



Wayzata Planning Commission

Meeting Agenda

Monday, November 16, 2015

Community Room,
600 Rice Street East,
Wayzata, Minnesota

- 7:00 p.m.**
- 1. Call to Order and Roll Call, and Approval of Minutes**
 - a. Approval of the October 19th Planning Commission Minutes
 - 2. Regular Agenda Public Hearing Items:**
 - a. None
 - 3. Regular Agenda Old Business Items:**
 - a. 1120 Wayzata Blvd E – The Davis Group
 - i. Design Review
 - 4. Other Items:**
 - a. Review of Development Activities
 - b. Other items
 - 5. Adjournment**

NOTES:

¹ Time(s) are estimated and provided for informational purposes only.

² Members of the Planning Commission and some staff may gather at the Wayzata Bar and Grill immediately after the meeting for a purely social event. All members of the public are welcome.

**WAYZATA PLANNING COMMISSION
MEETING MINUTES
OCTOBER 19, 2015**

AGENDA ITEM 1. Call to Order and Roll Call, and Approval of Minutes.

Chair Vanderheyden called the meeting to order at 7:00 p.m.

Present at roll call were Commissioners: Vanderheyden, Iverson, Ramy, Gnos, and Gruber. Absent and excused: Commissioners Gonzalez and Young. Mayor Willcox, Director of Planning and Building Jeff Thomson, Interim City Planner Eric Zweber, City Attorney David Schelzel, City Attorney Paul Kaminski, and Management/Planning Intern Jason Peters were also present.

a.) Approval of the September 21, 2015 Planning Commission Workshop Minutes

Commissioner Ramy made a motion, seconded by Commissioner Gnos, to approve the September 21, 2015 Planning Commission Workshop Minutes as presented. The motion carried unanimously.

AGENDA ITEM 2. Regular Agenda Public Hearing Items:

a.) Public Hearing on Zoning Ordinance Amendment: Tree Preservation Ordinance – City of Wayzata

i) Recommendation on Proposed Ordinance to Amend existing City Code Chapter 710 regarding the Planting, Maintenance and Removal of trees and adding City Code § 801.36 regarding Tree Preservation

Interim Planner Zweber stated one of the City's goals for 2015 is to adopt a Tree Preservation Ordinance. While creating the Tree Preservation Ordinance, City staff has also reviewed and is recommending an amendment to City Code Chapter 710 Planting, Maintenance, and Removal of Trees to maintain that chapter's abatement procedure for diseased or hazardous trees while moving any tree preservation requirements in that chapter to the new proposed Section 801.36 of the Zoning Code. The draft Tree Preservation Ordinance was reviewed during Planning Commission workshops held September 8 and September 21. Mr. Zweber reviewed the changes to the draft Ordinance staff has most recently made based on the Planning Commission's previous comments and comments from Manuel Jordan, the City's tree consultant. Both the Planting, Maintenance and Removal of Trees (Chapter 710) regulations and the Tree Preservation Ordinance (Section 801.36) will apply to the entire City regardless of zoning district. The Tree Preservation Ordinance has different standards for land developers, individuals or companies that subdivide land, and homeowners or commercial property owners. These two standards apply because development has a greater impact on the surrounding land. He explained Staff recommends keeping the language pertaining to exemptions for trunk utilities in Section 801.36.08.D.

1
2 City Attorney Schelzel responded to a question the Commission had asked at the last meeting,
3 and explained that the proposed Tree Preservation Ordinance would apply to land owned or used
4 by other governmental units, like Met Council, within the City, unless such use or user has
5 specific authority that overrides the local regulation. The City Attorney's office has identified
6 no such authority that would allow Met Council or other governmental units to avoid the
7 regulations of a new Wayzata Tree Preservation Ordinance.

8
9 Mr. Zweber stated Sections 710.13 and 710.14, are establishing the Tree Preservation Zone and
10 its application. Before the final draft goes to the City Council for approval these two (2)
11 Sections may be moved to the 801.36 Section of the Zoning Ordinance and removed from City
12 Code Chapter 710.

13
14 Commissioner Gruber stated she had reviewed the definition for City Forester used previously
15 and noticed that the draft definition has dropped any academic requirements. She would like to
16 see minimum requirements included in the definition.

17
18 City Attorney Schelzel stated this is a position appointed by the City Manager and as it is
19 currently written, it would be up to the City Manager to use good judgment and find someone
20 who is qualified, without being tied to a specific certification, qualification, or credential. As the
21 industry requirements change this would allow the City Manager flexibility. If the City does
22 specify a credential in the Ordinance, the City Manager would be required to only hire someone
23 with that credential.

24
25 Chair Vanderheyden stated there is authority with the position of City Forester and he would like
26 to see that this person have required education and qualifications.

27
28 Commissioner Gruber stated she would recommend a minimum education requirement for the
29 City Forester. She recommended checking with the DNR or Department of Agriculture for what
30 types of certifications they require.

31
32 Chair Vanderheyden recommended Chapter 710.05.e. read: "Any ash tree at risk of infestation of
33 the Emerald Ash Borer (EAB) as determined by the City Forester" then add "in accordance
34 with" and add some standard. Either the City needs to clarify the City Forester has the
35 qualifications or the City Codes establish the qualifications. Section 801.36.02.g suggested
36 changing "involves one (1) or more" to "involves creating one (1) or more". He suggested
37 changing "the drip line" to "the critical root zone" in Section 801.36.07.B. He stated the ratios
38 listed in Section 801.36.09 were higher than what the Commission had discussed previously. He
39 questioned the practicality of the City being able to accommodate a 2:1 ratio for heritage trees
40 and a 1:1 ratio for significant trees.

41
42 Commissioner Iverson asked if these ratios would be tough enough to encourage people not to
43 remove the larger heritage and significant trees.

44
45 Commissioner Ramy stated there would be practical difficulty in being able to accommodate the
46 replacement of heritage and significant trees at the ratios in the draft Ordinance.

1
2 Commissioner Iverson stated the life span of a tree should also be factored into the replacement.

3
4 Chair Vanderheyden pointed out the draft Ordinance also establishes a 3-year guarantee on the
5 survival of replacement trees.

6
7 Commissioner Iverson stated the 3-year guarantee is important and should remain in the
8 Ordinance.

9
10 Mr. Zweber stated Section 801.36.A. does require that all possible measures be taken to preserve
11 heritage trees and removal may occur only when there is not a practical alternative. The City
12 would have the ability to require changes that would potentially preserve heritage trees as part of
13 the approval of the landscape plan and tree removal.

14
15 Commissioner Iverson asked what provisions were in place to ensure developers looked at
16 alternatives and provided adequate data for the Commission to consider when looking at
17 potentially removing a heritage tree.

18
19 Mr. Zweber explained the City could require developers to look at alternatives. In his
20 experience more often than not, when a developer reworks their plans to save a heritage tree
21 there are more significant trees removed and these are replaced at half the ratio as heritage trees.
22 The Ordinance provides the City with the ability to challenge developers and require them to
23 provide additional information on why the removal of a heritage tree is required.

24
25 Commissioner Gnos asked if the City would have the flexibility to lower the replacement
26 standards if there was an identified need.

27
28 Mr. Zweber stated the Ordinance is drafted so the City can accept a combination of trees planted
29 and fee in-lieu-of planting replacement trees.

30
31 Commissioner Iverson asked who would be responsible, within City Staff, to determine where
32 the additional planting would go.

33
34 City Attorney Schelzel stated any fees collected in-lieu of planting replacement trees should be
35 used for tree related purposes in the City. The City Forest and Public Works Staff would
36 determine where these replacement plantings would go.

37
38 Commissioner Iverson asked if these funds could be used to replace those elms the City has lost
39 due to disease.

40
41 City Attorney Schelzel stated the preferred approach would be for the City to use the fees in-lieu
42 of replacing trees for planting those replacement trees. This would have the effect of freeing up
43 other funds that the City has dedicated to planting trees for other purposes.

44
45 Chair Vanderheyden expressed concerns that if the City has a set amount they spend annually on
46 tree replacement and they use the funds that have been received for tree replacement then the

1 City would not be continuing its own replacement and the tree inventory within the City would
2 not grow as intended by the fee in-lieu. The fee in-lieu is intended to be an incremental lift to
3 what the City would normally do and not fund the normal course of business.

4
5 Mr. Zweber suggested the Commission specify in the motion that the funds received in-lieu of
6 replacing trees cannot be used to fund the City's annual budget for replacement and maintenance
7 of trees. Budgets and Ordinances are separate and there is no way to put in an Ordinance a
8 requirement of how the budget is set up.

9
10 City Attorney stated the record will reflect that the Commission has made it a point of concern,
11 and Staff should continue to discuss this if the Ordinance is implemented.

12
13 Commissioner Iverson stated the Commission does not know what the species of the trees are in
14 landscape or tree preservation plans. She asked if there was a way to ask developers to include
15 pictures of the trees they would be planting.

16
17 Mr. Zweber stated this could be included in Section 801.36.05.H if this is the direction of the
18 Commission.

19
20 Commissioner Gnos suggested having pictures recommended but not required in the Ordinance.

21
22 Commissioner Gruber does not believe this is something the Commission should require
23 developers to provide.

24
25 Chair Vanderheyden stated in Section 801.36.08.C change "construct" to "construction".

26
27 Commissioner Iverson asked if the City was giving the developer too much leeway by allowing
28 an additional 10% DBH to be removed during construction without an obligation to replace
29 these. The developers should know before construction starts what trees would be removed if
30 they were doing their due diligence.

31
32 Chair Vanderheyden stated Section 801.36.08.C applies to homeowners not developers.

33
34 Mr. Zweber clarified Section 801.36.08.C was intended to apply to those homeowners or
35 commercial businesses that were doing additions or remodeling. This activity typically happens
36 years after the original development and the trees on the site have changed.

37
38 Commissioner Gruber asked who was keeping track of the math to know what 10% of the DBH
39 would be for a property based on original approvals and accounting for changes.

40
41 Mr. Zweber stated they would need to provide a plan of what is on the site at the time of the
42 construction and this would be compared to the original plans. There is no intention to record
43 the changes for every parcel every year but rather a snapshot in time.

1 Chair Vanderheyden asked if the City Forester would be the person who would inspect the trees
2 and verify they were still healthy during the 3-year guarantee period outlined in Section
3 801.36.14. The process is not clarified in the Ordinance.

4
5 Mr. Zweber stated it is not practice to bring the City Forester out to do the final site plan and
6 review but rather the Building Official or Planner/Engineer who is looking at the site. If the
7 Commission's intent is to require the City Forester this should be included.

8
9 Chair Vanderheyden asked for clarification on the process for people to receive their funds back.

10
11 Mr. Zweber stated City Staff would do this and this could be included in the Ordinance.

12
13 City Attorney Schelzel stated Section 801.36 would be a new section of the Zoning Ordinance,
14 and the Zoning Administrator is responsible for administering the Zoning Code and making sure
15 that it is working. Currently the City Manager holds this position in Wayzata and it would
16 become his or her responsibility to ensure that the steps in the Financial Guarantee are carried
17 out.

18
19 Chair Vanderheyden stated 3 years is a long time and he would like clarification that the City
20 would be diligent in their performance with plus or minus 20-days of planting for residents to get
21 their money back each year.

22
23 Chair Vanderheyden opened the public hearing at 8:06 p.m.

24
25 Ms. Merrily Babcock, 337 Reno Street, Wayzata, asked if the map referenced in Chapter 710.14
26 was the map on page 6.2 of the City's Comprehensive Plan.

27
28 Chair Vanderheyden stated the map would be the entire map of Wayzata not the map of where
29 significant trees are located. The Ordinance would apply to the entire City.

30
31 Ms. Babcock asked if Section 710.17 contained any fines per DBH for unlawful removal of
32 trees. She suggested changing "hardwoods" to "softwoods" in Section 801.36.02.s. She asked
33 when a project was being presented to the Commission and all of the trees have been marked on
34 the property, if there was any information on the adjacent properties and what trees were located
35 on these properties in the critical root zones. She asked if there were any ramification for a
36 developer to remove a significant or heritage tree that had been marked to be preserved and was
37 then removed without City approval.

38
39 Chair Vanderheyden clarified Xcel Energy, not the developer, had removed the tree referred to
40 by Ms. Babcock. Xcel Energy did not need City approval at that time. This Ordinance does
41 address other agencies and how the City can hold them accountable.

42
43 Ms. Babcock asked what the ramifications would be for developers who do not adhere to the
44 preservation measures outlined in the Ordinance. She asked how the public would be informed
45 of the new Tree Preservation Ordinance. The City will be losing 400 trees in the right-of-way
46 due to Emerald Ash Borer and there are other areas of the City that have a concentration of a

1 specific type of tree. If there are other diseases or infestations that affect these species then there
2 would be large areas of the City that would not have mature trees.

3
4 Commissioner Iverson asked Ms. Babcock if she believed the draft Ordinance would make
5 developers more cautious about removing trees.

6
7 Ms. Babcock stated the City would need strong enforcement in place.

8
9 Chair Vanderheyden closed the public hearing at 8:18 p.m.

10
11 Chair Vanderheyden asked the Commission for input on the replacement ratios in the Ordinance
12 for heritage trees and significant trees.

13
14 Commissioner Gruber stated the Commission had not discussed intentional damage to trees as
15 referenced in Chapter 710.16.

16
17 Mr. Zweber stated this Chapter refers to people maliciously damaging trees, not removing them.
18 Removal is addressed in Section 810.36.13. The City would be adopting a set dollar amount for
19 every inch and this will be used to calculate the fee in-lieu amount.

20
21 City Attorney Schelzel stated the proposed new section on Tree Preservation in the Zoning
22 Ordinance would be part of the City Code, and any violation of City Code is a misdemeanor and
23 can be prosecuted and/or enforced as such. The Code references the section of State law on
24 misdemeanors, and this states you can fine someone up to \$1,000 for violation and/or jail time.
25 The new tree Preservation Ordinance would be set up for people to pay when they take down a
26 tree and if they do not present a plan, they would still have to pay these fees and potentially
27 fines.

28
29 Commissioner Iverson asked how the City would protect itself if the person/developer stated the
30 tree had been diseased and the City did not have proof of this.

31
32 City Attorney Schelzel stated the Code outlines that the City Forester would have to make the
33 determination that a tree was diseased prior to the tree being removed.

34
35 Chair Vanderheyden asked what the fines would be if trees are removed and the City does not
36 have a plan and there are no records of the trees that were removed.

37
38 Mr. Zweber stated the City would find what evidence they could about the existence of the trees
39 to verify size and species and then the fines would apply.

40
41 Commissioner Gruber asked why Chapter 710 and Section 801 were separate.

42
43 City Attorney Schelzel explained the tree preservation aspect of the new Ordinance should be
44 included in the Zoning Code, as land use regulations, and the provisions that pertain to nuisance
45 abatement can be left in Chapter 710 of the general City Code as part of the exercise of the
46 City's general police power.

1
2 Mr. Zweber explained most exercises of power under Chapter 710 would be initiated by the
3 City, and most under Section 801.36 would be initiated by a developer or resident that would
4 like to make changes to a parcel. He stated 801.36.05 contains language on the Tree
5 Preservation Plan and outlines the items that a developer or homeowner would need to supply to
6 the Planning Commission and City. Section 801.36.05.D also clarifies that trees on adjacent
7 parcels where the critical root zone may be impacted must be mapped out in the plan.

8
9 Commissioner Gruber asked if City Forester Jordan had specified a reason for increasing the
10 replacement ratios.

11
12 Mr. Zweber stated City Forester Jordan had increased these ratios based on his recollection of
13 past Planning Commission discussions.

14
15 Commissioner Gnos asked if residents would be allowed to remove one (1) tree from their
16 property without a permit.

17
18 Mr. Zweber stated existing Chapter 710.15 allows residents to remove a portion of trees based
19 on the lot size but would be removed. A homeowner can apply for a permit and remove 10% of
20 the inches that exist.

21
22 Mr. Zweber recapped the items the Planning Commission had requested and he clarified the
23 Commission would like to have a process established for applicants to receive their financial
24 guarantee back automatically when due, without the need to request it but also be flexible
25 enough for the applicant to make the request.

26
27 It was the consensus of the Planning Commission to accept the replacement ratios for heritage
28 trees and significant trees as drafted.

29
30 Mr. Zweber stated the City has been working to notify residents that the City would be
31 implementing a Tree Preservation Ordinance including notices in the Friday Update and the
32 public hearing. Once it is adopted it can be included in the Newsletter.

33
34 Mr. Thomson stated the updated information would also be included on the website.

35
36 Commissioner Gruber made a motion, seconded by Commissioner Iverson, to adopt the Planning
37 Commission Report and Recommendation, as drafted by staff, recommending the amendments
38 to existing City Code Chapter 710 regarding the Planting, Maintenance, and Removal of Trees
39 and adding City Code §801.36 regarding Tree Preservation with the modifications outlined by
40 the Planning Commission. The motion carried unanimously.

41
42 The Planning Commission recessed at 8:46 p.m.

43
44 The Planning Commission reconvened at 8:55 p.m.

AGENDA ITEM 3. Regular Agenda Old Business:

a.) 240 Manitoba Avenue S – David Frey

i) Adopt Report and Recommendation on Requested Rear Yard and Lot Coverage Variances for a Second Garage Stall

Interim Planner Zweber stated during the October 5th meeting, the Planning Commission directed Staff to prepare a Report and Recommendation recommending approval of the requested rear yard setback and lot coverage variances to allow the construction of a second garage stall at 240 Manitoba Ave S.

Commissioner Iverson made a motion, seconded by Commissioner Gnos, to adopt the Report and Recommendation, as drafted by staff, recommending the approval of the Application for a Variance from the 20-foot Rear Yard Setback and Variance from the 30% Lot Coverage Requirement for a Residential Structure in the C-1 Office and Limited Commercial District to allow the construction of a second garage stall at 240 Manitoba Ave S. The motion carried unanimously.

b.) Telecommunications Ordinance – City of Wayzata

i) Adopt Report and Recommendation on Repeal of existing City Code §801.31 and replacement with new Telecommunications Ordinance

Mr. Zweber stated as part of the City's Telecommunications Study, the City Council and Planning Commission would like to update the City's Telecommunications Ordinance in order to better regulate the use and location of new cellular towers and other equipment. At the March 3, 2015 meeting, the City Council adopted a 6-month moratorium on new wireless communication facilities and towers pending study and consideration of changes to the City's regulations and official controls. At the City Council's September 1, 2015 meeting, the City Council allowed this moratorium to expire. On August 17, the City Council and Planning Commission conducted a joint workshop to review the draft Telecommunications Ordinance, which included testimony from the four (4) major telecommunications providers. On October 5, the Planning Commission reviewed the changes recommended at the August 17 meeting and conducted a public hearing for the Telecommunications Ordinance. Following the testimony, the Planning Commission provided direction on revisions to consider. To determine the new regulations for the antennas on buildings added since the August 11 draft, the Interim City Planner has reviewed a number of metropolitan cities' regulations for antennas mounted on existing buildings. He reviewed the summary of these regulations. He reviewed a map of the locations where towers are allowed and the locations where antennas could be installed on or on top of a building, the additional comments received from AT&T, a summary of issues, and the comments from Verizon and AT&T.

Chair Vanderheyden asked if the parapet wall would be at the maximum height for the district.

Mr. Zweber clarified there is a provision in the Ordinance that says parapet walls can be 5-feet above this. The antenna could ultimately be 20-feet above the roofline because the wall could be 5-feet above the maximum height for the district.

1
2 Chair Vanderheyden thanked the vendors for their help with working through the draft
3 Ordinance and making recommendations.

4
5 Commissioner Iverson stated she would like to be on record that she is not comfortable with
6 these antennas and facilities being located at schools.

7
8 Commissioner Gruber asked if there were provisions for exercising safety around residential and
9 school areas.

10
11 Mr. Zweber stated this is covered in Section 5 of the Ordinance through the standards. He
12 clarified the City can regulate those items that are not related to the performance of the
13 telecommunications technology.

14
15 City Attorney Kaminski stated Section 5. I ensures that the facilities meet all of the building and
16 electrical code requirements of the City.

17
18 Commissioner Iverson stated the City could put all the safety measures in place but kids will be
19 kids and she would not like to see them get hurt. She suggested possibly lighting the facility.

20
21 Mr. Zweber stated lighting the facility could be a nuisance for neighbors and may draw kids to it
22 because it is screened and lit.

23
24 Chair Vanderheyden asked if there was a standard that could be applied to Section 5.H. for the
25 shelter/building.

26
27 Mr. Zweber stated he had not asked the vendors for input on the additional language in Section
28 5.H but he would follow up with them.

29
30 Attorney Jay Littlejohn, representing Verizon Wireless, 150 South 5th Street, Minneapolis, stated
31 the language presented makes sense but he would like to see flexibility built into this because the
32 site may not accommodate expansion or additional equipment.

33
34 Mr. Zweber stated there would always be exceptions and this would be where a variance could
35 be applied.

36
37 Commissioner Gruber made a motion, seconded by Commissioner Ramy, to adopt the Planning
38 Commission Report recommending approval of an ordinance to amend Chapter 801 Section 31:
39 Communication Reception/Transmission Devices and replace the existing language with the
40 proposed new Chapter 801 Section 31: Commercial telecommunications Facilities and
41 Residential Accessory Communications Devices as submitted. The motion carried unanimously.

