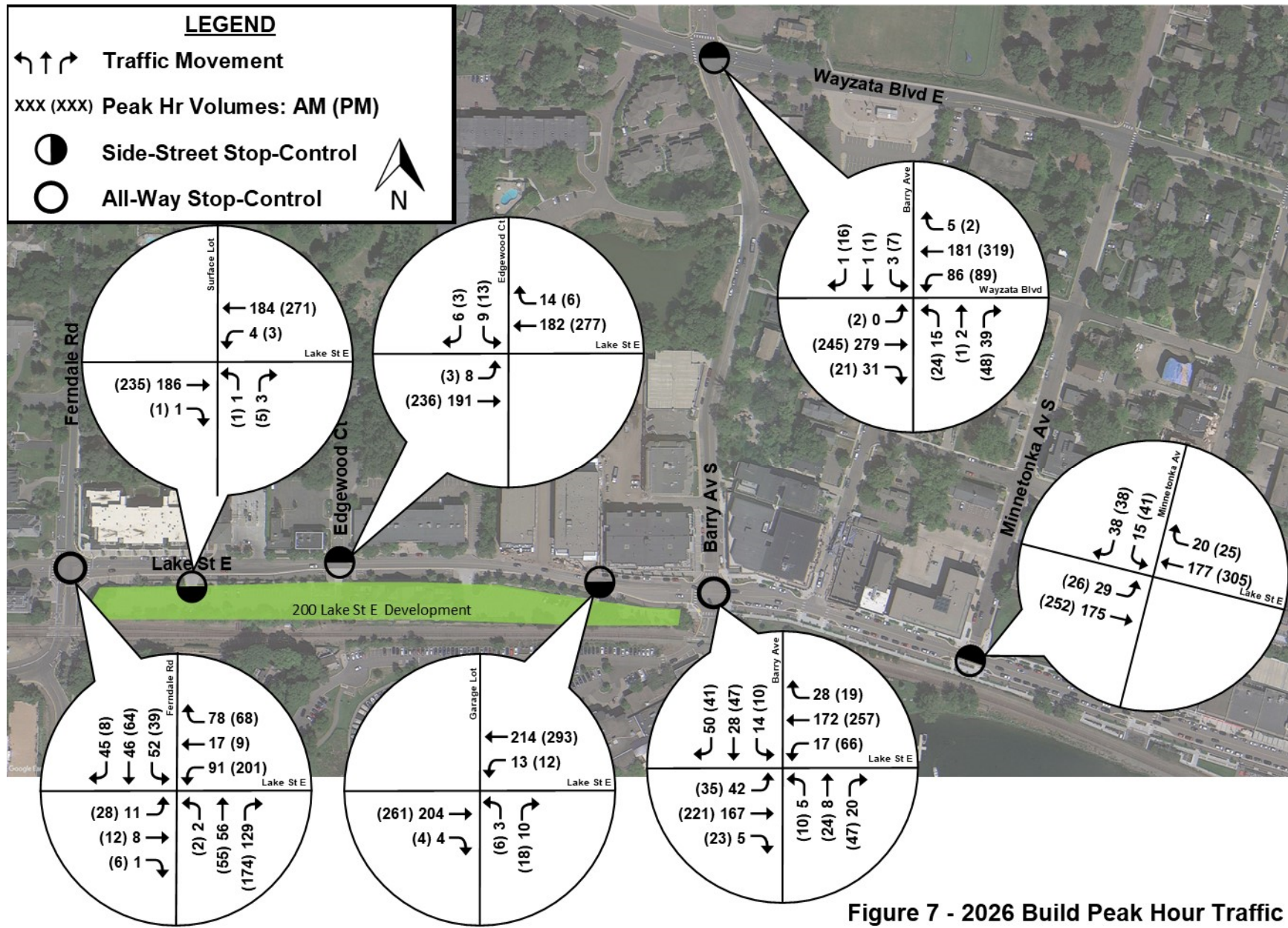


Figure 7 - 2026 Build Peak Hour Traffic

Three Rivers has reviewed the plans provided by LakeWest for the proposed redevelopment at 200 Lake St. E., adjacent to our relatively new segment of the Dakota Rail Regional Trail. Below are our comments:

1. General Comment: The regional trail width can be reduced if necessary. We prefer to maintain 10' bituminous width, however we can go as narrow as 8' wide as long as we still have the 2' wide concrete shoulder adjacent to the curb. We don't want the developer to reduce the trail width for the sake of reducing the trail width. They need to prove a hardship. Right now, we believe a hardship exists on the west end of their proposed development.
2. Civil Sheet C2.1 conflicts with Landscape Sheets L6 & L7. We want to visually separate the regional trail from the pedestrian sidewalk where we can. Therefore, we will require that the regional trail consist of bituminous pavement as shown on the Landscape plans, rather than a large joint-use sidewalk as indicated on the Civil plans.
 - a. On sheet L7, the bituminous pavement should start where the bituminous is minimum 8' wide. See page 3 of the attached PDF mark-up for reference.
3. On Civil Sheet C2.3 and Landscape Sheet L2, the east end of the regional trail adjacent to the micro-park is shown as a joint-use sidewalk, versus separation of the trail from the sidewalk by a band of greenspace as it exists today. We believe the City's easements for a Mini-park, landscape and streetscape in this area allow the pedestrian sidewalk to encroach south of the property line, allowing us to maintain this separation, which will be critical given the potential pedestrian activity that will occur in this area.
 - a. See the attached PDF, pages 1 & 2, for our proposed change. Our preferred option is Option 1 with a 10' trail width and, again, we believe this is manageable with the City's park easements. Option 2 is less desirable, but allows the regional trail to be reduced to 8' width to reduce encroachment of the pedestrian sidewalk into private property. In either scenario, the developer may wish to revisit their paver layout to provide more balance to the space, or work with the City to allow pavers in lieu of concrete for the pedestrian sidewalk through this segment.
4. We will require that new bicycle symbols with arrows be added on either side of the new driveway curb-cuts (to match existing symbols), unless existing symbols (that are in good condition) will remain within a short distance of the new curb cuts (within 30').
5. Sheet C8.1 includes a City standard detail for trails (Detail STR-6). TRPD requires that the bituminous for trails be SPWEA240B rather than what is indicated in the detail.
6. No trees shall be planted within 3' of the edge of the regional trail (measured to trunk of tree). We believe there may be one or two trees currently shown closer than 3'.
7. The developer/contractor for the redevelopment will be responsible for providing closure and detour signs for the regional trail through the duration of the project. We can work with the City/developer to identify the detour route if this project moves forward.

Let us know if you have any questions. Thank you for the opportunity to review.

Matt Swenson, PLA

Project Manager, [Three Rivers Park District](#)

C 612-434-1035 | Matt.Swenson@ThreeRiversParks.org

Neighborhood Meeting Notes

March 13, 2025 at 5:30pm at City Hall

Development Project:

Landmark Wayzata
200 Lake St E

of people in attendance: 15

Neighborhood meeting notice postcards were mailed on Friday, March 14th after incorporating requested changes and approval from City Staff.

Kelsey Thompson with Lake West Development gave a 30-minute presentation at 5:30pm followed by a Q&A hosted by Cody Dietrich with Lake West Development.

Overall, the project was well received. The following are a list of the comments and Q&A:

- Q: How much retail space will there be? A: *There will be about 20,000 Sq Ft of commercial, office, and/or retail.*
- Q: Will you have a restaurant? A: *No. The parking ratio is different for a restaurant.*
- Q: How long will pilings last? A: *The timeframe will range between 1-2 months and we estimate it to take about 6 weeks.*
- Q: What type of construction and how long do you anticipate construction being? A: *Post-tension concrete, around 20 months.*
- Q: Are you meeting all the parking requirements with assigned stalls for the residents? A: *Yes, we have the required amount of parking stalls for the 20,000 sq ft of commercial space and 2 secure stalls per unit for the residents with excess stalls. We have space to do tandem stalls for the residents that we don't show in our parking plan since we already meet the requirement.*
- Q: How will we address the noise of the railroad tracks? A: *It's something we're aware of and plan to address. We will work with an acoustician to exceed the typical exterior wall and glass STC ratings to mitigate noise.*
- Q: How will construction be handled near the railroad? A: *We're in discussions with the railroad who've reviewed our plans and don't have an issue with accommodating our development. They have also explained the process to obtain a temporary construction easement should we need to use a portion of their property for shoring.*
- Q: Will the construction impact Lake Street? A: *Equipment will be onsite the property, not parked on the road. We may need to use some of the sidewalk area for*

actual construction, but we don't anticipate needing to use or close off any portion of the road.

- Q: Is there one or two accesses to the garage? A: *There's one access to the garage on the East end where we shortened the building.*
- Q: There was a clarifying question about where the commercial space was located on the plans which we pointed out. In particular there was a question about the rotunda area and if this will be office space. A: *There's a small portion of Core A1 where the rotunda is that has office space on ground level.*
- Q: There was a clarifying question about who owns the eastern end of the property next to Barry and if the proposed Eastern park was in addition to this area. A: *Lake West owns the property and while there was discussion in the past that the City has an easement for a park, this wasn't recorded. We'll work with the City on who's responsible for the ongoing operations and ownership of the park, but our plans are to revitalize this park with an extension of what's been successful on the Panoway and accessible to the public.*
- Comment: We were asked to show how the semi-truck maneuvered on site which a neighbor commented that she agreed, there probably wouldn't be semi-trucks of that size accessing the building but could see moving trucks utilizing this space.
- Comment: We received feedback from multiple attendees that they loved the idea of adding public art.
- A representative from the Daughters of the American Revolution spoke about their excitement to collaborate on this project by adding a memorial to commemorate the 250th anniversary of the signing of our Declaration of Independence next year.

The meeting ended around 6:30pm.