42
43
44 **AGENDA ITEM 4. Other Items:**

45
46 **a.) Review of Development Activities**

1
2 Director of Planning and Building Thomson stated the City Council would be reviewing a
3 concept plan for the subdivision on 1607 and 1613 Holdridge Terrace and a concept plan for the
4 Meyer Brothers Dairy redevelopment at their October 20 workshop, and the Council's regular
5 meeting agenda would include a draft term sheet for a possible Public/Private Partnership for the
6 City Parking Ramp at Mill Street, the preliminary work for the Lake Effect, including
7 Committee assignments for the next phase, and reviewing the system statements from the
8 Metropolitan Council for the next Comprehensive Plan update. The November 2 Planning
9 Commission agenda would include design review of the 1120 Wayzata Boulevard medical office
10 building from the Davis Group, and two (2) workshop items including alternative energy and
11 minor revisions to the Rice Street Condos. The ground breaking for the Landing Project was
12 October 19.

13
14 Mr. Zweber stated the proposed Meyer Brothers Dairy project is 4-story building that would be
15 27-condominiums with underground parking. This would require a PUD and initial concepts
16 will be presented at the City Council workshop.

17
18 **b.) Other Items**

19
20 Commissioner Iverson suggested in the next year the City begin working on revisions to the
21 Sub-Division Ordinance.

22
23 Chair Vanderheyden suggested reviewing the Setback requirements of the Zoning Ordinance as
24 well. He welcomed the new Director of Planning and Building, Jeff Thomson, and thanked
25 Interim City Planner, Eric Zweber.

26
27
28 **AGENDA ITEM 5. Adjournment.**

29
30 There being no further business, Commissioner Ramy made a motion, seconded by
31 Commissioner Gnos, to adjourn the meeting. The motion carried unanimously.

32
33 The meeting was adjourned at 9:43 p.m.

34
35 Respectfully submitted,

36
37 Tina Borg
38 *TimeSaver Off Site Secretarial, Inc.*

CITY OF WAYZATA



PLANNING DEPARTMENT

MEMORANDUM

To: Planning Commission
From: Jeff Thomson, Director of Planning and Building
Date: November 12, 2015
Re: 1120 Wayzata Blvd E Design Review

Background

The Planning Commission reviewed the development application for 1120 Wayzata Boulevard East at its October 5th and November 2nd meetings. At the November 2nd meeting, the Planning Commission asked City Staff for follow-up on several projects details, and voted five (5) in favor and one (1) opposed to 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.

Discussion

The Planning Commission requested the following information:

- City engineer comments: Staff has discussed the comments provided by the City Engineer, Mike Kelly. Several of the comments were addressed in the revised plans that were reviewed by the Planning Commission at the November 2nd meeting. In addition, there are several comments pertaining to top soil depth, utility specifications, permit requirements, and final plan details. These are typical comments provided to the Applicant to make them aware of the requirements, and will be finalized with the final engineering plans. The Planning Commission Report and Recommendation includes a condition that the final plans receive written approval from the City Engineer.
- Main entrance on Wayzata Boulevard E: The Applicant stated at the November 2nd meeting that they are willing to provide a double door entrance on the north side of the building along Wayzata Boulevard. This is included as condition of approval in the Planning Commission Report and Recommendation.
- Boulevard Trees: The Applicant stated that they are willing to provide three (3) inch deciduous trees along Wayzata Boulevard, in lieu of the 1.5-inch Japanese tree lilacs shown on the plans. This is included as condition of approval in the Planning Commission Report and Recommendation.
- Cross parking easement: The Planning Commission discussed the need for a cross parking agreement with the property to the east, 1200 Wayzata Blvd E, in order for the

proposed project to meet the parking requirements. This is included as condition of approval in the Planning Commission Report and Recommendation.

- Canopies: The Planning Commission discussed the proposed metal canopies on the building and thought that they were a desirable design element of the project. Therefore, the Planning Commission Report and Recommendation does not include any changes to the metal canopies shown on the proposed plans.

Action Steps

Planning Commission Recommendation: Based on the findings in section 3 of the Planning Commission Report and Recommendation, the Planning Commission recommends approval of the Design Review as set forth in the Application (Attachment A), subject to all of the following conditions:

- A. Double doors must be provided on the north entrance to the building along Wayzata Boulevard East.
- B. The Japanese Tree Lilac Trees along the Wayzata Boulevard frontage must be replaced with deciduous trees that are three (3) caliper inches in diameter.
- C. The Applicant must execute a cross parking easement with the property to the east (1200 Wayzata Blvd E, PID: 05-117-22-32-0077) for at least three (3) parking stalls. The agreement must be acceptable to, and approved by the City Attorney, and must be filed in the chain of title for both properties.
- D. The Applicant must received written approval from the City Engineer of the final landscape plan, grading, erosion and sediment control plan, and utility plan.
- E. The final architectural plans must meet the Façade Detail, Brick Joints, Stone Joints, and Parapets, Flashing, Coping requirements provided in Sections 801.09.11.1D, 801.09.11.1E, 801.09.11.1F, and 801.09.11.1H, of the Design Standards, respectively.
- F. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the Project.
- G. All expenses of the City of Wayzata, including consultant, expert, legal, and planning incurred must be fully reimbursed by the Applicant.

Attachments:

- Attachment A: Planning Commission Report and Recommendation
Attachment B: November 2nd Memorandum
Attachment C: October 5th Planning Report
Attachment D: Supplemental Information from Applicant
o Attachment D-1: Letter from BDH & Young

- o Attachment D-2: Memorandum from Alliant Engineering
- o Attachment D-3: Letter from The Davis Group
- o Attachment D-4: Building Material Samples

Attachment E: Revised Plans

- o Attachment E-1: Cover Sheet (T001)
- o Attachment E-2: Removals Plan (C0.0)
- o Attachment E-3: Site Plan (C1.0)
- o Attachment E-4: Parking Calculation (C1.1)
- o Attachment E-5: Grading, Erosion and Sediment Containment Plan (C2.0)
- o Attachment E-6: Erosion and Sediment Control Notes and Details (C2.1)
- o Attachment E-7: Utility Plan (C3.0)
- o Attachment E-8: Landscape Plan (L1.0)
- o Attachment E-9: Tree Inventory, Preservation & Removal Plan (L2.0)
- o Attachment E-10: Preliminary Floor Plans (PZ-1)
- o Attachment E-11: Preliminary Exterior Elevations (PZ-2)
- o Attachment E-12: Photometric Plan



WAYZATA PLANNING COMMISSION

November 16, 2015

**REPORT AND RECOMMENDATION OF APPROVAL WITH CONDITIONS FOR
PROJECT DESIGN AT 1120 WAYZATA BLVD EAST**

SUMMARY OF RECOMMENDATIONS

1. Approve Project Design *with conditions*
-

REPORT

Section 1. BACKGROUND

- 1.1 Davis Real Estate Services Group, LLC (the “Applicant”) has submitted an application (the “Application”) for approval of the design for a new development that would include a new 16,000 SF, two story medical office building (the “Project”).
- 1.2 Application Requests. As part of the Application, the Applicant is requesting approval of the following items:
 - A. Project Design (“Design”) approval under Section 801.09 (Design Standards) for the medical office building.
- 1.3 Legal Description. The address, property identification number and owner of the property involved for the Project (the “Property”) are:

1120 Wayzata Blvd East	05-117-22-32-0076	Alshouse Company LLC
------------------------	-------------------	----------------------

- 1.4 Land Use. The land use designations for the Property are:

Zoning:	Service District (C-3)
---------	------------------------

Comp Plan:	Mixed Use Commercial (MUC)
Design District:	Wayzata Blvd Design District

- 1.5 Notice. Notice of a public hearing on the Application at the October 5, 2015 Planning Commission Meeting was published in the *Lakeshore Weekly* on September 22, 2015. A copy of the notice was mailed to all property owners located within 350 feet of the Property on September 21, 2015.

Section 2. STANDARDS

- 2.1 Design Standards. Subject to the exceptions listed in 801.09.1.5.C of the Zoning Ordinance, the Design Standards apply to all development with a nonresidential and/or multifamily component within the Design Districts that involve any of the following activities:

1. Modification involving fifty percent (50%) or more of an existing building's exterior façade
2. Building demolition
3. New building construction
4. Addition which adds an additional story to an existing building
5. Addition which increases the existing building's square footage by fifty percent (50%) or more
6. Alteration of the roof type of an existing building
7. Site alteration that changes fifty percent (50%) or more of the existing site

The relevant design criteria for the "Wayzata Blvd District" applicable to the Project are included in the attached Design Critique (Attachment A).

Section 3. FINDINGS

Based on the Application materials, staff reports, Design Critique, public comment presented at the Planning Commission meetings, and Wayzata's Zoning Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact with respect to Project Design:

- 3.1 Project Design Review: The Project Design as proposed in the Application meets the criteria of the applicable Design Standards as described in Attachment A.

Section 4. RECOMMENDATION

Based on the Findings of this Report, the Planning Commission recommends the Project Design be approved, subject to the conditions noted below:

- A. Double doors must be provided on the north entrance to the building along Wayzata Boulevard East.
- B. The Japanese Tree Lilac Trees along the Wayzata Boulevard frontage must be replaced with deciduous trees that are three (3) caliper inches in diameter.
- C. The Applicant must execute a cross parking easement with the property to the east (1200 Wayzata Blvd E, PID: 05-117-22-32-0077) for at least three (3) parking stalls. The agreement must be acceptable to, and approved by the City Attorney, and must be filed in the chain of title for both properties.
- D. The Applicant must received written approval from the City Engineer of the final landscape plan, grading, erosion and sediment control plan, and utility plan.
- E. The final architectural plans must meet the Façade Detail, Brick Joints, Stone Joints, and Parapets, Flashing, Coping requirements provided in Sections 801.09.11.1D, 801.09.11.1E, 801.09.11.1F, and 801.09.11.1H, of the Design Standards, respectively.
- F. The Applicant must secure all necessary building permits for construction, and follow all laws and regulations applicable to the Project.
- G. All expenses of the City of Wayzata, including consultant, expert, legal, and planning incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 16th day of November, 2015.

Chair, Planning Commission

**1120 Wayzata Blvd E. – David Group Medical Specialty Center
Design Critique (Revised Based on 10/23/2015 Submittals)
November 12, 2015**

	Comments	Compliance
Building Recesses		
<u>801.09.3.1.A – All Districts</u> Building facades shall be articulated through the use of pilasters and/or recesses that create visible shadow lines and dimensions especially on the street level	The proposed buildings utilize recesses and changes in materials to break up the façade.	Yes
<u>801.09.3.1.B</u> Street level landscaped courtyards, outdoor seating areas and gathering areas shall be incorporated into building and site plan design.	The Project proposes landscaping around the exterior of the development and in driveway islands. In addition, the Project includes a bench along the sidewalk leading to the Wayzata Blvd entrance.	Yes
Building Width		
<u>801.09.4.1 All Districts – New Buildings</u> In order to reduce the scale of longer façades and to eliminate the long horizontal expressions of buildings, divisions or breaks in materials shall be included and at least three of the following design strategies shall be incorporated into the design: 1. Window bays 2. Special treatment at entrances 3. Variations in roof lines or parapet detailing 4. Awnings 5. Building setbacks or articulation of the facade 6. Rhythm of elements	The Project incorporates the following items: 1. Rhythm of elements. 2. Articulations of the façade, between stone and brick elements 3. Special treatment at the north entrances with the parapet element.	Yes

Upper Story Setbacks			
801.09.5.1.A – All Districts – New Buildings		This section is not applicable as the David Group building is a two story structures.	Not Applicable.
Building height shall conform to the height of the applicable zoning district. Where three (3) story buildings are permitted, the third (3rd) story must be recessed from all façades fronting public right of ways at least a distance equal to the vertical distance of the 3rd story height from the second (2nd) floor footprint, or an average of ten (10) feet across the facade, but no portion of the 3rd story structure shall be closer than six (6) feet to the 2nd story façade. The 3rd story façade shall be designed with railings, pillars, dimensional windows, building recesses or other similar design techniques to break up the 3rd story façade.			
801.09.5.1.B – All Districts – New Buildings		The building has recesses for 25% which are 6 feet or greater in depth.	Yes
801.09.5.1.C – All Districts – New Buildings Wintertime sun orientation, solar access, and views of Lake Minnetonka are significant issues within the Design Districts. Building height should not negatively and significantly impact neighboring properties.		The building height of the building is 26 ft to the top of the flat roof and has a series of parapets that extend up to 35 feet in height. The proposed building would meet all setback requirements.	Yes
Roof Design			
801.09.6.1 – All Districts		The project does not include a green roof structure.	Not Applicable.
"Green" roofs, roof garden terraces, arbors and other similar structures are encouraged on roofs of building.			

<u>801.09.6.2.A – All Districts – Roof Materials</u> The roof material for all sloped roofs in all districts shall be slate, untreated copper, pre-finished metal, cedar shake or asphalt shingle in dark colors. <u>801.09.6.2.B – All Districts – Roof Materials</u> The roof material for all flat roofs in all districts shall be treated synthetic membrane or other similar material in dark colors.		The proposed roof material for the flat roof will be a ballasted rubber membrane material. The color of the roof is not provided.		Yes
Screening of Rooftop Equipment <u>801.09.7.2 – Wayzata Blvd District</u> All mechanical equipment shall be completely screened behind a parapet wall, so as not to be visible from adjacent properties and pedestrian view vantage points from adjacent sidewalks. No enclosure shall be larger than 25% of the roof area.		The mechanical equipment will be located on the roof deck and screened behind the parapet wall.		Yes

	Comments	Compliance
Facade Transparency		
<u>801.09.8.4 – Wayzata Blvd District</u> No less than fifty percent (50%) of ground level façades for buildings containing commercial or office uses fronting Wayzata Blvd shall be transparent glass.	The building has windows occupying 50% of the Wayzata Blvd ground floor and 35% of the total Wayzata Blvd façade.	Yes
Ground Level Expression		
<u>801.09.9.1 – All Districts</u> In multi-story buildings, the ground floor shall be distinguished from the floors above by the use of at least three of the following elements: 1. An intermediate cornice line 2. A difference in building materials or detailing 3. An offset in the façade 4. An awning, trellis, or loggia 5. Arcade 6. Special window lintels 7. Brick/stone corbels	The Project includes the following items: 1. Intermediate cornice line. 2. A difference in building materials and detailing. 3. An offset in the façade.	Yes
Entries		
<u>801.09.10.1 – All Districts</u> The front facade of all buildings shall be landscaped with window boxes or planters with seasonally appropriate plantings. The main entries shall face the primary street at sidewalk grade.	The building will have a landscape islands at the front façade of the building. The landscape plan also includes planters with seasonal annual landscaping along Wayzata Boulevard.	Yes

<u>801.09.11.1.A – Primary Opaque Surfaces – All Districts</u> Other than the accent materials listed in 801.09.11.G, ninety percent (90%) of the non-glass surfaces of each elevation of the exterior building façade shall be composed of one or more of the following materials: 1. Brick 2. Stone 3. Cast stone 4. Factory finished and certified wood, including, but not limited to: a. Wood shingles (cedar shingles six (6) inch maximum exposure) b. Lap-siding (six (6) inch maximum width) 5. Stucco 6. Brick 7. Stone 8. Cast stone 9. Factory finished and certified wood, including, but not limited to: a. Wood shingles (cedar shingles six (6) inch maximum exposure) b. Lap-siding (six (6) inch maximum width) 10. Stucco	The building is primarily of brick, stone, metal, and glass with the following percentages: North Elevation: Glass: 35% Utility Brick: 34% Metal: 5% Accent Brick/Stone: 34% Cast Sills/Soldier Course: 8% East Elevation: Glass: 33% Utility Brick: 23% Metal: 8% Accent Brick/Stone: 31% Cast Sills/Soldier Course: 5% South Elevation: Glass: 28% Utility Brick: 32% Metal: 5% Accent Brick/Stone: 29% Cast Sills/Soldier Course: 6% West Elevation: Glass: 34% Utility Brick: 29% Metal: 6% Accent Brick/Stone: 21% Cast Sills/Soldier Course: 10%	Yes
<u>801.09.11.1.B – Façade Coverage – All Districts</u> The primary opaque surface materials of all free standing buildings must be the same on all facades of the building.	Brick, stone, and metal are included on all four sides of medical building.	Yes

<u>801.09.11.1.C – Type of Brick – All Districts</u> On all facades of a free-standing building where brick is used, full course modular, Roman, Norman or other standard size brick must be used.	The brick will be full course brick of a standard size.	Yes
<u>801.09.11.1.D – Façade Detail – All Districts</u> 1. Brick and/or stone façades shall be well detailed and dimensionally designed in order to avoid fractional cuts and odd pieces. All outside brick corners must be full bricks (custom if necessary), with no mitering, forming continuous vertical joints. 2. The narrow face of an exposed stone butt joint, at corners, must be a minimum dimension of two (2) inches. Mitered and quirked stone corners are also acceptable.	This is a condition of approval.	Yes
<u>801.09.11.1.E – Brick Joints – All Districts</u> 1. The mortar for brick must be dark grey or in the color range of the brick. All joints must be concave or 'v' joint. No mortar may be used beyond the face of the brick. 2. All brick walls must be built to avoid efflorescence	This is a condition of approval.	Yes
<u>801.09.11.1.F – Stone Joints – All Districts</u> Stone joints shall be no larger than one-fourth (1/4) inch.	This is a condition of approval.	Yes

<u>801.09.11.1.G – Accent Materials – All Districts</u> Only the following materials may be used for lintels, sills, cornices, bases, and decorative accent trims, and must be no more than 10 percent (10%) of the non-glass surfaces of each elevation of the exterior building façade: 1. Stone 2. Cast stone 3. Copper (untreated) 4. Rock faced stone 5. Aluminum or painted steel structural shapes 6. Fiber cement board 7. Premium grade wood trim with mitered outside corners. Examples of premium grade wood are cedar, redwood, and fir. 8. EIFS	Metal is utilized for less than 10% of the façade on the building.	Yes
<u>801.09.11.1.H - Parapets, Flashing, Coping – All Districts</u> 1. Only the following materials may be used for parapets, flashing and coping: a. copper (untreated) b. brick c. stone d. cast stone e. premium grade wood. 2. Pre-finished, painted .032 aluminum may only be used as a standard parapet coping with a maximum exposed edge of five (5) inches.	This is a condition of approval.	Yes

<u>801.09.11.1.I – Awnings – All Districts</u> 1. Only the following types of awnings may be used: a. Fabric awnings of a heavy canvas in dark solid colors or other colors that are approved as part of the design review process b. Highly detailed, ornate metal in dark colors c. Glass awnings 2. Backlit awnings are prohibited. 3. Awnings with text or graphic material may be permitted but require approval via the sign permit process of the Zoning Ordinance.	The awnings are metal composite wall panel, which is not an allowed material, but the applicant is not requesting the awnings to be counted as one of the three breaks required in 801.09.4.1.	Yes
<u>801.09.11.1.J – Balconies – All Districts</u> Balconies shall be accessible and useable by persons. Fake or unusable balconies are prohibited. All balconies shall remain within the property line. Metal railings with members painted dark, or glass panels are permitted.	This section is not applicable, as there are no balconies proposed.	Not Applicable
<u>801.09.11.1.K – Glass – All Districts</u> Glass shall not be mirrored, reflective or darkened. Slight green, bronze and grey tints are acceptable. Spandrel glass shall not be counted as transparent glass for the purposes of calculations under the transparency requirements of Section 801.09.8 of the Standards, but may be used for detailing purposes. Environmentally appropriate glass, such as Low-emissivity glass, shall be used in all projects	The glass shall meet the standards of the ordinance.	Yes
<u>801.09.11.1.L – Doors – All Districts</u> Unless there are building security concerns, main entry doors shall be primarily glass. If, for security reasons, a main entry door is not possible or practical, a main entry door must be well detailed. Appropriately designed wood doors may be utilized for retail and office buildings.	The proposed entry doors will be glass.	Yes

		Comments	Compliance
Franchise Architecture			
801.09.12.1			
A.	Typical or standardized franchise architecture (including building design that is the trade dress of, or identified with a particular chain, franchise or business and is repetitive in nature) is prohibited.	The building will not be a franchise.	Not Applicable
B.	Large, bold or bright signage, trade dress or logos must be altered and scaled down to meet the purpose of these standards as articulated herein, and must not be repeated on the facades of the principal structure more than once. All new, altered and/or proposed signage for buildings must be submitted for review under Section 801.09.18 by the Planning Commission at the time of Design Standards Review application		
Walkways			
801.09.13.2 – Bluff District			
A.	Continuous sidewalks at least five (5) feet in width shall be provided along all public street frontages. The sidewalk street grid shall be maintained and extended wherever possible.	Sidewalks exist on Wayzata Blvd adjacent to the Project. The Applicant is proposing to install sidewalks to connect with Wayzata Blvd.	Yes
B.	Where the sidewalk street grid is interrupted by steep slopes or other topographic variations, walkways or stairways shall be built to maintain pedestrian continuity.		

	Comments	Compliance
Landscaping		
<u>801.09.14.1 – All Districts</u> A. Seasonal landscaping shall be used in all Design Districts, including use of window boxes, hanging flowers baskets, vines and/or other similar seasonal landscaping. If feasible, garden areas and ornamental trees shall be used at the street level. B. Window boxes, hanging baskets and planters with seasonally appropriate plantings shall be used around entries to buildings. C. Vines shall be used to cover walls with more than one hundred (100) square feet of uninterrupted surface area. D. Streetscaping shall include all of the following: 1. Boulevard species trees, with at least three (3) caliper inches. 2. Exposed aggregate sidewalks with brick accents 3. Street lights 4. Benches (if building length is 50 feet or greater), which utilize existing city bench designs. 5. Flowers	The Applicant has proposed a mixture of trees and shrub around the perimeter of both of the new buildings. A landscape plan is included with the Applicant submittal materials.	Yes
<u>801.09.14.3 – Bluff and Wayzata Blvd Districts</u> Trees with a minimum of three (3) caliper inches shall be planted no more than twenty-six (26) feet apart within a landscaped boulevard.	The Applicant is proposing to install 1.5-inch japanese tree lilacs. As a condition of approval, the Japanese tree lilacs must be substituted with three (3) caliper inch deciduous trees.	Yes

	Comments	Compliance
Parking Lot Landscaping		
801.09.15.1 – All Districts A landscaped buffer strip at least five (5) feet wide shall be provided between all parking areas and the sidewalk or street. The buffer strip shall consist of shade trees appropriately spaced for the particular Design District, and a decorative metal fence, masonry wall or hedge. A solid wall or dense hedge shall be no less than three (3) feet and no more than four (4) feet in height.	The project proposes an approximately 12 ft landscaped buffer of shrubbery between Wayzata Blvd and the parking lot.	Yes
Surface Parking		
801.09.16.1 – All Districts A. Off-street parking shall be located to the rear of buildings. When parking must be located in a side yard adjacent to the street, a landscaped buffer shall be provided in accordance with the Design Standards. The street frontage occupied by parking shall not exceed sixty (60) feet per property. B. Side-by-side parking lots creating a parking area frontage longer than sixty (60) feet are prohibited, except where a heavily landscaped buffer of at least twenty (20) feet wide completely separates both lots. C. Side yard parking shall not extend beyond the front yard setback of the primary building on the property. D. Front yard parking is prohibited. E. There shall be no corner parking.	The proposed parking area is in the interior (rear) and side of the site, away from the public facades on Wayzata Blvd.	Yes

		Comments		Compliance
<u>801.09.16.2 – All Districts – Bicycle Parking</u> Commercial developments requiring more than twenty (20) parking spaces shall provide at least four (4) bicycle parking spaces in a convenient, visible, preferably sheltered location.		The Applicant proposes a bicycle rack to the south of the building adjacent to the parking.		Yes
Parking Structures				
<u>801.09.17.1 – All Districts</u> Parking structures shall meet the following standards, along with all other applicable building code standards: A. The ground floor façade abutting any public street or walkway shall be architecturally compatible with surrounding commercial or office buildings. B. The parking structure shall be designed in such a way that sloped floors do not dominate the appearance of the façade. C. Windows or openings shall be similar to those of surrounding buildings. D. Vines and other significant landscaping shall be used to minimize the visual impact of the parking structure.		This section is not applicable, as there is no parking ramp associated with the request.		Not Applicable

	Comments	Compliance
Signs		
<u>801.09.18.1 – All Districts</u>		
A. Compatibility - Signs shall be architecturally compatible with the style, composition, materials, colors and details of the building, and with other signs on nearby buildings. Signs shall be an integral part of the building and site design. - A sign plan shall be developed for buildings which house more than one (1) business. Signs need not match, but shall be compatible with one another. Franchise or national chains must comply with these Sign Standards to create signs compatible with their context. - When illuminated signs are proposed, only the text and/or logo portion of the sign may be illuminated. Illuminated signs must be compatible with the location. Illumination of the sign to highlight architectural details is permitted. Fixtures shall be small, shielded, and directed towards the sign rather than toward the street, so as to minimize glare for pedestrians and adjacent properties. - Sign plans must be submitted for review as part of an Applicant for Design Approval. Proposed signs must also conform to the requirements of Section 801.27 of the Wayzata Zoning Ordinance.	The building proposes the following signage: North Elevation: - Two tenant signs of 50 SF each Monument Sign: - Cabinet sign: 50 SF	Yes

	Comments	Compliance
Parking Lot and Building Lighting		
<u>801.09.19.1 – All Districts</u> A. Parking lot lighting shall be designed in such a way as to be in scale with its surroundings, and reduce glare. B. Cutoff fixtures shall be located below the mature height of trees located in parking lot islands so as to minimize ambient glow and light pollution. C. Pedestrian-scale lighting, not exceeding thirteen (13) feet in height, shall be located on walkways and adjacent to store entrances. All sidewalk lighting must be projected downwards. City light standard shall be followed for all public streets. D. Light posts shall be of a dark color. E. Lighting fixtures shall be compatible with the architecture of the building. F. Lights attached to buildings shall be screened by the building's architectural features to eliminate glare to adjacent properties. All façade lighting must be projected downwards. G. All lighting fixtures shall comply with City Code Section 801.16.6 as it relates to glare.	All lighting fixtures attached to the building are designed to be downcast lit.	Yes

CITY OF WAYZATA



PLANNING DEPARTMENT

MEMORANDUM

To: Planning Commission
From: Jeff Thomson, Director of Planning and Building
Date: October 29, 2015
Re: 1120 Wayzata Blvd E Design Review

Background

The Planning Commission reviewed the development application for 1120 Wayzata Boulevard East at its October 5th meeting. The planning report from the meeting is provided in Attachment A. At the meeting, the Planning Commission requested additional information from the applicant regarding the site and building design. The Planning Commission requested the following information:

- Number of trucks expected to deliver fill to the site.
- The rights allowed by the existing easements and the easements that would be needed to be created for the joint parking and trash enclosure.
- Screening of the west elevation.
- Shared parking analysis with 1200 Wayzata Blvd.
- Fencing and vegetative screening of the parking lot.
- Additional explanation of the stormwater design
- Traffic study.
- Annual planter and/or window box plantings.
- Consideration of adjusting parking lot light fixtures to lessen the glare towards the west.
- Building materials samples.
- Additional information on the retaining wall design and the stormwater's designs impact on the retaining wall.
- Compliance with the setback to the apartment building property line.
- How snow storage will be handled.

The applicant has submitted a letter and revised plans which address the comments and questions that the Planning Commission had. The letter and plans are provided in Attachment B and Attachment C. In addition to the information provided by the applicant, staff is providing the following additional information and comments:

Parking

The applicant has revised the site plan to maintain the drive aisle connection from Wayzata Boulevard to the south side of the existing drive aisle on the adjacent property to the east. The

The applicant has submitted a shared parking plan for both properties, as requested by the Planning Commission. The retail building to the east has surplus parking that could be utilized by the proposed development under a cross parking agreement. The retail building to the east currently has 72 parking stalls, but two stalls would be removed for the construction of the shared trash enclosure. The remaining 70 parking stalls is greater than the 52 stalls the site is required to have by the zoning ordinance based on the current occupants. The applicant's narrative states that the adjacent property owner is agreeable to a shared parking agreement, which could be included as a condition of approval. The number of physicians practicing within the clinic would depend on the number of parking stalls included in the cross parking agreement.

At the Planning Commission meeting on October 5th, there was discussion about the setback requirement for the building from the west property line. The C-3 zoning district requires a minimum building setback of 10 feet, except from a property line abutting a residential district where a 50-foot setback is required. The west property line abuts two separate parcels – Heritage Park which is zoned C-3/Service District, and Boardwalk Apartment building, which is zoned R-5/Average Density Residential District. Staff has reviewed the setback requirement and determined that the building would meet the setback requirement. The issue is that the uses abutting the west property line vary given the adjacent parcel configuration. By definition, setbacks are measured perpendicular to a property line, so the following diagram outlines the setback requirement:



Design

City staff has updated the Design Review for the proposal based on the revised plans, which is included as Attachment D. Based on the revised Design Review, the Planning Commission should evaluate and discuss the following design standards for the development:

- **Awnings:** The building design includes awnings constructed of metal composite panels at the corners of the building. The design standards (§801.09.11.1 I.) state that awnings must be constructed of heavy canvas in dark solid colors, highly detailed, ornate metal in dark colors, or glass. The proposed awnings do not meet these material requirements.

Staff Recommendation: City Staff recommends that the metal awnings/canopies be removed from the proposed building design.

- **Building Entrance:** The building design locates the main entry on the south side, or back of the building, facing the parking lot. There is a door onto Wayzata Boulevard on the northeast corner of the building, but the internal floor plan does not indicate that this would be a main entry to the building. The design standard (§801.09.10.1) states that “main entries” shall face the primary street at sidewalk grade.

Staff Recommendation: City Staff recommends that the north entrance to the building be made more formal by providing a comparable design to what is provided on the south side of the building, such as providing double doors. Additionally, the accent brick material could be added to the corners of the first floor elevation to mimic the design element at the center of the building, and provide a more congruent design across the entire first floor street frontage.

- **Boulevard Trees:** The applicant is proposing three 1.5-inch Japanese tree lilacs along the front of the building for the boulevard landscaping. The design standards (§801.09.14.1 D. and §801.09.14.3) state that trees with a minimum of three caliper inches shall be planted no more than 26 feet apart within a landscaped boulevard. The proposed trees would meet the spacing requirement, but the trees are undersized from what is required by the design standards.

Staff Recommendation: City Staff recommends that the Japanese Lilac Trees be replaced with deciduous trees that are 3 caliper inches in diameter.

Design Standard Deviations

The zoning ordinance allows for deviations from the Design Standards. A deviation from any section of the Design Standards shall require a finding by the City Council (after considering the Planning Commission’s recommendation) that the negative impact of such deviation is outweighed by one or more of the following factors:

1. The extent to which the project advances specific policies and provisions of the City’s Comprehensive Plan.
2. The extent to which the deviation permits greater conformity with other Standards, policies behind the Standards, or with other Zoning Ordinance standards.
3. The positive effect of the project on the area in which the project is proposed.

4. The alleviation of an undue burden, taking into account current leasing, housing and commercial conditions.
5. The accommodation of future possible uses contemplated by the Design Standards, the Zoning Ordinance or the Comprehensive Plan.
6. A national, state or local historic designation.
7. The project is the remodeling of an existing building which largely otherwise conforms to the Design Standards.

Action Steps

After considering the items outlined in this Report, the Planning Commission should pursue the following as an action step:

1. 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:

Attachment A: October 5th Planning Report

Attachment B: Supplemental Information from Applicant

- o Attachment B-1: Letter from BDH & Young
- o Attachment B-2: Memorandum from Alliant Engineering
- o Attachment B-3: Letter from The Davis Group
- o Attachment B-4: Building Material Samples

Attachment C: Revised Plans

- o Attachment C-1: Cover Sheet (T001)
- o Attachment C-2: Removals Plan (C0.0)
- o Attachment C-3: Site Plan (C1.0)
- o Attachment C-4: Parking Calculation (C1.1)
- o Attachment C-5: Grading, Erosion and Sediment Containment Plan (C2.0)
- o Attachment C-6: Erosion and Sediment Control Notes and Details (C2.1)
- o Attachment C-7: Utility Plan (C3.0)
- o Attachment C-8: Landscape Plan (L1.0)
- o Attachment C-9: Tree Inventory, Preservation & Removal Plan (L2.0)
- o Attachment C-10: Preliminary Floor Plans (PZ-1)
- o Attachment C-11: Preliminary Exterior Elevations (PZ-2)
- o Attachment C-12: Photometric Plan

Attachment D: City Staff Design Critique



Planning Report
Monday, October 5, 2015
Wayzata Planning Commission Meeting

Applicant:	The Davis Group
Address of request:	1120 Wayzata Blvd East
PID number:	05-117-22-32-0076
Prepared By:	Eric Zweber, Interim City Planner
Project Summary:	Development Application requests Design Review to construct a new two-story 16,000 square foot building.

Section 1. Development Application

- 1.1. General. The Davis Group (the “Applicant”) is proposing to construct a 16,000 square foot, tow story medical specialty building at 1120 Wayzata Blvd East (the “Property”). The site is currently occupied by a two story medical office building located roughly in the middle of the site with parking provided between the building and Wayzata Blvd. The Davis Group building will be located along the Wayzata Blvd frontage with a joint access with the property to the east running along the east side of the site. This access will provide connection to the 63 parking stall constructed to the south and east of the building. There are two entries to the building proposed, one in the northeast corner of the building leading to the Wayzata Blvd sidewalk and one in the southeast corner of the building leading to parking area.

The site is adjacent to Heritage Park and an apartment building to the west, a multiple tenant retail building (Jimmy John’s) to the east and Colonial Square shopping is located to the north across Wayzata Blvd. This property and the property to the east (Jimmy John’s) are both owned by the same company, Alshouse Company LLC. The two properties are proposed to share features such as the access drive, the trash enclosure and parking. If this project is approved, easement will be required to ensure that these shared features are available in the future if one of the properties were to be sold.

A narrative describing the Project is included as Attachment A. Existing Conditions and Proposed Site plans of the proposed expansion are included as Attachment B.

1.2 Relevant Property Information.

Zoning:	C-3 Service District
Comp Plan:	Mixed Use Commercial
Tenant Space:	16,000 sq ft medical and/dental offices

1.3 Legal Description.

A copy of the legal description for the subject properties are on file and available for viewing at City Hall. The following property description includes the subject Property in the Application:

1120 Wayzata Blvd East	05-117-22-32-0076	Alshouse Company LLC
------------------------	-------------------	----------------------

Image 1.1: Context Aerial



1.4 Public Notice Requirements.

Zoning Ordinance Section 801.05 requires the Planning Commission to hold a public hearing on the Application. The Notice of Public Hearing was published in the Lakeshore Weekly on September 22, 2015. A copy of the Notice of Public Hearing was also mailed to all property owners located within 350 feet of the subject property on September 21, 2015.

1.5 Project Description.

The proposed Project is demolishing an existing two-story office building and construct a new two-story 16,000 sq feet medical office building.

Section 2: Summary of Issues

2.1 Surrounding Uses

A summary of land uses and their respective zoning classifications for the immediate area:

Adjacent property uses are:

Adjacent Property	Zoning	Uses
North	C-2: Shopping Center District	Commercial Shopping Center
South	R-2A: Single Family Residential District	City Park
East	C-3: Service District	Multiple Tenant Commercial
West	C-3: Service District and R-5: Average High Density Residential District	City Park and Apartments

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

The Planning Commission should pay particular attention to the proximity of the proposed building from Heritage Park. The building is proposed to be located at the Code minimum of ten (10) feet from Heritage Park and no special measures (such as increased setbacks, pedestrian features or private recreational features) are proposed to buffer between Heritage Park and the proposed building.

2.2 Project Hardcover Calculations and Lot Areas

The Property has the following proposed hardcover as part of the Project:

Item	Proposed	Percentage
Impervious Surface	31,100 SF	75%
Landscaped Space	9,240 SF	22%

City Code § 801.77.6 F. requires that at least 20% percent of a C-3 zoned site be landscaped and maintained.

2.3 Zoning Analysis.

A comparison of the C-3 Standards and the proposed Project is as follows:

C-3 District	Code Standard	Proposed
Minimum Lot Area	15,000 sq ft	41,425 sq ft
Minimum Lot Width	N/A	177 ft
Minimum Lot Depth	N/A	300 ft
Front Yard Setback (min.)	10 ft	10 ft
Side Yard Setback (Northwest C-3 Zoning)	10 ft	10 ft
Side Yard Setback (Southwest R-5 Zoning)	50 ft	~25 ft
Rear Yard Setback (R2-A Zoning)	50 ft	~240 ft
Lot Coverage	50%	19%
Floor to Area Ratio	1.0	0.38

The proposed building location violates the building side yard setback to a residential property (§ 801.77.6 B. 2.) requirement of 50 feet. The proposed building is about 25 feet from the Boardwalk Partners' apartment building (R-5 zoning) property line to the southwest.

2.4 Building Height.

The C-3: Service District allows a building height of thirty (30) feet or two (2) stories, whichever is lesser. Additionally, City Code § 801.19.2 B. allow parapets to exceed the building height by no more than five (5) feet. The majority of the building is proposed to be twenty eight (28) feet, with the center Wayzata Blvd façade and the southeast corner of the building over the entrance extending up to thirty (30) feet. The rooftop parapet in the middle of the building screening the rooftop mechanicals extends up to a height of thirty five (35) feet. The proposed building elevations comply with the C-3 building height standards.

2.5 Stormwater Management.

The site is currently 57% impervious surface and is proposed to be expanded to 75% impervious surface (0.17 acre increase). The only stormwater retention proposed to handle this increase is the construction of two perforated sump catch basins with in the parking lot. The remaining runoff heads to the south and eventually into the wetland within the Wayzata nature preserve.

2.6 Parking Calculations.

Parking for the Property is provided through expanding the existing parking lot to the south and the east. This expansion is accomplished by removing existing trees and the construction of a new retaining wall. The Applicant would provide 63 parking spaces (four of which are handicapped stalls), but only 59 of these stalls are located on their site. The four (4) additional stall are created on the property to the east by removing the southern portion of north/south access aisle to install the four new stalls. Based on the calculations below, it is unclear if the Applicant meets the required number of parking spaces under Section 801.20.

Parking Calculations:

Use	Code Requirement	Number Required
Medical and Dental Office	Six (6) stalls per doctor.	<i>Number of doctors was not provided</i>
Office other than Medical or Dental	One stall per 250 sq ft (16,000 sq ft/250) = 64 stalls	64 stalls
Project Parking Required		64 stalls (Maximum of 11 doctors or dentists)
Project Parking Provided		63 stalls

The Planning Commission should consider is the parking is adequate for a 16,000 square foot medical specialty office building, particularly since four (4) of the stalls are constructed on the property to the east across an ingress/egress easement. The 59 stalls constructed on this site would allow for the construction of a 14,750 square foot general office building or allow for 10 doctors or dentists to occupy this building.

2.7 Site Access and Internal Circulation.

Access to the site is being maintained in its current location on Wayzata Blvd. This location is a joint access to this site and the multiple tenant commercial site to the east. This joint access is guaranteed through an access easement over entry drive. No other access to the site is proposed. There is a current ingress/egress easement to the access across Heritage Park to the west. The City Engineer has requested that this easement be vacated as a part of this approval.

The internal circulation is the joint access onto Wayzata Blvd leading to the rear parking lot. Within the rear parking lot, circulation is directed through the construction of concrete islands at the end of the parking lanes. The circulation flow on this site, but the proposed site, but the proposal eliminates the access aisle to the back portion of the site to the east with the construction of additional stall across the ingress/egress easement. The Planning Commission should determine if the construction of these additional stalls would diminish the circulation on the site to the east.

2.8 Landscaping.

Currently, there are 51 trees on the site. The Applicant is proposing to remove 34 trees (67% removal) for the development: five (5) for the construction of the building; three (3) for the construction of the sidewalks and pedestrian facilities and 26 for the construction of the parking lot. In caliper inches of trees, there are currently 816 inches of trees onsite and the applicant is proposing to remove 585 inches of trees (72% removal).

The Applicant would preserve the remaining 17 trees and plant an additional nine (9) new trees (16.5 caliper inches) on the site for a proposed total of 26 trees on the site. Thus, there would be a net reduction of 25 trees and 568 caliper inches for the entire site. The Applicant was included a tree removal and landscaping plan in Attachment B. No significant efforts are made to screen the building and site from Heritage Park and the apartments to the west.

2.10 Design.

The Project is subject to the Wayzata Blvd District of the Design Standards. A Design Review of the proposal is included as Attachment D. Additional design sketches and material descriptions are included in Attachment B.

2.11 Trash Enclosure.

The current trash enclosure on the site is being demolished and a new trash enclosure is being proposed to be constructed behind the Jimmy John's on the property to the east. The property to the east is currently owned by the same LLC as the proposed development. Constructing the trash enclosure on the property to the east may be acceptable if an easement is recorded on the eastern property to ensure that the trash services will always be provided if either property were to sell.

The trash enclosure is designed to be constructed of the utility brick of the proposed building. As described in Attachment D, the enclosure is required to be constructed of the materials of the principal building. The Planning Commission should consider if the utility brick should be incorporated into the trash enclosure,

Section 3. Applicable Code Provisions for Review

3.1 Design Standards City Code §801.09.

The City States that the purpose of the Design Standards are:

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

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

The relevant design criteria for the "Wayzata Blvd Design District" are as reflected in the Design Critique attached to this Report as Attachment D.

The building and site design complies with many of the site standards, but there are a few areas where the design is deficient. These deficiencies include:

- §801.09.05.1 B. requires that 25% of the second floor façade along Wayzata Blvd be recessed at least six (6) feet. It appears that 25% of the façade is recessed, but only five (5) feet instead of the required six (6) feet.
- §801.09.10.1 states that "main entries" shall face the primary street at sidewalk grade. There is an entry onto Wayzata Blvd at the northeast corner of the building and an entry at the southeast corner near the parking stalls. The overall building design treats both entries similarly, but the Wayzata Blvd entry has a single three (3) foot wide door and the parking lot entry has a set of double 4.5 foot wide doors. The Planning Commission should consider if the Wayzata entry is a "main" entry.
- §801.09.11.1 B. states that the surface materials of all free standing buildings must be the same on all facades of the building. The medical specialty building is primarily a combination of utility brick and accent brick, while the trash enclosure is only utility brick. The Planning Commission should consider if the trash enclosure should contain both utility and accent brick as the main building does.
- The building design includes awnings constructed of metal composite panels at the corners of the building. §801.09.11.1 I. state that awning may be constructed only of heavy canvas in dark solid colors; highly detailed, ornate metal in dark colors; or glass. The applicant is not requesting that the awnings to be counted as one of the three breaks required in §801.09.4.1. The Planning Commission should consider if awnings would be allowed on a building if they do not meet the material requirements.
- §801.09.14.1 D. and §801.09.14.3 requires that three (3) caliper inch trees be planted and the applicant is proposing 1.5 inch japanese tree lilacs.