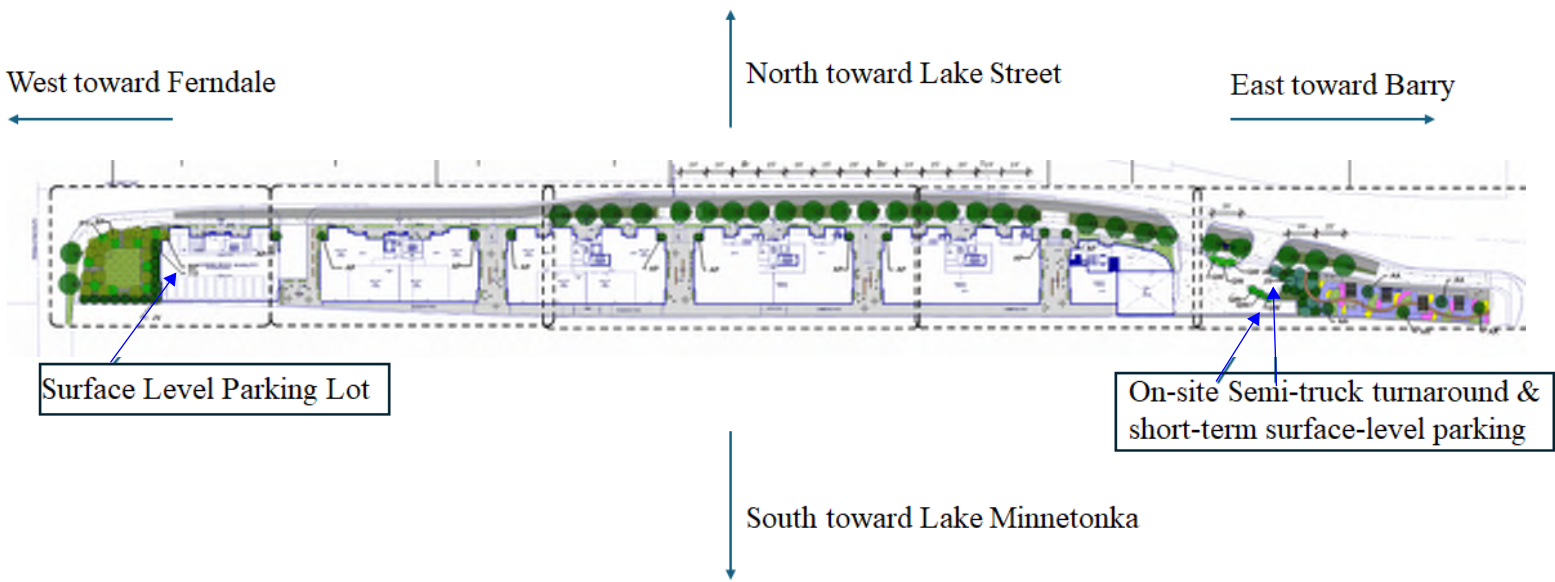
Page 153 of 166

PRESENTATION FROM LAKEWEST'S MARCH 13, 2025 NEIGHBORHOOD MEETING











INTERACTIVE PUBLIC ART Cultivating Spontaneous Social Interactions



The Sidewalk Harp, MAKISSOCT 82 (CC BY-SA 4.0)





Landmark Wayzata

LIVE • WORK • CONNECT



West Park



Covered Viewing Plazas



East Park

Valerie Quarles

From: Becky Pierson <becky@wayzatawestmetrochamber.com>
Sent: Thursday, March 20, 2025 9:54 AM
To: Valerie Quarles; Alex Sharpe
Cc: Jeffrey Dahl; Aurora Yager
Subject: Lake West Development Proposal | Planning Commission Meeting Agenda Item | Monday, March 24th

Good morning Valerie and Alex,
Would you please include this in the packet for the Planning Commission Meeting on Monday.

Thanks so much and let me know if you have any questions.

Thanks for all you do!
Becky

Greetings Planning Commissioners,
I am happy to see the Lake West Development (LWD) proposal for 200 Lake Street East on your agenda for Monday, March 24th. I recently attended the Neighborhood Meeting and am sorry I will be traveling and unable to attend the meeting. This note is intended to share my perspective on the project.

In short, I encourage all of you to do whatever you can to get this development done.

The TCF building has been vacant for almost 10 years, leaving a large section of the west end of Lake Street barren. It is time to breathe life and vitality back into this location.

Several developers have tried to find a successful use for this building and parcel, failed and given up. Lake West Development has reworked and adapted its plan based on input from the Planning Commission and City Council and is ready to bring new life to the community. It would be a shame to see another failed proposal taint this unique and challenging property further. It is a creative and thoughtful proposed use of this treasured site.

The west end of Lake Street has been divided for years from the bustling heart of Lake Street. While there has been progress developing other obsolete and neglected properties, this site continues to sit vacant, delaying an opportunity to bring more businesses and residents to the area.

I hear concerns of lower foot traffic from businesses in this area, and while this development is not an immediate fix, a show of support for this project would reflect the City's desire to encourage vitality for the entirety of Lake Street, including the west end businesses and residents.

Please do not let perfection stand in the way of a strong, attractive, reasonably scaled project on a critical site, and exhaust every effort to work cooperatively with the developer to see this project through to approval and completion.

Thanks for your consideration and service to our community!
My best,

Becky Pierson

President



952-473-9595

becky@wayzatawestmetrochamber.com

wayzatawestmetrochamber.com



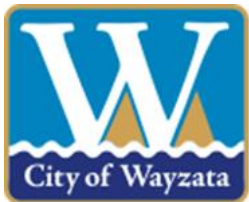
Valerie Quarles

From: Alex Sharpe
Sent: Wednesday, March 19, 2025 1:38 PM
To: Kristiane Teeple; Public Comment
Cc: Valerie Quarles
Subject: RE: 200 Lake Street Development Applicatin

Kristiane,

Apologies for not replying sooner, we have received your comment and will ensure it is included in the public record. I will also look into the email issue you noted.