Section 4: Department Comments

City Engineer

- Will need Hennepin County permit to work in Wayzata Blvd (Page C3.0).
- Contact City Public Works for salvaging on street light impacted by Project (Page C0.0).
- The catch basin in NW corner to be abandoned (Page C0.0).
- Contractor must provide traffic control plan to City Engineer and Hennepin County for review and approval prior to construction work.
- Would need to vacate ingress/egress access easement over adjacent City Park to the west.
- How will perforated pipe system affect proposed retaining wall?
- Concern about the amount of retaining wall and grading on SW slope.
- Existing water service is four inch (4"); existing sewer service is four inch (4") Schedule 40.
- Existing utility services must be physically disconnected by contractor prior to issuance of demolition permit. City will require that the existing water service be capped at the tee, in front of the adjacent property. Pipe may be abandoned in-place, provided it is capped on each end. This water service abandonment should coincide with the new service installation (night work) to minimize water shut down.
- Erosion control measures must be in place prior to demolition.
- For the installation of the six inch (6") water connection in Wayzata Blvd, the contractor will need a permit from Hennepin County to complete work, and also may need a City approval for work at night, as the City would need to shut off water from Birch Bend, West to intersection of Wayzata Blvd and CR 101. A six inch (6") T would need to be cut into existing six inch (6") water main to complete six inch (6") water service installation. It should be noted that there is a ten inch (10") concrete section in Wayzata Blvd with approximately four inch (4") to six inch (6") of asphalt on top of concrete section that the County would require to be saw cut, removed, work completed, and concrete reinstalled with dowels into existing concrete panels along with asphalt replacement.
- City and Minnehaha Creek Watershed District (MCWD) require minimum of six inches (6") of topsoil. See planting note #1 on Page L1.0.

City Parks

- Coordinate protection of irrigation system on NW side of property.
- Follow City Tree Ordinance
- Need to provide a Tree Survey

Fire Marshal

- Must meet requirements of Minnesota State Fire Code.

Section 5: Action Steps

After considering the items outlined in this Report, the Planning Commission should pursue the following as an action step:

1. 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.

10.22.2015

City of Wayzata
Planning Department

Regarding:
Wayzata Specialty Center
1120 Wayzata Blvd. East
Wayzata, MN

This letter is in response to the email received on October 7th, 2015 from Eric Zweber regarding the proposed Wayzata Specialty Center at 1120 Wayzata Blvd.

- *Number of trucks expect to deliver fill to the site.*
It is expected that the site will need approximately 400 - 500 cubic yards of material for both fill and site pavement/floor slab base. This equates to approximately 50 trucks of material with 10 CY per truck.
- *The rights allowed by the existing easements and the easements that will need to be created for the joint parking and trash enclosure.*
Mark Davis with the Davis Group and Craig Alshouse the current property owner of the adjacent property to the East have met and agreed to a cross easement arrangement for both parking and the trash enclosure. See the attached revised Parking Calculation Plan C1.1 that shows that the total parking requirement for the two properties will be met when combining the parking spaces from both sites.
- *Screening of the West Elevation.*
See revised landscape plan L1.0 which shows the addition of Techny Arborvitae between Heritage Park and the west elevation of the proposed new building.
- *Shared parking analysis with the 1200 Wayzata Blvd.*
See the attached revised Parking Calculation Plan C1.1 that shows that the total parking requirement for the two properties will be met when combining the parking spaces from both sites. In addition, the revised site plan provides a traffic aisle leading from the entrance off of Wayzata Boulevard to the south end of the site to facilitate bank drive through traffic and improve overall traffic circulation within the site. This is a modification that was requested by the Planning Commission and staff.
- *Fencing and vegetative screening of the parking lot.*
See revised site plan C.1 identifying the black aluminium fencing to be installed at the top of the retaining wall and the revised Landscape Plan L1.0 showing the addition of Englemann Ivy to be planted at the base of the retaining wall along the west side of the proposed property.

- *Additional Explanation of the stormwater design (particularly addressing Engineer Kelly's concerns).*
See attached Memorandum from Alliant Engineering discussing the Stormwater management System.
- *Traffic study.*
See attached memo regarding estimated traffic numbers.
- *Annual planter and/or window box plantings.*
Annual planters have been added along Wayzata Boulevard. See revised Landscape Plan L.1
- *Consideration of adjusting parking lot light fixtures to lessen the glare towards the west.*
The height of the light poles have been reduced in order to eliminate any foot-candles of light onto the adjacent residential site.
See revised photometric site lighting plan.
- *Building Materials sample.*
See materials sample board.
- *Additional information on the retaining wall design and the stormwater designs impact on the retaining wall.*
See attached Memorandum from Alliant Engineering discussing the Stormwater management System.
- *Compliance with the setback to the apartment building property line.*
In discussions with the Planning Department, the proposed site plan meets the setback requirements.
- *How snow storage will be handled.*
See revised site plan C.1 for the proposed snow storage area at the S.W. corner of the site.

Patrick J. Giordana AIA
Vice President / Architecture



Memorandum

TO: Eric Zweber c/o the City of Wayzata

FROM: Mark Rausch, PE

DATE: October 22, 2015

SUBJECT: Wayzata Specialty Center Summary of Stormwater Management System

This memo has been prepared at your request to provide a brief summary of the stormwater management system proposed for the Wayzata Specialty Center. Please also refer to the provided stormwater management study which provides the detailed calculations and supplement maps as necessary.

A stormwater management study has been conducted to analyze the stormwater treatment requirements for the proposed specialty center development within the City of Wayzata. The proposed project is 0.95 acres in size with disturbance limits of 0.92 acres. Since the project site and disturbance area is less than 1 acre in size no stormwater management permits are required from the local watershed or for NPDES. The project does propose to increase net site impervious surface by more than 0.1 acre or 10% and so is required to retain stormwater volume from the additional impervious surface in accordance with the City's Surface Water Management Plan. The study shows that the proposed stormwater management facilities are capable of mitigating the effects of the proposed small increase impervious surface. The storm water analysis includes the 0.951 acre site as well as the inclusion of 0.652 acres of offsite catchment that drains through the site from the property to the east

The stormwater management plan for the proposed conditions meets the requirements of the City of Wayzata for stormwater management. The following criterion was used in designing the stormwater management system:

- Volume control retained on site in accordance with the City Stormwater Management Plan and per direction of the City Engineer. Volume equivalent to 1" of instant runoff over the proposed additional impervious surface.
- Analyze the post-development peak runoff rate from the site for the 2, 10 and 100-year 24-hour Type II storm events using Atlas 14 rainfall amounts.

Existing Conditions

The site is currently home to an existing medical building (formally Edina Realty) and parking lot. The site currently has no onsite stormwater treatment and has 0.545 acres of impervious surface. The site also collects sheet runoff from part of the adjacent commercial development parking lot. The property drains to existing storm sewer that either discharges to the northwest to a trunk storm from East Wayzata Boulevard or to storm sewer in the south part of the site. Both storm sewer outlets drain to a wooded swale along the west property line and ultimately out of the southwest site corner to an existing wetland to the south.

Proposed Conditions

The project's stormwater management system will include the construction of perforated underground storm sewer collection and storage system. The stormwater runoff from most of the new impervious surfaces will be collected by storm sewer and piped to the proposed stormwater BMP facilities for volume control. The site's stormwater will ultimately be discharged to the south and southwest similar to the existing conditions.

The stormwater captured by the proposed storm sewer will routed into the perforated storage pipe and manholes for rate and volume control. The storm sewer system provides "retained" runoff storage below the outlet control structure weir. The stored volume is designed to exfiltrate stormwater from the system via pipe perforations and rock bedding. The proposed storage system will also be capturing runoff from the adjacent 1200 East Wayzata Boulevard development parking lot which is currently draining freely via storm sewer to the south.

The proposed stormwater management plan results in reduction in peak discharge rate to Wayzata Boulevard storm sewer in all events and a reduction in the composite peak 100 year discharge rate to the south. There is a minor increase in the composite 2 and 10 year peak discharge rates. Refer to the proposed conditions drainage map and HydroCAD report sheets for additional information.

To analyze peak discharge rates for the existing and proposed conditions, flows were analyzed at three discharge points including: NW (northwest direction to Wayzata Boulevard Storm Sewer), SW (offsite towards wetland), and Total (composite of NW and SW). Existing and Proposed runoff rates as calculated by HydroCAD are listed in the table below:

Event	Existing Totals	Proposed Totals
2 year (2.88" 24hr)	5.07 cfs	5.34 cfs
10 year (4.29" 24hr)	8.06 cfs	8.29 cfs
100 year (7.38" 24hr)	14.79 cfs	14.62 cfs

Stormwater Volume Control and Water Quality

The project is required to provide stormwater volume control in accordance with the City Wayzata criteria. The proposed plan proposes 0.712 acres of impervious surface which is 0.168 acres of additional impervious surface. Since the project proposes to increase the impervious surface by more than 0.1 acres or 10%, the City requires volume control storage equivalent to the instant runoff from a 1" storm over the additional impervious surface. The additional 0.168 acres of impervious surface requires onsite storage or retention of 608 cf of stormwater. As the site and disturbance limit area is <1 acre, no specific stormwater management controls for water quality beyond volume control storage is required, however, sumped manholes are proposed to provide runoff pre-treatment.

BMP	Volume Retained (cf)	Volume Control Credit	Controlled Volume
Underground Storage - Perf. Pipe, Rock Envelope and Perf MH's	857	100%	857



October 26, 2015

Mr. Jeffrey R. Thompson
Director of Planning and Bldg.
City of Wayzata
600 Rice Street E
Wayzata, MN 55391

Re: Parking Overview

Dear Jeff:

As requested by the Planning Commission, we have reviewed our proposed medical office building development and have attempted to evaluate the traffic impacts to the adjacent roadway network in comparison to what currently exists on the site today. Here's a quick recap of the facts:

Current Building Size: 11,000 sq. ft.
New Proposed Development: 16,000 sq. ft.
Net Additional Space: 5,000 sq. ft.
Additional Physicians/Dentists: Two (2.5)

If we assume that the two additional providers each have a staff of 3-4 (3.5) employees and see 3 patients per hour, the trip generation that would occur is as follows:

A.M. Trips	IN	Out	P.M. Trips	IN	Out
	11	5		5	11
	30	30		30	30
Total	41	35		35	41

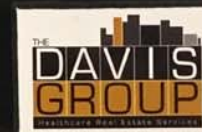
As you can see, other than A.M. and P.M. commute by clinic staff, the additional 5,000 sq. ft. only equates to an average additional trip generation of 8.75 cars per hour, which is a very nominal impact to current traffic conditions in the area.

Please let me know if there's anything else we can provide at this time. Thanks.

Sincerely,

Mark A. Davis

WAYZATA
SPECIALTY CENTER



WAYZATA SPECIALTY CENTER

Project Information

WAYZATA SPECIALTY CENTER

1120 E. WAYZATA BLVD.

1120 EAST WAYZATA BLVD.
WAYZATA

1120 EAST WAYZATA BLVD, WAYZATA



1 BUILDING RENDERING
T001 NTS

GENERAL NOTES

- DO NOT SCALE DRAWINGS!
- REPORT ANY DISCREPANCIES TO DESIGNER/BUILDER/OWNER.
- ALL WORK TO CONFORM TO STATE & LOCAL CODES.
- ALL WORK TO BE PERFORMED TO INDUSTRY STANDARDS.
- NO SUBSTITUTIONS WITHOUT ARCHITECT'S/DESIGNER'S APPROVAL.
- ALL EXPOSED SURFACES TO BE PREPARED TO RECEIVE NEW FINISHES.
- SUB-CONTRACTORS ARE RESPONSIBLE TO REVIEW ALL CONSTRUCTION DRAWINGS, ELEVATIONS, & DETAILS.
- PATCH TO MATCH ADJACENT SURFACES WHERE DEMOLITION OCCURS.
- PROVIDE & INSTALL FIRE RETARDANT BLOCKING IN WALLS AS REQUIRED AT ALL AREAS WITH BUILT-IN COUNTERS, SHELVING, CABINETS, ETC.
- BEFORE STARTING ANY WORK EACH CONTRACTOR SHALL EXAMINE WORK PERFORMED BY OTHERS TO WHICH HIS WORK ADJOINS OR IS APPLIED. REPORT TO THE DESIGNER ANY CONDITIONS THAT WILL PREVENT SATISFACTORY COMPLETION OF WORK.
- THE CONTRACTOR SHALL GIVE TO THE PROPER AUTHORITIES ALL NOTICES AS REQUIRED BY LAW & OBTAIN ALL OFFICIAL BUILDING PERMITS.
- UPON COMPLETION OF WORK, THE TENANT SPACE PREMISES, & ADJOINING AREAS SHALL BE MADE NEAT, CLEAN, WHOLE, TIGHT & FIT FOR IMMEDIATE OCCUPANCY. EACH INDIVIDUAL CONTRACTOR IS RESPONSIBLE TO CLEAN UP & MAKE AREAS NEAT THAT WERE AFFECTED BY THEIR WORK.
- ANY PENETRATIONS THROUGH NEW OR EXISTING (1) HOUR FIRE RATED WALLS ARE TO BE SEALED WITH FIRESTOP CAULK AS REQUIRED BY CODE TO MAINTAIN (1) HOUR FIRE RATED SEPARATION. ALL SUB-CONTRACTORS RESPONSIBLE.
- ALL MECHANICAL, ELECTRICAL, & SPRINKLER SYSTEM WORK TO BE PERFORMED ON A DESIGN-BUILD FORMAT. MECHANICAL, ELECTRICAL & SPRINKLER CONTRACTORS TO PROVIDE ALL DRAWINGS, SPECIFICATIONS, & CALCULATIONS AS REQUIRED BY STATE & LOCAL CODES.
- CONTRACTOR TO PROVIDE & INSTALL FIRE EXTINGUISHERS AS REQUIRED BY FIRE MARSHALL. ALL OFFICE EXTINGUISHERS TO BE RECESSED. ALL WAREHOUSE EXTINGUISHERS TO BE WALL MOUNTED.
- PHONE BOARD TO BE FIRE RETARDANT, INTERIOR SOUND GRADE (2) - B-D INT APA - UTILITY PANEL WITH ONE SOLID SIDE FOR A SMOOTH PAINTED SURFACE.
- ALL PARTITIONS IN EXCESS OF 30' LENGTHS SHALL HAVE FULL HEIGHT CONTROL JOINTS INSTALLED WITH 30' MAXIMUM SPACINGS.
- ALL RATED DOORS ARE TO BE LABELED AS A SMOKE & DRAFT CONTROL DOOR MEETING THE REQUIRED UL1784 DOOR TESTED USING NFPA 252.
- ALL RATED SIDELIGHTS REQ'D TO MEET NFPA 257 TESTING.

CONTACT LIST

OWNER REPRESENTATIVE	
DAVIS SERVICES REAL ESTATE GROUP 222 SOUTH 9TH STREET SUITE 3255 MINNEAPOLIS, MN 55402 MARK DAVIS	EMAIL: DAVIS3233@AOL.COM PHONE: 612.341.2242
ARCHITECT	
BDH + YOUNG INTERIORS ARCHITECTURE 7001 FRANCE AVENUE SOUTH SUITE 200 EDINA, MN 55435 PATRICK J. GIORDANA, AIA	EMAIL: PGIORDNA@BDHYOUNG.COM PHONE: 952.345.8306
GENERAL CONTRACTOR	
TIMCO CONSTRUCTION 14700 28TH AVENUE SUITE 40 PLYMOUTH, MN 55447 TIM MCKEE	EMAIL: TIMMCKEE@TIMCO-CONST.COM PHONE: 763.694.0250
CIVIL ENGINEER	
ALLIANT ENGINEERING 233 PARK AVENUE SOUTH SUITE 300 MINNEAPOLIS, MN 55415 MARK RAUSCH, P.E.	EMAIL: MRAUSCH@ALLIANT-INC.COM PHONE: 612-767-9339
STRUCTURAL ENGINEER	
KRECH, O'BRIEN, MUELLER & ASSOCIATES 6115 CAHILL AVENUE RIVER GROVE HEIGHTS, MN 55076 MATT J. VAN HOOFF	EMAIL: MIVANHOOF@KOMAINC.COM PHONE: 651.789.4129
LANDSCAPE ARCHITECT	
ALLIANT ENGINEERING 233 PARK AVENUE SOUTH SUITE 300 MINNEAPOLIS, MN 55415 MARK RAUSCH, P.E.	EMAIL: MRAUSCH@ALLIANT-INC.COM PHONE: 612-767-9339

SHEET INDEX	
Sheet Number	Sheet Name

TITLE

T001	TITLE SHEET, BUILDING REDERING, SITE LOCATION MAP, CONTACT LIST, SHEET INDEX, & GENERAL NOTE
------	--

LANDSCAPE

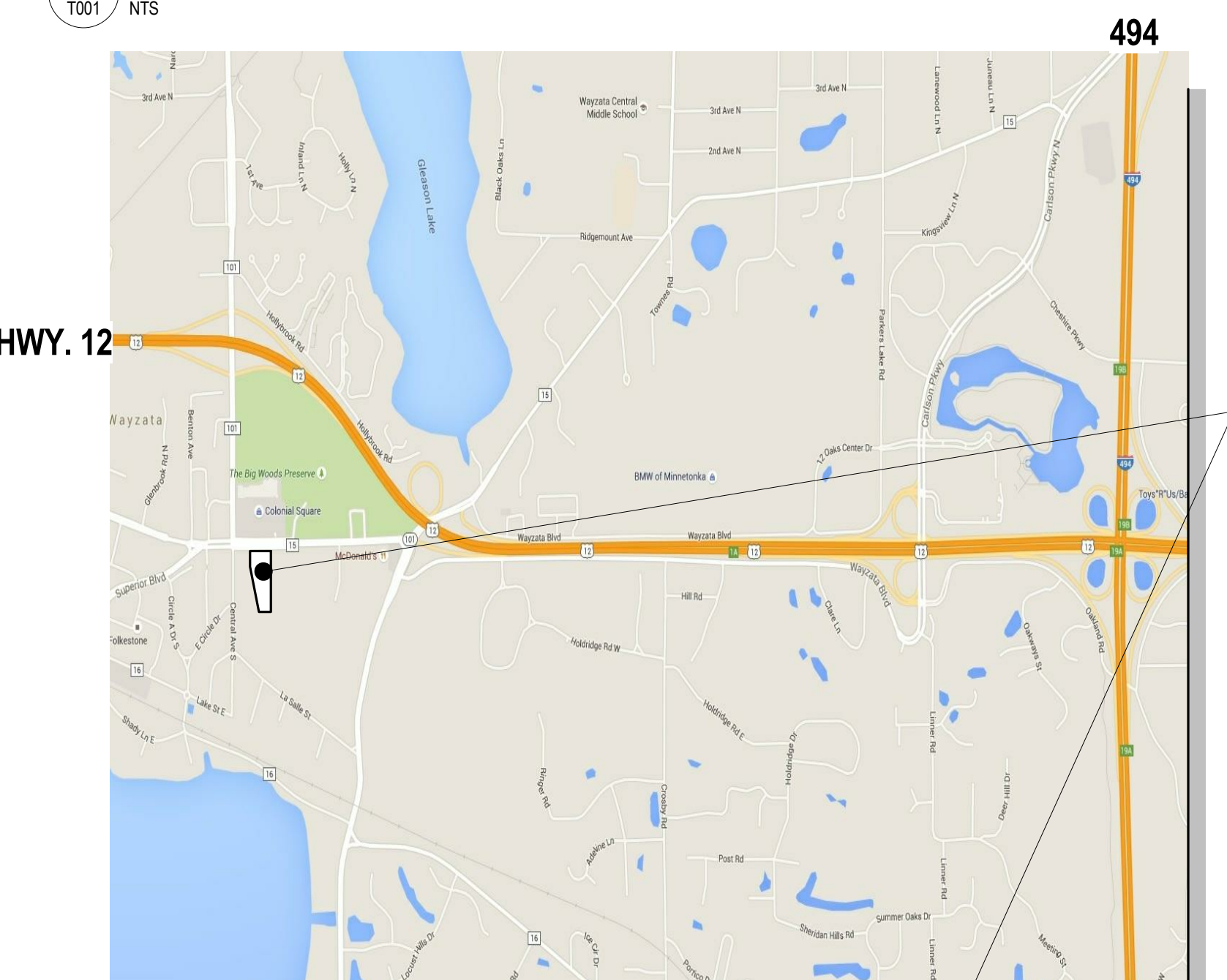
L1.0	LANDSCAPE PLAN, PLANTING DETAILS AND NOTES
L2.0	TREE INVENTORY, PRESERVATION, & REMOVAL

CIVIL

---	EXISTING SITE SURVEY
C0.0	REMOVALS PLAN
C1.0	SITE PLAN
C1.1	PARKING CALCULATIONS
C2.0	GRADING, EROSION AND SEDIMENT CONTROL PLAN
C2.1	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
C3.0	UTILITY PLAN

ARCHITECTURAL

A200	FIRST FLOOR BUILDING SHELL FLOOR PLAN
A210	ROOF PLAN
A300	EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
A400	WALL SECTIONS
A401	WALL SECTIONS
A600	FIRST FLOOR REFLECTED CEILING PLAN
A700	FIRST AND SECOND FLOOR FINISH PLAN



PROJECT SITE



2 SITE LOCATION MAP
T001 NTS

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

PATRICK J. GIORDANA

Printed Name

Signature

09.15.2015

Date

21609

Lic #

Issue Record

No.	Date	Description
A	9.15.2015	PLANNING & ZONING
B	9.18.2015	PRELIMINARY PRICING

Sheet Title

TITLE SHEET, BUILDING REDERING, SITE LOCATION MAP, CONTACT LIST, SHEET INDEX, & GENERAL NOTE

Sheet Information

Job Code A-DAVISWAYZATAMB

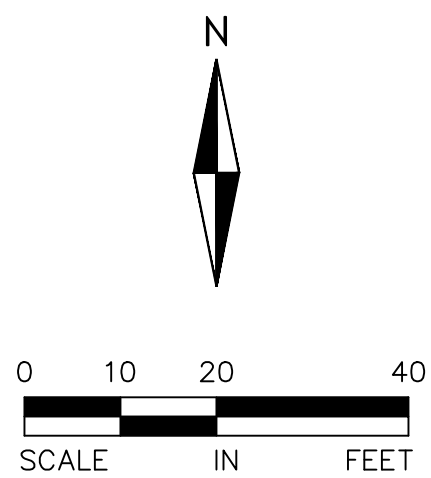
Drawn By KF

Reviewed By MW0

Date

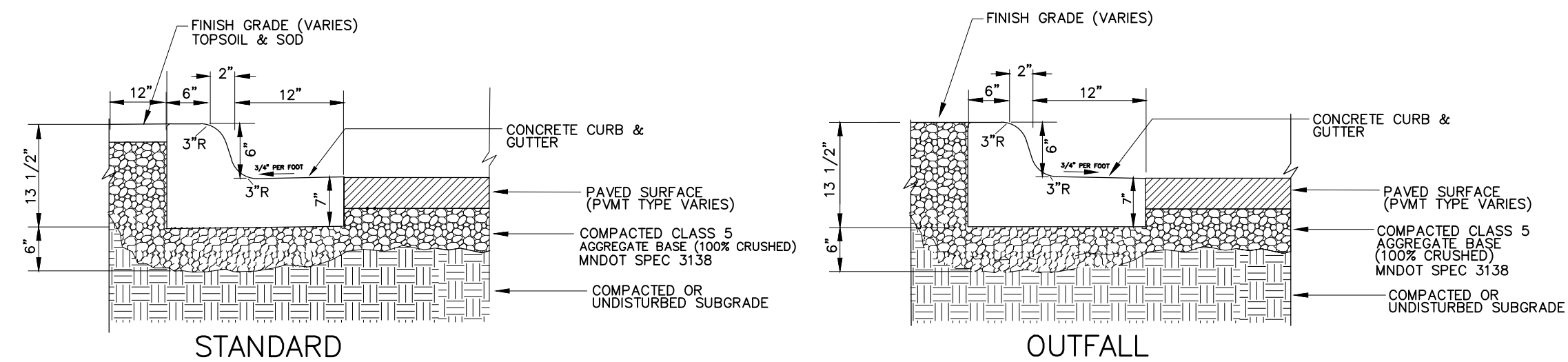
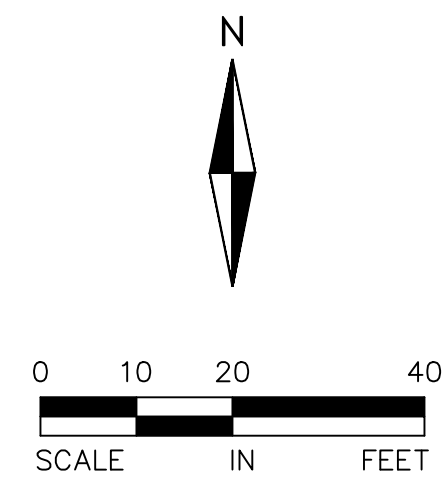
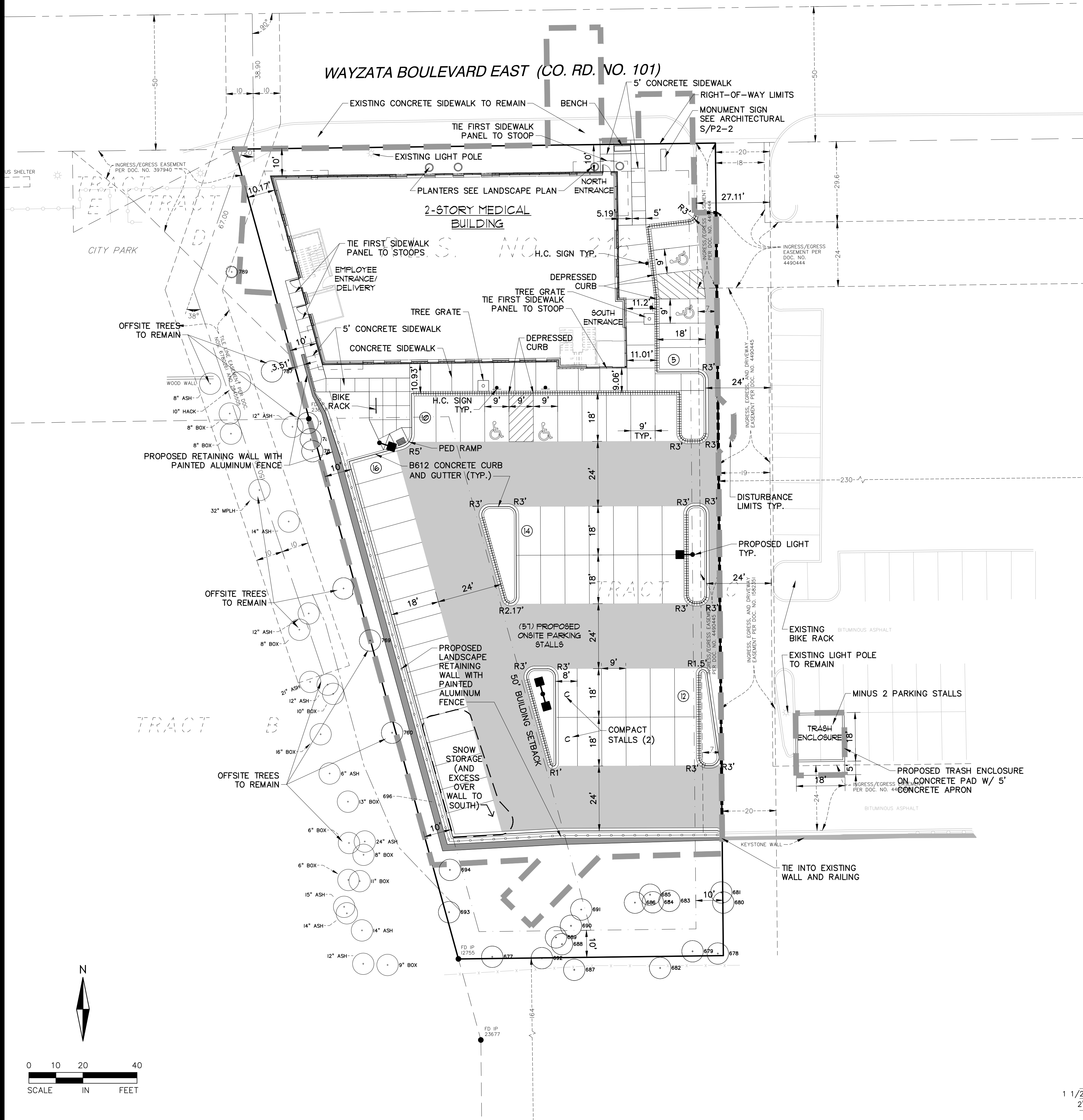
09.16.2015

T001



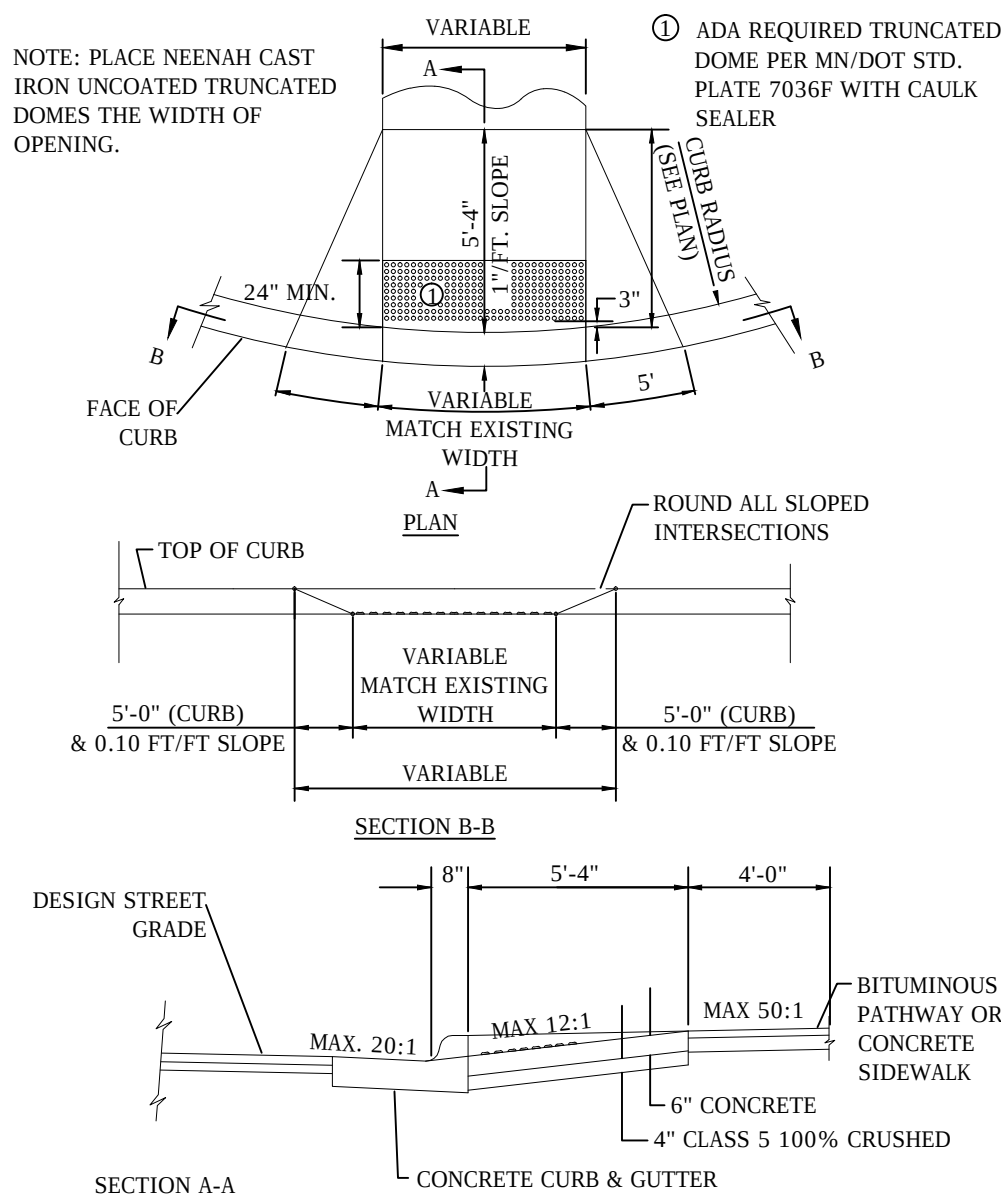
FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

Drawing name: X:\2015\150035\civil\review\150035site.dwg Oct 23, 2015 8:28am



B612 CURB AND GUTTER

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



PEDESTRIAN RAMP

LEGEND:

- EASEMENT LINE
--- SETBACK LINE
--- PROPERTY LINE
- - - - - FULL DEPTH SAWCUT
- HEAVY DUTY BITUMINOUS PAVING
LIGHT DUTY BITUMINOUS PAVING
- OUTFALL CURB
CONSTRUCTION LIMITS
LIGHT POLE

REMOVAL NOTES:

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

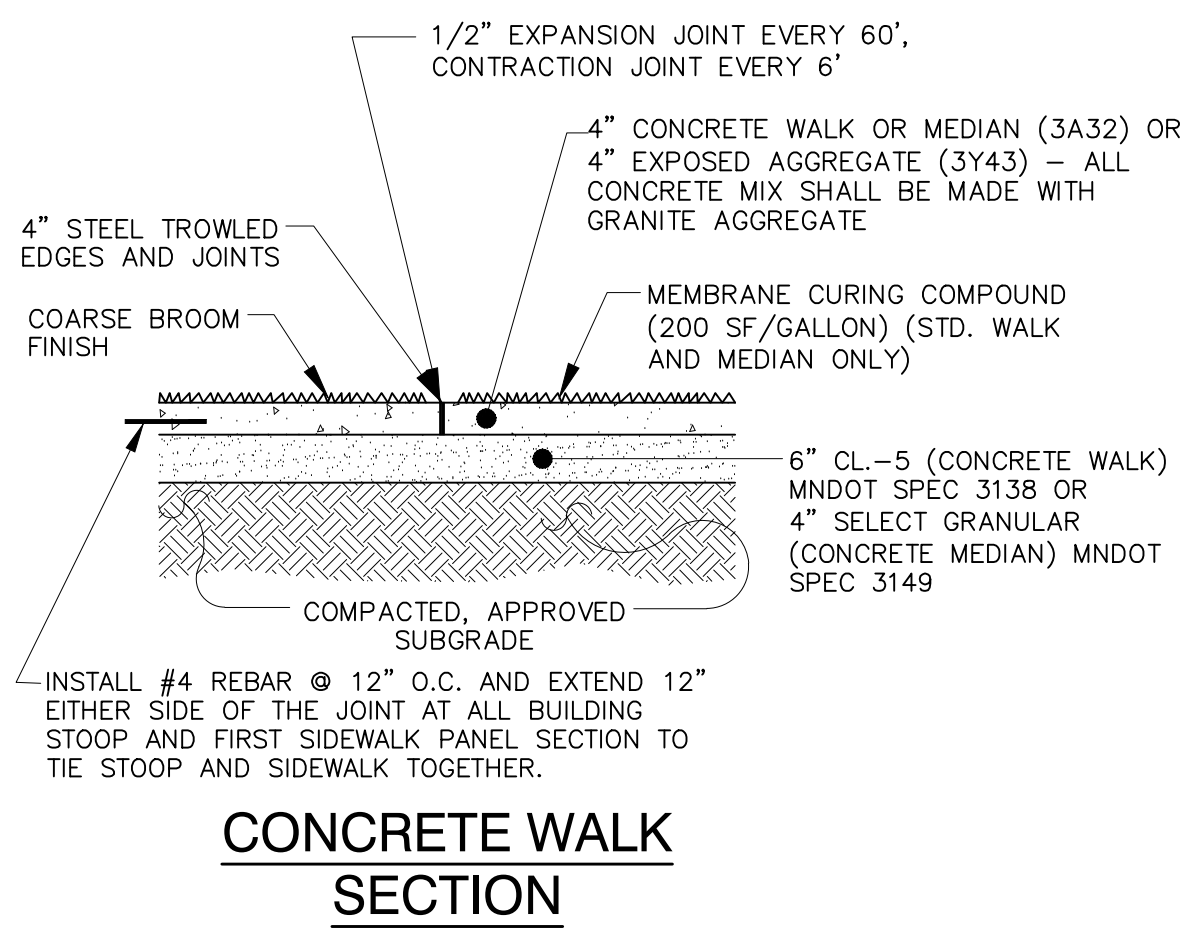
SITE DATA

LOT SUMMARY:
LOT AREA 0.952 AC

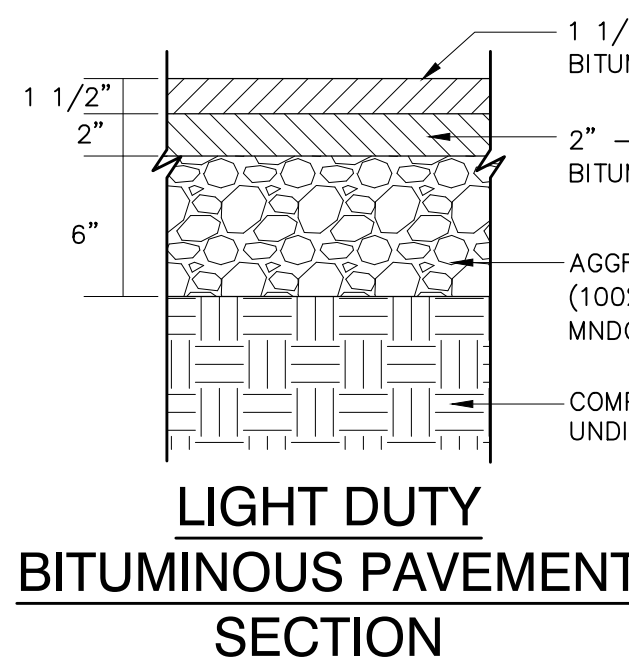
PARKING SUMMARY:
SEE SHEET C1.1 FOR PARKING CALCULATION

IMPERVIOUS SURFACE:
EXISTING IMPERVIOUS = 0.545 AC
PROPOSED IMPERVIOUS = 0.712 AC (74.8%)

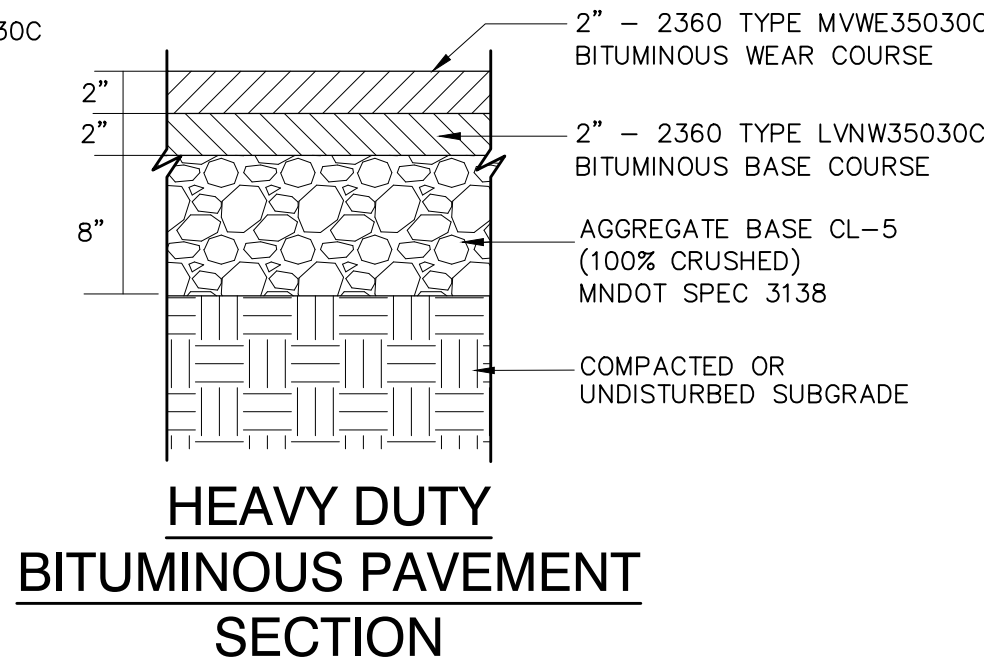
CONSTRUCTION LIMITS/DISTURBED AREA = 0.915 AC



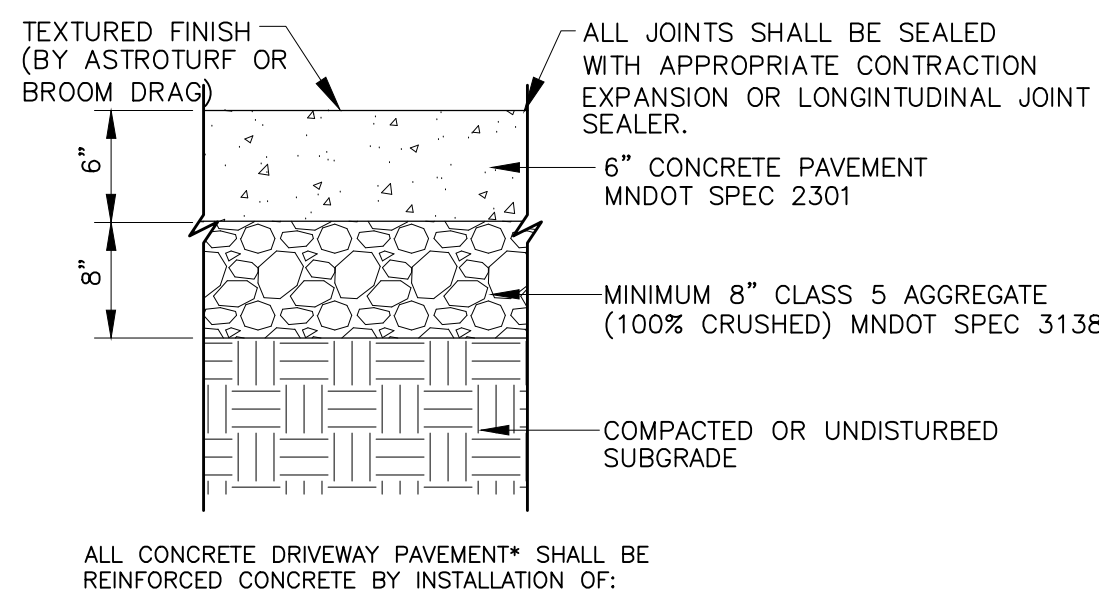
CONCRETE WALK SECTION



LIGHT DUTY BITUMINOUS PAVEMENT SECTION



HEAVY DUTY BITUMINOUS PAVEMENT SECTION



ALL CONCRETE DRIVEWAY PAVEMENT* SHALL BE REINFORCED CONCRETE BY INSTALLATION OF:

1. 1" EPOXY COATED DOWELS BARS @ 12" O.C. ALONG TRANSVERSE JOINTS.