Thank you for your comment,
Alex



Alex Sharpe

Community Development Director
asharpe@wayzata.org | 952-404-5312
600 Rice St E | Wayzata, MN 55391
www.wayzata.org



From: Kristiane Teeple <teeple.kristiane@gmail.com>
Sent: Sunday, March 16, 2025 8:07 PM
To: Alex Sharpe <ASharpe@wayzata.org>; Public Comment <publiccomment@wayzata.org>
Subject: 200 Lake Street Development Applicatin

Hello

The updated application for the TCF Redevelopment continues to make no effort to address the requests that have been made in prior meetings. There continue to be issues with parking, scale and density that have not been addressed. The prior application included 30 residential units and the new plan includes even more residential units now including 50 residential units. The mass breaks that have been requested appear to be minimal over such a vast land mass. The height remains too high and there are no efforts to address the traffic and parking. Please accept this as my opposition to this project.

Please note, this same email was sent to PublicComment@wayzata.org and was returned as undeliverable. Hoping by copying Alex Sharpe at asharpe@wayzata.org this will be delivered for the public hearing to the Planning Commission.



City of Wayzata Planning Commission Agenda Report

MEETING DATE: March 24, 2025	AGENDA ITEM: 6.b
TITLE: Planning Commission Meeting Schedule	
PREPARED BY: Valerie Quarles, City Planner	
REVIEWED BY: Eric Zweber, Planning Consultant	
60 DAY DEADLINE: N/A	

BACKGROUND:

The 2025 City Calendar and City Council Liaison Schedule are attached. The next City Council meeting is scheduled for Tuesday, March 25 (rescheduled from March 18). The next Planning Commission meeting is scheduled for Monday, April 7.

ACTION REQUESTED:

N/A

ATTACHMENTS:

1. 2025 Wayzata City Calendar
2. 2025 Planning Commission Liaison List - updated February 2025

City of Wayzata 2025 Meeting Calendar



January 2025						
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 2025						
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	

March 2025						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

April 2025						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

May 2025						
S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June 2025						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July 2025						
S	M	T	W	Th	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August 2025						
S	M	T	W	Th	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September 2025						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October 2025						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November 2025						
S	M	T	W	Th	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December 2025						
S	M	T	W	Th	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

Energy & Environment 5:30 PM

Planning Commission - 6:30 PM

City Council - 7:00 PM

Charter Commission - 9:00 AM

Lake Minnetonka
Conservation District (LMCD)

Heritage Preservation
Board (HPB) - 11:30 AM

Housing & Redevelopment
Authority (HRA) - 7:30 AM

Parks & Trails Board - 6:00 PM

Night to Unite

Holiday Observed
City Offices Closed

Precinct Caucuses - no statewide caucus in 2025

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

Revised
9/24/2024

2025 Planning Commission Assignments at Council Meetings

	<u>Meeting Date</u>	<u>Commission Representative</u>
Tuesday	January 7	Blake Cameron
Tuesday	January 21	Adam Elg
Tuesday	February 4	Joe VanLoy
Tuesday	February 18	Chris Plantan
Tuesday	March 4	Bonnie Schwalbe
Tuesday	March 18	Jennifer Severson
Tuesday	April 1	Sue Ankeny
Tuesday	April 15	Blake Cameron
Tuesday	May 6	Adam Elg
Tuesday	May 20	Joe VanLoy
Tuesday	June 3	Chris Plantan
Tuesday	June 17	Bonnie Schwalbe
Tuesday	July 1	Jennifer Severson
Tuesday	July 15	Sue Ankeny
Wednesday	August 6	Blake Cameron
Tuesday	August 19	Adam Elg
Tuesday	September 9	Joe VanLoy
Tuesday	September 23	Chris Plantan
Tuesday	October 7	Bonnie Schwalbe
Tuesday	October 21	Jennifer Severson
Tuesday	November 4	Sue Ankeny
Tuesday	November 18	Blake Cameron
Tuesday	December 2	Adam Elg
Tuesday	December 16	Joe VanLoy