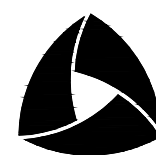
CONCRETE PAD SECTION

GENERAL NOTES:

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

SITE PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF BUILDING AND/OR FACE OF CURB.
2. REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOOPS ADJACENT TO PROPOSED BUILDING.
3. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
4. ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
5. STRIPING SHALL BE 4 INCH WHITE UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAY, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM THE PLANS.
7. REFER TO PHOTOMETRIC PLAN FOR LIGHTING LOCATIONS, FOOTCANDLE CALCULATIONS AND SPECIFICATIONS.
8. ALL RETAINING WALLS TO BE MODULAR BLOCK WALLS, ANY WALLS IN EXCESS OF 4 FEET IN HEIGHT REQUIRE DESIGN BY STRUCTURAL ENGINEER. CITY SHALL REVIEW AND APPROVE DESIGN PRIOR TO CONSTRUCTION. INSTALL RAILING OR FENCE AS REQUIRED. REFER TO GEOTECHNICAL REPORT FOR BACKFILL REQUIREMENTS.
9. INSTALL CURB AND GUTTER JOINTS AS FOLLOWS:
1. ALIGN JOINTS ACROSS ABUTTING SIDEWALKS, CURBS, AND PAVEMENTS PAYING PARTICULAR ATTENTION TO SPACING OF EXPANSION JOINTS AND SPECIAL SCORING PATTERNS INDICATED ON PLANS.
2. DIVIDE PANELS INTO NOMINALLY EQUAL AREAS WITH CONTRACTION JOINTS UNLESS INDICATED OTHERWISE.
3. SAWN JOINTS ARE PERMITTED ONLY AS INDICATED ON THE PLANS OR TO INCREASE THE DEPTH OF TOOLED CONTRACTION JOINTS FOR THE CONTRACTOR'S CONVENIENCE.
- A. EXPANSION JOINTS
1. INSTALL TRANSVERSE JOINTS AT THE FOLLOWING NOMINAL INTERVALS
- a. SIDEWALKS AND MAINTENANCE STRIPS: 40 FEET
- b. CURBS: 60 FEET, 5 FEET EACH SIDE OF CURB DRAIN INLETS, END OF CURVED SECTIONS
2. INSTALL LATERAL JOINTS AGAINST ABUTTING SURFACES WHERE CONCRETE IS CONFINED BETWEEN OR PENETRATED WITH RIGID STRUCTURES OR FURNISHINGS SUCH AS BUILDINGS AND STOOPS, PLANTERS, POLE SUPPORTS OR BASES, UTILITIES AND SLEEVES, THICKER PAVEMENT SECTIONS, ETC.
- B. CONTRACTION JOINTS
1. INSTALL JOINTS AT THE FOLLOWING NOMINAL INTERVALS.
- a. SIDEWALKS AND MAINTENANCE STRIPS: 5 FEET
- b. CURBS AND APRONS: 10 FEET, 6 FEET ON CURVED SECTIONS
2. TOOL OR SAW JOINTS TO 1/3 THE NOMINAL THICKNESS OF THE PAVEMENT SECTION OR CURB.
10. ALL CONCRETE EQUIPMENT PADS SHALL HAVE A SUBBASE INCLUDING 4 FEET OF FREE DRAINING GRANULAR MATERIAL MEETING MNDOT SPEC 3149.
11. REFER TO SOIL ENGINEER'S REPORT FOR ALL SOIL CORRECTIONS, PAVEMENT AND SUBBASE REQUIREMENTS AND DIRECTION, AND COMPACTIONS REQUIREMENTS.
12. FOR CONSTRUCTION OF NEW PAVED AREAS, ORGANIC SOILS SHALL BE STRIPPED TO A MINIMUM OF 3 FT BELOW PROPOSED PAVEMENT SUBGRADE. SUBGRADE SHALL BE COMPACTED TO A MIN OF 100% STANDARD PROCTOR WITHIN 3 FT OF PROPOSED SUBGRADE AND 95% STANDARD PROCTOR IF BELOW 3 FT.
13. PAVEMENT SUBGRADE SHALL BE PROOF ROLLED AND APPROVED BY THE INDEPENDENT GEOTECHNICAL ENGINEER PRIOR TO INSTALLING FINAL PAVEMENT SECTION.
14. ANY AFFECTED OR REMOVED PUBLIC R.O.W. PAVEMENT AND CURBING SHALL BE REPLACED WITH THE EQUIVALENT PAVEMENT SECTION.



ALLIANT
ENGINEERING

233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

WAYZATA SPECIALTY CENTER

1120 EAST WAYZATA BLVD.
WAYZATA, MN 55391

SITE PLAN REVIEW

SITE PLAN

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

MARK RAUSCH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

7-31-15 SITE PLAN REVIEW

9-15-15 SITE PLAN REVIEW

10-22-15 SITE PLAN REVIEW

PROJECT TEAM DATA

DESIGNED: MPR

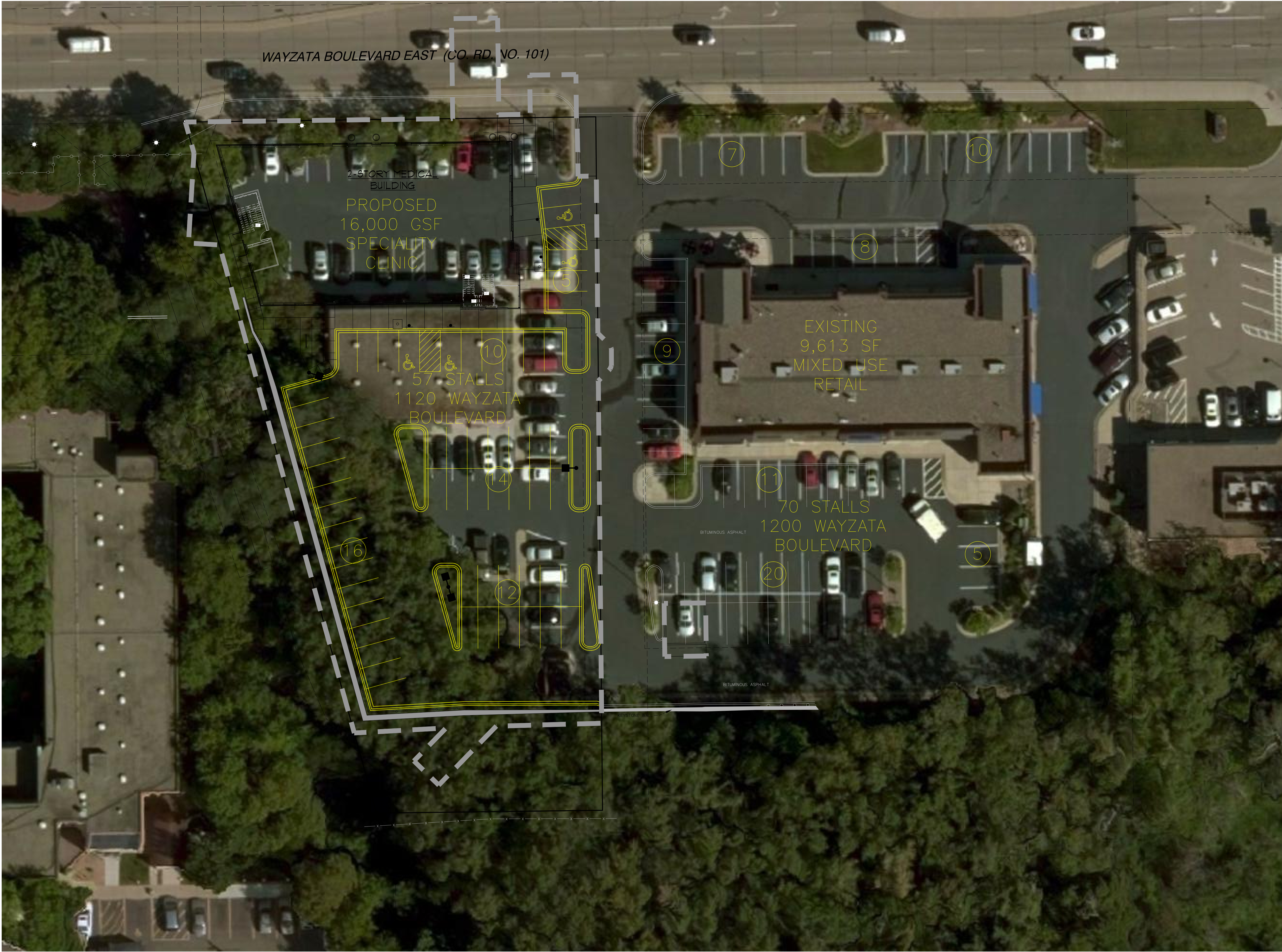
DRAWN: ELL

PROJECT NO: 215-0035

C1.0

SHEET 2 of 8

Drawing name: X:\2015\150035\plan sheets\site plan review\150035site.dwg, Oct 23, 2015 -- 8:30am



LEGEND:

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

JOINT PARKING CALCULATIONS

1120 EAST WAYZATA BOULEVARD:

TOTAL PROPOSED GROSS SQUARE FOOTAGE = 16,000 SF
PARKING REQUIRED @ 1/250 RSF = 64 STALLS

1200 EAST WAYZATA BOULEVARD:

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

TOTAL EXISTING GROSS SQUARE FOOTAGE = 9,613 SF
BANK = 6,110 SF
RETAIL = 1,627 SF
SANDWICH SHOP = 1,680 SF
(1,000 SF DINING AREA + 680 SF KITCHEN AREA)

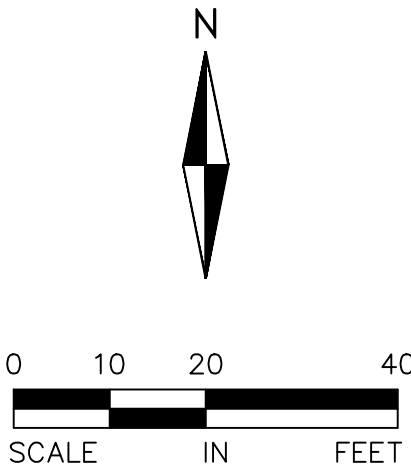
BANK PARKING REQUIRED @ 1/250 GSF = 27 STALLS
RETAIL PARKING REQUIRED @ 1/250 GSF = 7 STALLS
SANDWICH SHOP PARKING REQUIRED @ 1/40 SF (DINING AREA) = 20 STALLS
@ 1/80 SF (KITCHEN AREA) = 9 STALLS

PARKING REQUIRED FOR MIXED USED RETAIL = 63 STALLS (PER APPROVED PLAN)

PARKING REQUIRED FOR PROPOSED 1120 AND EXISTING 1200 BUILDINGS = 127 STALLS

PARKING PROPOSED ON 1120 PROPERTY = 57 STALLS
EXISTING PARKING ON 1200 PROPERTY = 70 STALLS

TOTAL PARKING PROVIDED = 127 STALLS



FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



ALLIANT
ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

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

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

MARK RAUSCH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

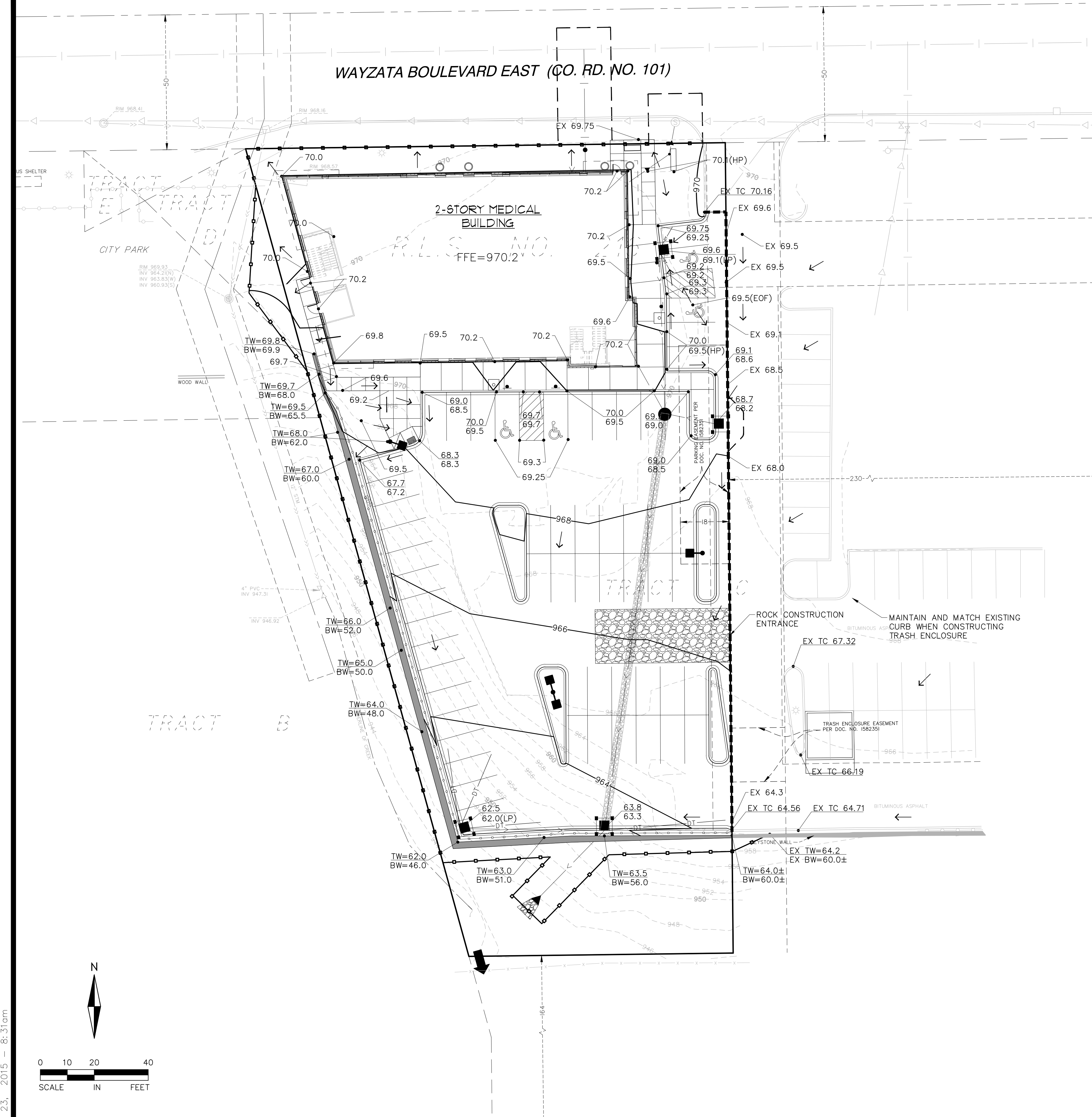
DATE ISSUE

7-31-15 SITE PLAN REVIEW
9-15-15 SITE PLAN REVIEW
10-22-15 SITE PLAN REVIEW

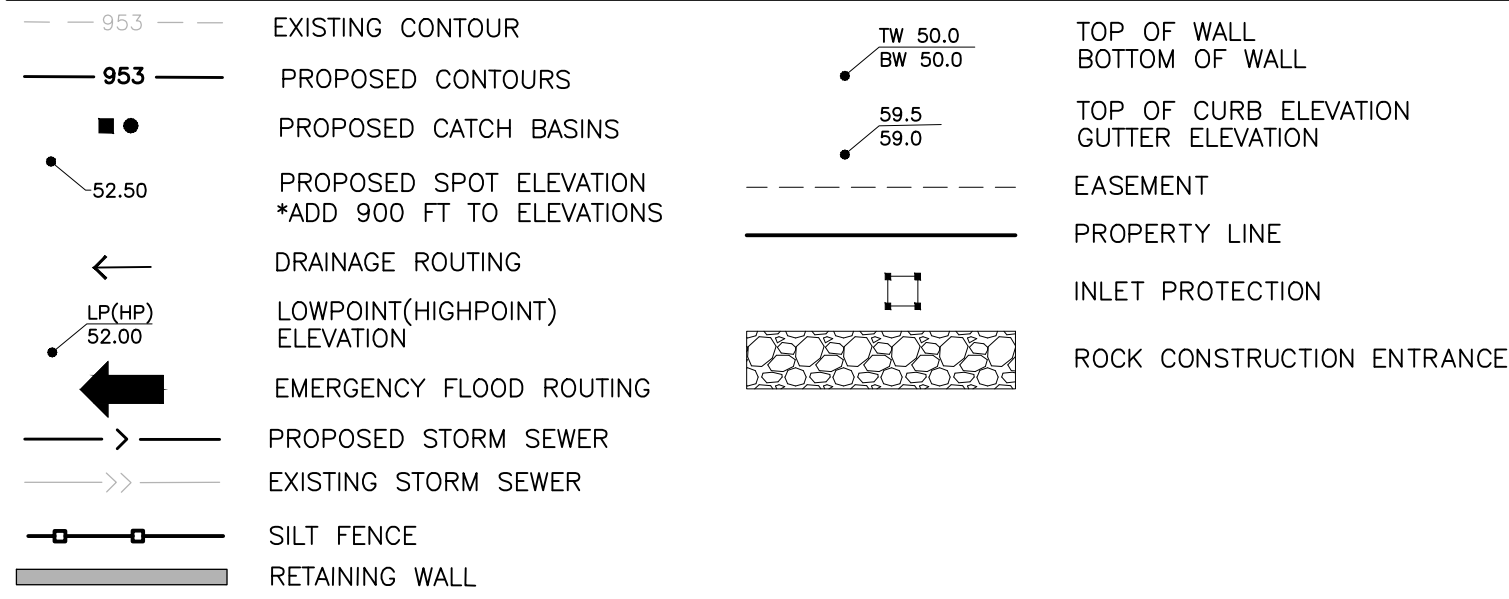
PROJECT TEAM DATA
DESIGNED: MPR
DRAWN: ELL
PROJECT NO: 215-0035

C1.1
SHEET 3 of 8

Drawing name: X:\2015\150035\plan sheets\site plan review\150035grad.dwg Oct 23, 2015 -- 8:31am



GRADING LEGEND:



EARTHWORK:

ESTIMATED UNADJUSTED EARTHWORK QUANTITIES

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

NOTES:

- CALCULATION REPRESENTS SURFACE TO SURFACE ESTIMATE WITHOUT FILL ADJUSTMENT FACTOR AND DOES INCLUDE PAVEMENT SECTION AND BUILDING SECTION IN QUANTITIES.
- CALCULATION IS FOR ESTIMATING NET ELEVATION CHANGE ON THE SITE.
- NET ELEVATION CHANGE = 1,009 CY OR 27,243 CF OF FILL, WHICH EQUATES TO AN AVERAGE 0.66' FILL ON SITE.
- ROUGHLY 0.71 AC OR 31,015 SF OF PARKING LOT PAVEMENT, SIDEWALK PAVEMENT AND BUILDING SLAB ARE PROPOSED. THE REQUIRED PAVEMENT SECTIONS EQUATE TO 25,846 CF OR 957 CY OF REQUIRED FILL ASSUMING A 10" AVERAGE SUBCUT AND SUBSEQUENT PAVEMENT CONSTRUCTION.
- ESTIMATES DO NOT MAKE ASSUMPTION FOR REQUIRED DEMOLITION REMOVALS OF 0.55 AC OF EXISTING IMPERVIOUS PARKING LOT PAVEMENT, SIDEWALKS AND BUILDING. THE ON-SITE REMOVALS NECESSARY COULD INCREASE REQUIRED IMPORT DEPENDING ON WHETHER EXISTING PAVEMENT RECYCLING IS POSSIBLE.
- EXPECTED HAULING VEHICLE TRIPS IS HIGHLY VARIABLE BASED ON THE AMOUNT OF EXISTING MATERIAL THAT IS SALVAGEABLE FOR REUSE. THE HIGH ESTIMATE OF REQUIRED COMMON BORROW IMPORT WOULD BE THE NET OF REQUIRED BORROW MINUS PROPOSED PAVEMENT FILL (57 CY) PLUS THE FULL EXISTING PAVEMENT SECTION (734 CY). ESTIMATED VEHICLE TRIPS TO IMPORT COMMON BORROW ASSUMING A 10-14 CY DUMP TRUCK ARE UP TO 53 LOADS AT THE HIGH END.

SWPPP BMP QUANTITIES:

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

GRADING NOTES:

- ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%.
- THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND MNDOT.
- NOTIFY GOPHER STATE ONE CALL, AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION TO VERIFY LOCATION OF ALL PRIVATE UTILITIES.
- ALL IMPROVEMENTS TO CONFORM WITH CITY, AND COUNTY OR STATE CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
- CONTRACTOR TO KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE AT ALL TIMES.
- REFER TO SOIL ENGINEER'S GEOTECHNICAL REPORT AND PROJECT MANUAL FOR SOIL CORRECTION REQUIREMENTS, SOIL TESTING REQUIREMENTS AND PAVEMENT AND SUBBASE RECOMMENDATIONS.
- STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZING METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 4" TOPSOIL.
- THE GENERAL CONTRACTOR MUST DISCUSS DEWATERING PLANS WITH ALL SUBCONTRACTORS TO VERIFY REQUIREMENTS. IF DEWATERING IS REQUIRED DURING CONSTRUCTION CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
- HAUL ROUTES AND DISPOSAL AREAS SHOULD BE DISCUSSED WITH CITY OF WAYZATA PRIOR TO IMPORTING OR EXPORTING MATERIAL OFFSITE.
- FOR CONSTRUCTION OF NEW PAVED AREAS, ORGANIC SOILS SHALL BE STRIPPED TO A MINIMUM OF 3 FT BELOW PROPOSED PAVEMENT SUBGRADE. SUBGRADE SHALL BE COMPACTED TO A MIN OF 100% STANDARD PROCTOR WITHIN 3 FT OF PROPOSED SUBGRADE AND 95% STANDARD PROCTOR IF BELOW 3 FT.
- SEE SITE PLAN FOR PAVEMENT SECTIONS. PAVEMENT SUBGRADE SHALL BE PROOF ROLLED AND APPROVED BY THE INDEPENDENT GEOTECHNICAL ENGINEER PRIOR TO INSTALLING FINAL PAVEMENT SECTION.

RETAINING WALL NOTES:

RETAINING WALL MASS GRADING PREPARATION

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

EROSION AND SEDIMENT CONTROL NOTES:

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

EROSION CONTROL RESPONSIBLE PARTIES:

DEVELOPER:
THE DAVIS GROUP
222 SOUTH 9TH STREET, SUITE 3255
MINNEAPOLIS, MN 55442

CONTRACTOR:
TBD

SWPPP INSPECTION:
N/A



233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

WAYZATA SPECIALTY CENTER

1120 EAST WAYZATA BLVD.

WAYZATA, MN 55391

SITE PLAN REVIEW

GRADING, EROSION AND SEDIMENT CONTROL PLAN

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

MARK RAUSCH, PE

Date License No.

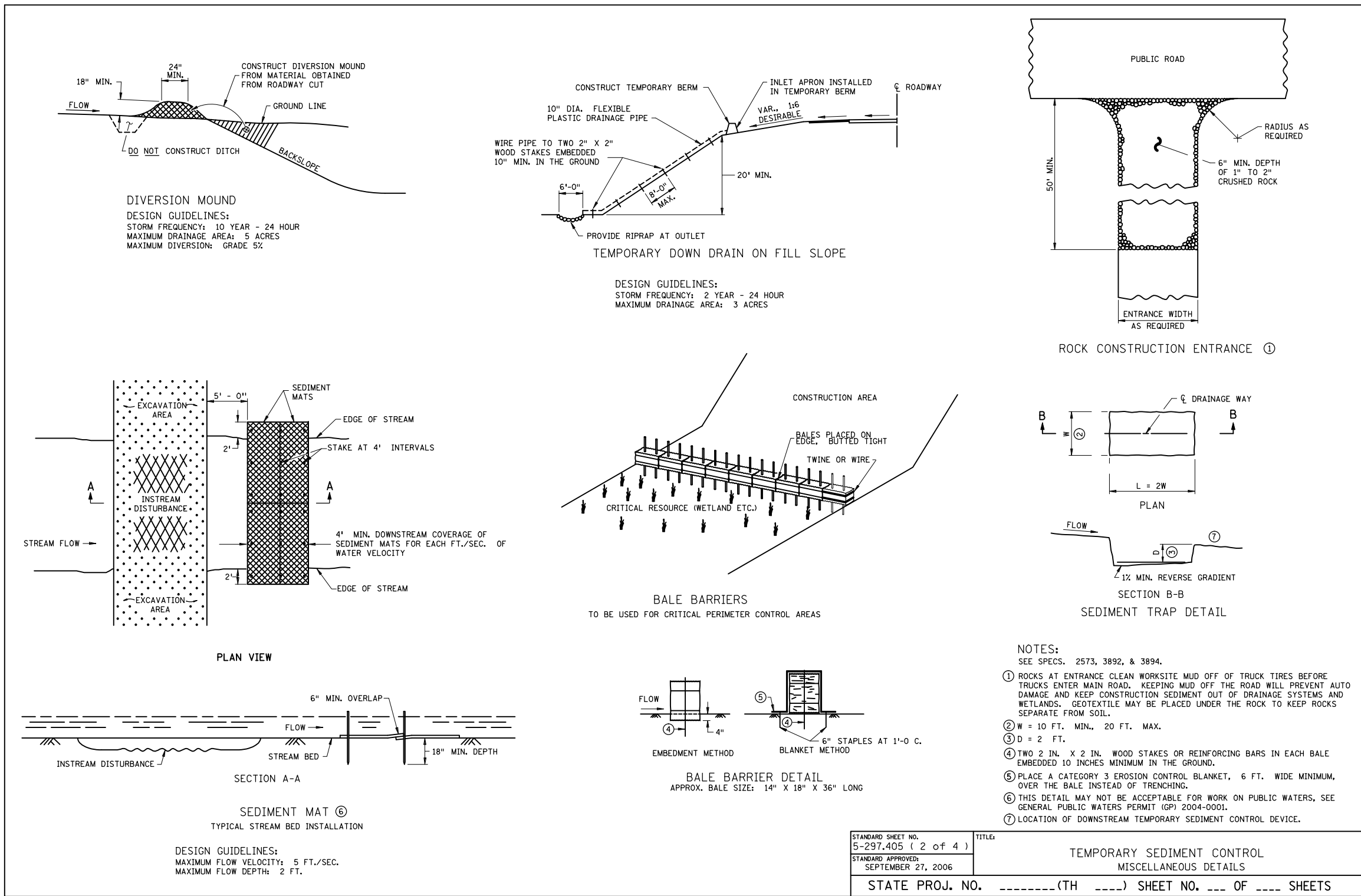
QUALITY ASSURANCE/CONTROL

BY	DATE
DATE	ISSUE
7-31-15	SITE PLAN REVIEW
9-15-15	SITE PLAN REVIEW
10-22-15	SITE PLAN REVIEW

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

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

C2.0



EROSION CONTROL GENERAL NOTES:

- NO LAND DISTURBING ACTIVITY SHALL OCCUR UNTIL A GRADING PERMIT HAS BEEN ISSUED FROM CORRESPONDING MUNICIPALITY.
- BEST MANAGEMENT PRACTICES (BMP'S) REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.
- ALL BMP'S SELECTED SHALL BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND ESTIMATED DURATION OF USE.
- ALL WORK AND MATERIALS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLANS. ANY DEVIATION FROM THE APPROVED PLANS SHALL REQUIRE WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
- A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE BOUNDARIES OF THE LAND DISTURBANCE LIMITS SHOWN ON THE PLANS SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. NO DISTURBANCE BEYOND THE DISTURBED LIMITS.
- WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
- ESTABLISH A PERMANENT VEGETATIVE COVER ON ALL EXPOSED SOILS WHERE LAND COMING OUT OF AGRICULTURAL PRODUCTION. PLANT AS SOON AS POSSIBLE TO ESTABLISH DENSE GRASS FILTER PRIOR TO CONSTRUCTION AND TO MINIMIZE WEED GROWTH.
- ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIPLINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.
- ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES AND THEY SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.
- SILT FENCE IS REQUIRED AT DOWN GRADIENT PERIMETER OF DISTURBED AREAS AND STOCKPILES. PROTECT WETLANDS, WATERCOURSES AND ADJACENT PROPERTIES FROM SEDIMENTATION AND STORMWATER RUNOFF.
- THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE/CONTRACTOR SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE. DURING THE COURSE OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS, AS MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.
- THE BMP'S SHALL BE INSPECTED DAILY BY THE PERMITTEE/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. SILT FENCES CLEANED OR REPLACED AT SEDIMENT BUILDUP OF 1/3 OF THE FENCE HEIGHT.
- LAND DISTURBING ACTIVITIES SHALL OCCUR IN INCREMENTS OF WORKABLE SIZE SUCH THAT ADEQUATE BMP CONTROL CAN BE PROVIDED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE SMALLEST PRACTICAL AREA SHALL BE EXPOSED OR OTHERWISE DISTURBED AT ANY ONE TIME.
- OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK-BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED FROM EROSION WITHIN 15 DAYS OF SUBSTANTIAL COMPLETION OF GRADING IN THAT AREA. TEMPORARY SEED AND MULCH SHALL COVER ALL EXPOSED SOILS IF GRADING COMPLETION IS DELAYED LONGER THAN 15 DAYS. PERMANENT SEED AND MULCH IS REQUIRED WITHIN 15 DAYS OF COMPLETION OF FINAL GRADING.
- GENERAL TEMPORARY SEED SHALL BE MNDOT MIX 190 @ 100 LBS. PER ACRE OR APPROVED EQUAL. PERMANENT SEED SHALL BE MNDOT MIX 270 @ 120 LBS. PER ACRE OR APPROVED EQUAL. (PLANTING DATES PER SPEC 2575) MULCH SHALL BE MNDOT TYPE 1 (CLEAN OAT STRAW) @ 2 TONS PER ACRE AND DISK ANCHORED IN PLACE OR APPROVED EQUAL. FERTILIZER SHALL BE 80-80-80 NPK PER ACRE (UNLESS P RESTRICTIONS APPLY) AND INCORPORATED INTO THE SEED BED.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- REPORT ALL FOUND FIELD TILES TO THE ENGINEER FOR EVALUATION.
- TEMPORARY DIVERSION BERMS SHALL BE CONSTRUCTED TO DIRECT STORM WATER RUNOFF DURING CONSTRUCTION TO SEDIMENT CONTROL DEVICES SUCH AS TEMPORARY SEDIMENT BASINS.

EROSION AND SEDIMENT CONTROL

MAINTENANCE PROGRAM:

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

POLLUTION PREVENTION MANAGEMENT MEASURES:

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:

- SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
- HAZARDOUS MATERIAL: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.
- EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGRADING IS ALLOWED ON SITE.
- SEDIMENT CONTROL PRACTICES:
 - SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.
 - SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERMITTERS BEFORE ANY UPGRADIENT LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.
 - THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
 - ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.
 - TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCES OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES.
 - SITE CONSTRUCTION ENTRANCES WILL BE AS SHOWN ON THE PLAN. ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT EACH ENTRANCE.

WINTER STABILIZATION:

GRADING CONTRACTOR REQUIREMENTS IN THE CASE WHERE THE ONSET OF WINTER DOES NOT ALLOW FOR COMPLETION OF MASS GRADING AND FINAL SOIL STABILIZATION IN FALL 2015:

- MASS GRADING ACTIVITIES SHALL BE PLANNED AND PHASED IN A MANNER TO AVOID ANY UNNECESSARY SOIL DISTURBANCE PRIOR TO WINTER SHUT DOWN.
- ALL FINAL GRADED AREAS SHALL BE STABILIZED PERMANENTLY BY GRADING CONTRACTOR WITH SEEDING, MULCHING, BLANKET, ETC. IN ACCORDANCE WITH PLANS PRIOR TO CONTRACTOR LEAVING THE SITE AT WINTER SHUT DOWN.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TEMPORARY OR INCOMPLETE GRADING AREAS INCLUDING ALL STOCKPILES ARE STABILIZED WITH TEMPORARY SEEDING (MNDOT MIX 190@100#/AC, MULCH (MNDOT TYPE 1) BEFORE LEAVING THE SITE AT WINTER SHUT DOWN.
- ALL SIGNIFICANT DRAINAGE SWALES (TEMPORARY OR PERMANENT) SHALL BE STABILIZED WITH MNDOT CATEGORY 3 EROSION CONTROL BLANKET BY GRADING CONTRACTOR PRIOR TO LEAVING THE SITE AT WINTER SHUT DOWN.

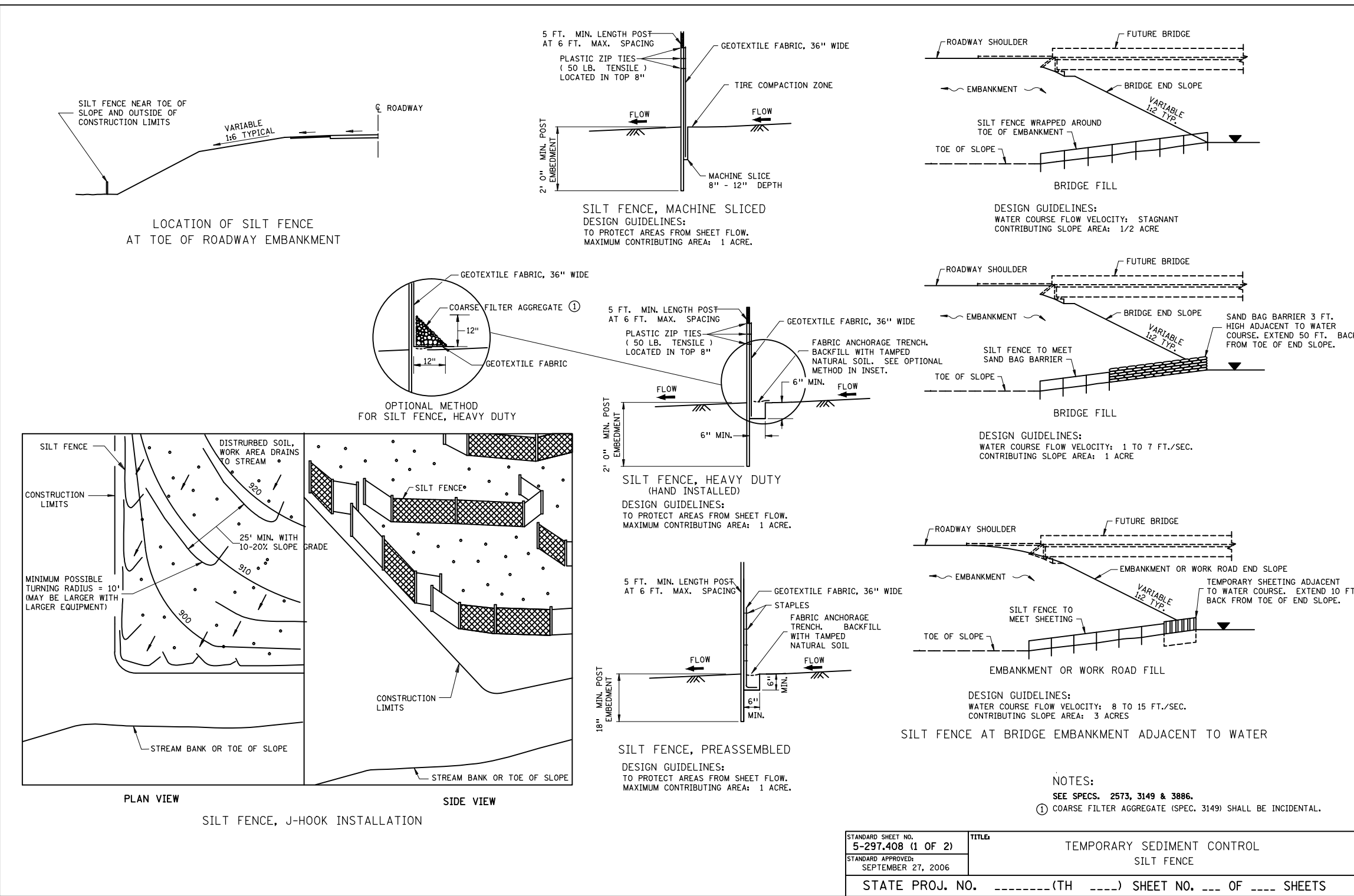
FINAL STABILIZATION:

THE CONTRACTOR MUST ENSURE FINAL STABILIZATION OF THE SITE. THE CONTRACTOR MUST SUBMIT A NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER FINAL STABILIZATION IS COMPLETE, OR ANOTHER OWNER/OPERATOR (PERMITTED) HAS ASSUMED CONTROL OF ALL AREAS OF THE SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION. FINAL STABILIZATION CAN BE ACHIEVED IN ONE OF THE FOLLOWING WAYS:

- ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL SOILS MUST BE STABILIZED BY A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OVER THE ENTIRE PREVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSION CONDITIONS AND;
- ALL DRAINAGE DITCHES, CONSTRUCTED TO DRAIN WATER FROM THE SITE AFTER CONSTRUCTION IS COMPLETE, MUST BE STABILIZED TO PRECLUDE EROSION;
- ALL TEMPORARY SYNTHETIC, AND STRUCTURAL EROSION PREVENTION AND SEDIMENT CONTROL BMPS (SUCH AS SILT FENCE) MUST BE REMOVED AS PART OF THE SITE FINAL STABILIZATION; AND
- THE CONTRACTORS MUST CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENTATION BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. SEDIMENT MUST BE STABILIZED TO PREVENT IT FROM BEING WASHED BACK INTO THE BASIN, CONVEYANCES OR DRAINAGE WAYS DISCHARGING OFF-SITE OR TO SURFACE WATERS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.

EROSION CONTROL SCHEDULE:

- PRIOR TO ANY CONSTRUCTION OR DEMOLITION, SILT FENCE AND FILTERS SHALL BE INSTALLED AS SHOWN TO INTERCEPT RUNOFF.
- ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR UNTIL THE SITE HAS BEEN RE-VEGETATED. CONTRACTOR MAY REMOVE NECESSARY SILT FENCING/FILTERS TO CONSTRUCT ROADWAYS, WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREA.
- SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF 6" OF TOPSOIL FOR DISTURBED AREAS TO BE RE-VEGETATED.
- THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND PAVEMENT CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. AREAS THAT WILL NOT BE SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED (MNDOT MIX 190 @ 100#/AC AND MULCHED OR SODDED WITHIN SEVEN (7) DAYS OF BEING DISTURBED.
- CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS INDICATED ON THIS EROSION CONTROL PLAN AND ADDITIONAL REQUIRED BASED ON MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.



CONCRETE WASHOUT :

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

DEWATERING :

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



ALLIANT
ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

WAYZATA SPECIALTY CENTER

1120 EAST WAYZATA BLVD.

WAYZATA, MN 55391

SITE PLAN REVIEW

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

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

MARK RAUSCH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

7-31-15 SITE PLAN REVIEW

9-15-15 SITE PLAN REVIEW

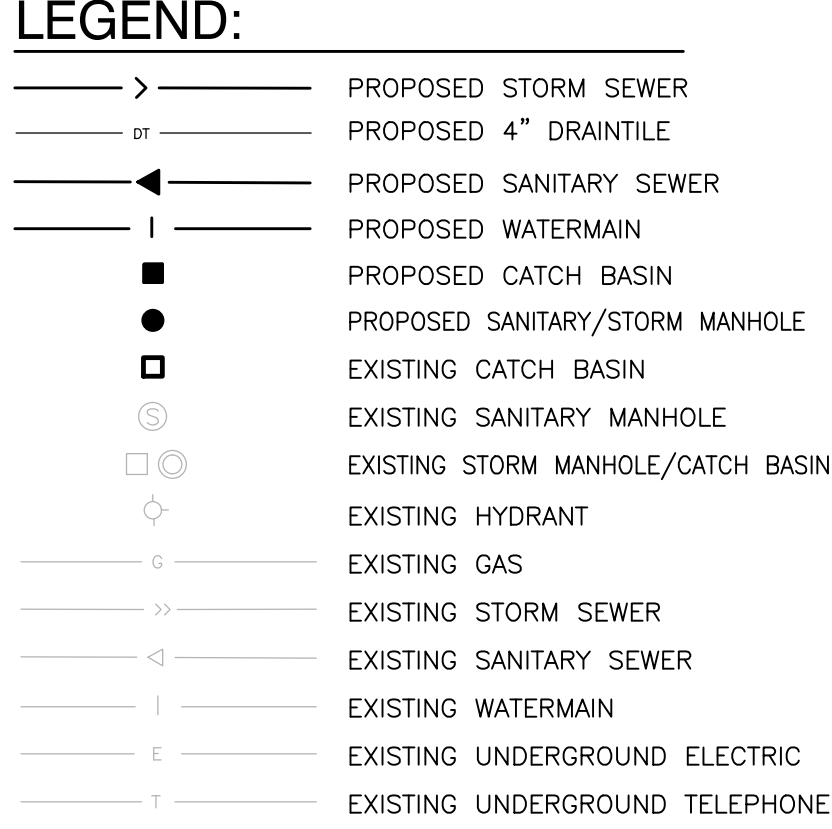
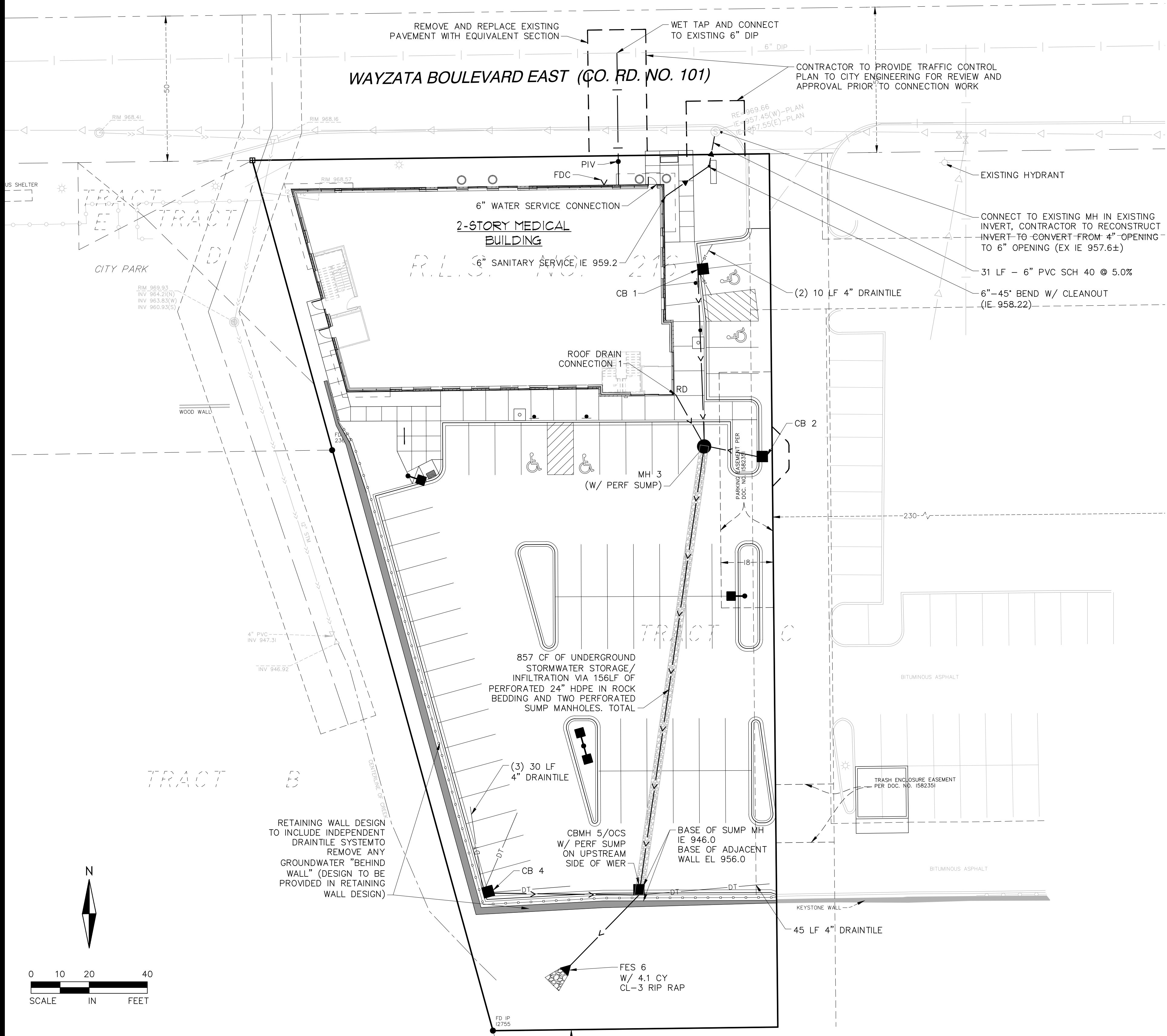
10-22-15 SITE PLAN REVIEW

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

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

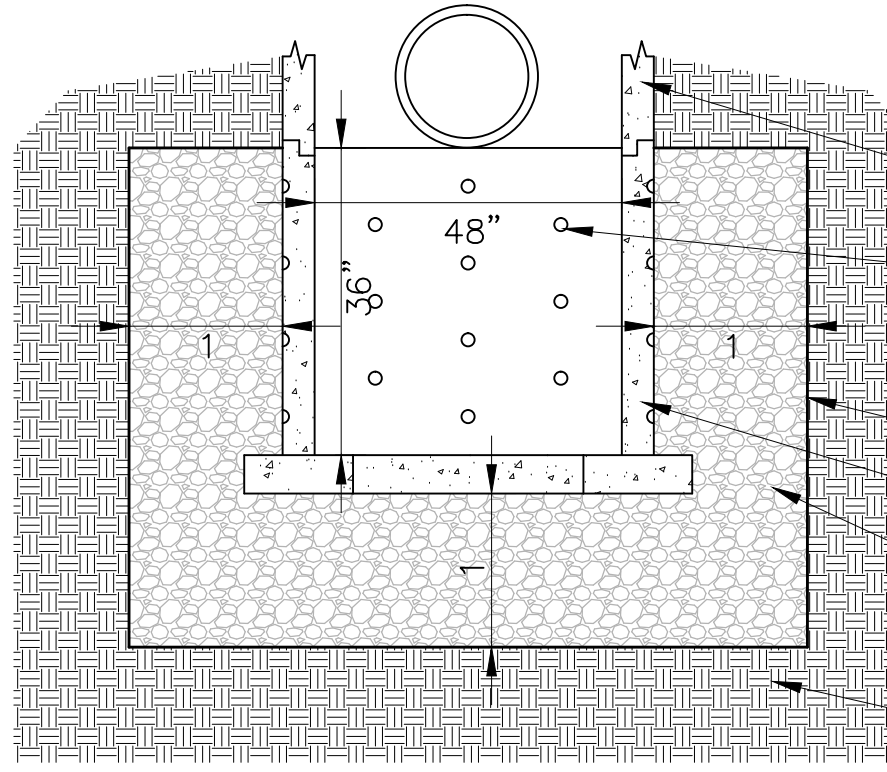
C2.1

Drawing name: X:\2015\150035\plan sheets\site plan review\150035a.rvt.dwg Oct. 23, 2015 8:32am

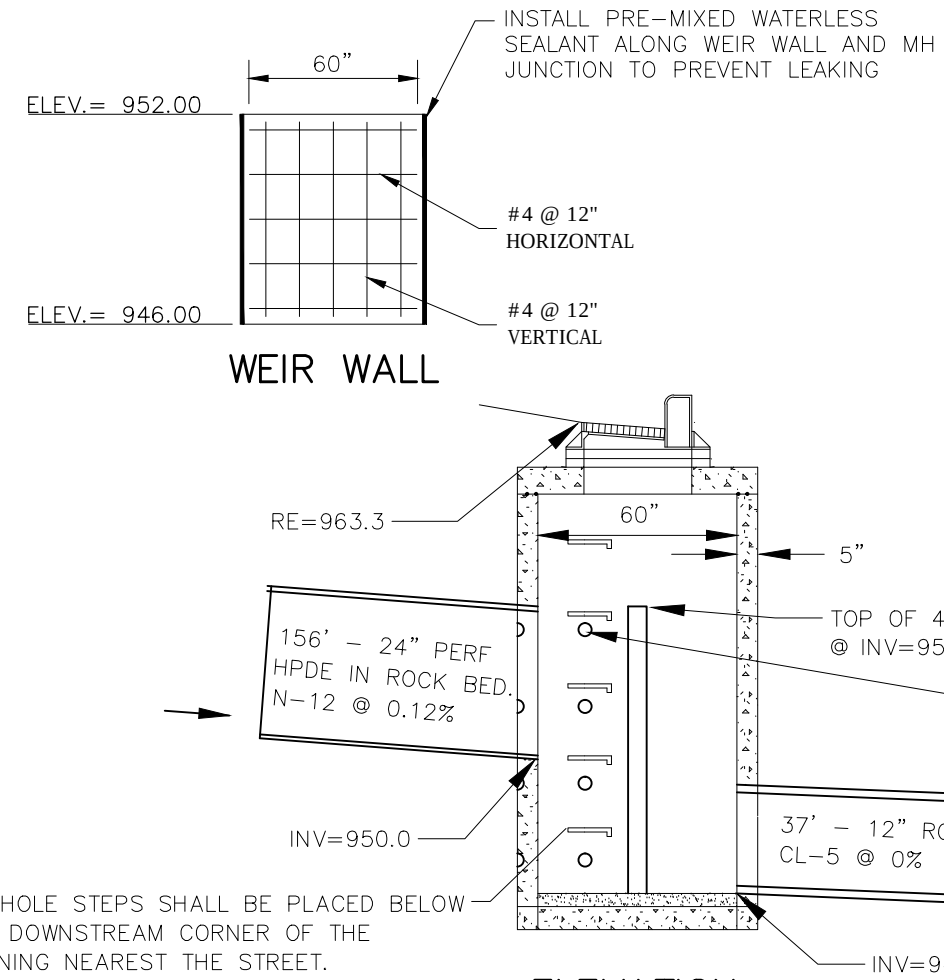


- GENERAL NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
 - ALL CONSTRUCTION AND POST CONSTRUCTION PARKING SHALL BE ON-SITE, NO ON-STREET PARKING/LOADING/UNLOADING ALLOWED.
 - ALL PUBLIC SIDEWALKS/TRAILS SHALL NOT BE OBSTRUCTED.
 - STORAGE OF MATERIALS OR EQUIPMENT SHALL NOT BE ALLOWED ON PUBLIC STREETS OR WITHIN PUBLIC RIGHT OF WAY.
 - REFER TO EROSION CONTROL PLAN. ALL EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO UTILITY CONSTRUCTION.
 - ALL PROJECT RELATED UTILITIES WILL BE PRIVATELY OWNED.
 - NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY CONSTRUCTION TO VERIFY LOCATION OF ALL PRIVATE UTILITIES.
 - PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.

- UTILITY NOTES:**
- EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED BY CONTRACTOR IN FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO PLANS SHALL BE IMMEDIATELY DISCUSSED WITH OWNER AND ENGINEER PRIOR TO COMMENCING ON PROPOSED WORK.
 - MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS.
 - PROVIDE POLYSTYRENE (4" THICK) INSULATION FOR ALL WATERMAIN AND STORM SEWER CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 36".
 - CONTRACTOR TO PROVIDE COORDINATION FOR TELEPHONE, GAS, AND ELECTRIC SERVICE CONNECTION WITH THE RESPECTIVE SERVICE COMPANY.
 - WATERMAIN SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
 - ALL SANITARY MANHOLES SHALL BE MADE WITH WATER TIGHT MATERIALS TO PREVENT INFILTRATION.
 - WATERMAIN SHALL BE C-900 PVC AND CONTRACTOR SHALL USE 8 GA. TRACING WIRE LAID DIRECTLY UNDER ALL PIPE AND FITTINGS. TRACING WIRE SHALL BE CONNECT TO ALL VALVES AND HYDRANTS.
 - IF DEWATERING IS REQUIRED DURING CONSTRUCTION CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
 - ALL UTILITY INSTALLATIONS SHALL COMPLY WITH THE CITY OF WAYZATA STANDARD DETAILS AND ENGINEERING GUIDELINES.
 - ALL UTILITY INSTALLATION BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH SOIL TESTING AGENCY REQUIREMENTS AND/OR SPECIFICATIONS. SOILS REPORT RECOMMENDATIONS INCLUDE PLACING BACKFILL AND FILL IN LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS. THE COMPACTED DENSITY OF THE FILL SHALL BE THE FOLLOWING PERCENTAGES OF STANDARD PROCTOR:
 - BELOW FOUNDATIONS = 100%
 - BELOW FLOOR SLABS = 98%
 - WITHIN 3 FEET OF PAVEMENT = 100%
 - BELOW 3 FEET OF PAVEMENT = 98%
 - BELOW LANDSCAPE SURFACES = 95%FILL SHOULD BE WITHIN 2 PERCENTAGE POINTS OF ITS OPTIMUM MOISTURE CONTENT, HOWEVER, CLAYEY FILL SHOULD BE PLACED WITHIN 3 PERCENTAGE POINTS ABOVE AND 1 PERCENT BELOW ITS OPTIMUM MOISTURE CONTENT.
 - CONTRACTOR TO INSTALL SAFI Baffle ON CBMH #4.



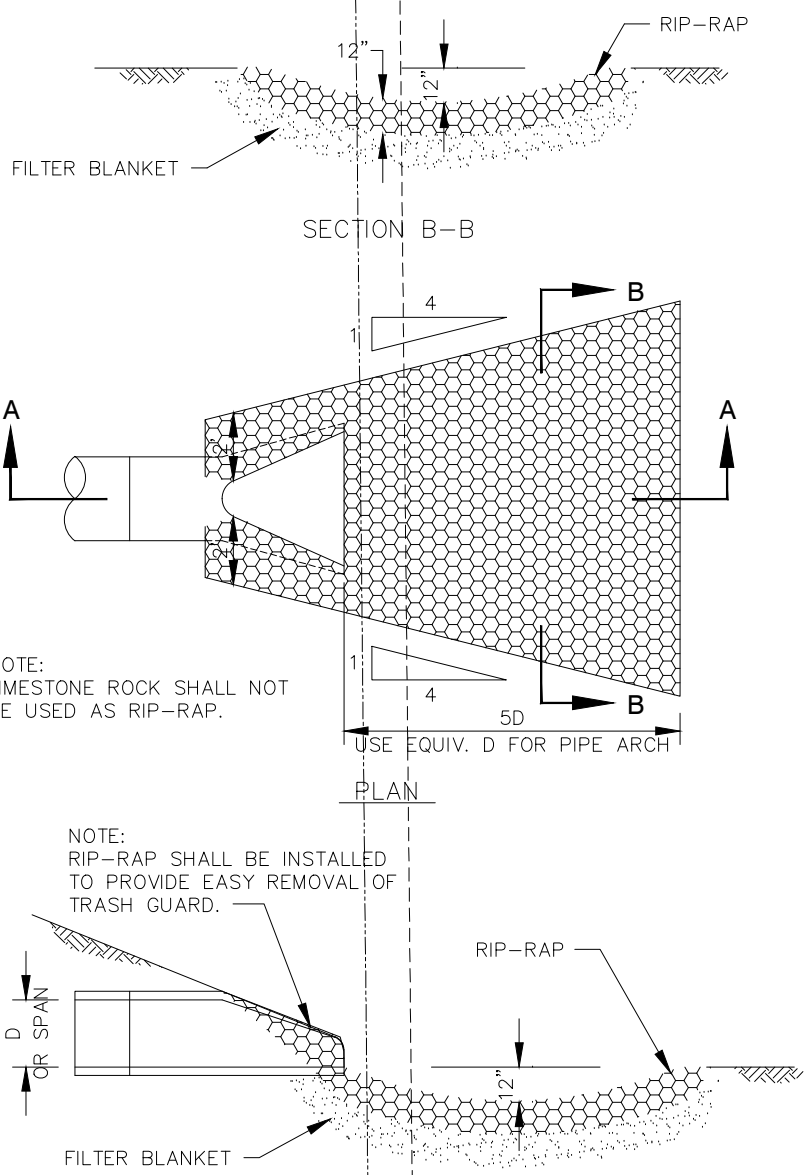
36" DEEP PERFORATED SUMP MH 2
(NOT TO SCALE)



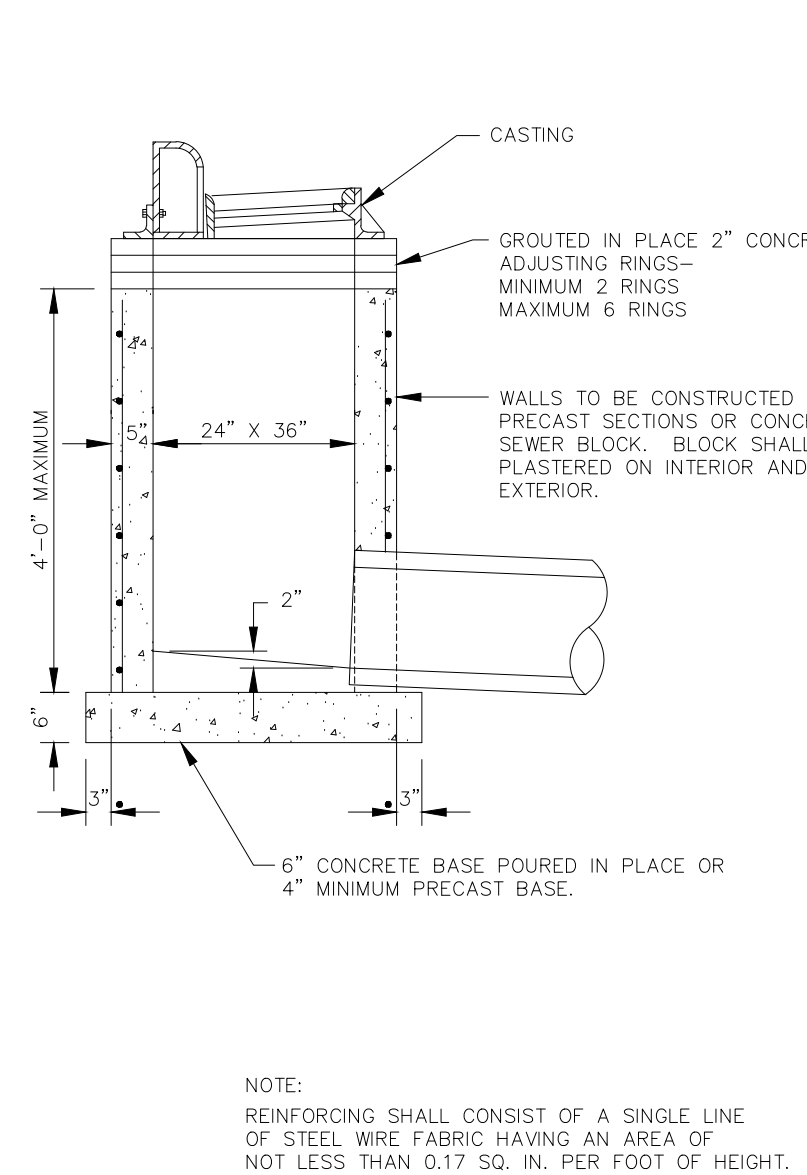
ELEVATION
OCS/CBMH 5 DETAIL
(NOT TO SCALE)

DESIGN STORM FREQUENCY = 10 YEARS

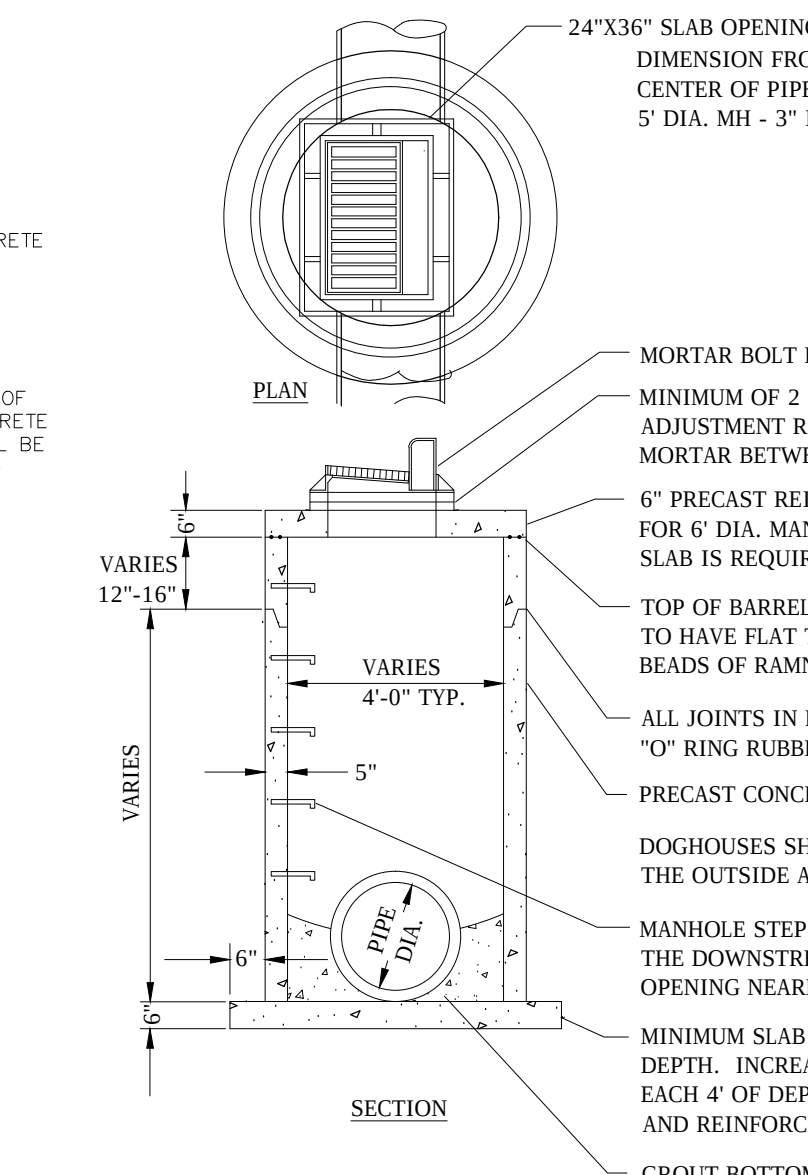
MH/CB		AREA [SF]		AREA [AC]		IMP	RUNOFF		A°C		TIME OF CONC. [MIN]		INTENSITY		Q [CFS]		P. DIA.	P. SLOPE	P. Mat	MANNING'S	P. CAP.	P. VELOCITY	PIPE	CAP. OVER	FROM	TO	RIM	Cover	STR.	CAST	Sump Depth	BUILD	Pipe
FROM	TO	TOTAL	IMPERVIOUS	INCR.	CUM.	%	C	INCR.	CUM.	PIPE	CUM.	i	INCR.	CUM.	D [IN]	S [FT./FT.]	n	Q [CFS]	MAX [FT./S.]	LENGTH [FT.]	Q [CFS]	INVERT	INVERT	ELEV	[FT]	TYPE	TYPE	[FT]	[FT]	Type			
RD 1	MH 3	8517	8517	0.196	0.196	100%	0.90	0.176	0.176	8.00	8.00	6.11	1.075	1.075	8	0.0500	PVC	0.010	3.51	20.00	35.1	2.4378	963.00	961.24	970.20	7.20				0.00	7.20	SDR-35	
CB 1	MH 3	2031	1543	0.047	0.047	76%	0.73	0.034	0.034	8.00	8.00	6.11	0.208	0.208	12	0.0200	HDPE	0.011	5.95	7.58	60.6	5.7462	965.40	964.19	969.10	3.70	24x36	R-3067-V	3.00	6.70	N-12		
CB 2	MH 3	7985	7173	0.183	0.379	90%	0.83	0.152	0.328	8.00	8.00	6.11	0.928	2.003	12	0.0200	HDPE	0.011	5.95	7.58	18.5	3.9517	964.50	964.13	968.20	3.70	24x36	R-3067-V	3.00	6.70	N-12		
MH 3	CBMH 5	0	0	0.000	0.196	0%	0.20	0.000	0.176	0.13	8.13	6.07	0.000	1.069	24	0.0013	HDPE	0.011	9.64	3.07	156.2	8.5709	950.20	950.00	968.20	18.00	48	R-2501	3.00	21.00	N-12		
CB 4	CBMH 5	16041	15406	0.368	0.368	96%	0.87	0.321	0.321	8.00	8.00	6.11	1.962	1.962	12	0.0200	HDPE	0.011	5.95	7.58	53.6	3.9925	958.30	957.23	962.00	3.70	24x36	R-3067-V	3.00	6.70	N-12		
CBMH 5	FES 6	25961	25156	0.596	0.964	97%	0.88	0.523	0.845	0.85	8.98	5.86	3.068	4.951	12	0.0035	RCP	0.012	2.28	2.91	36.8	-2.6679	946.00	945.87	963.30	17.30	60	R-3067-V	0.00	17.30	CL-5		



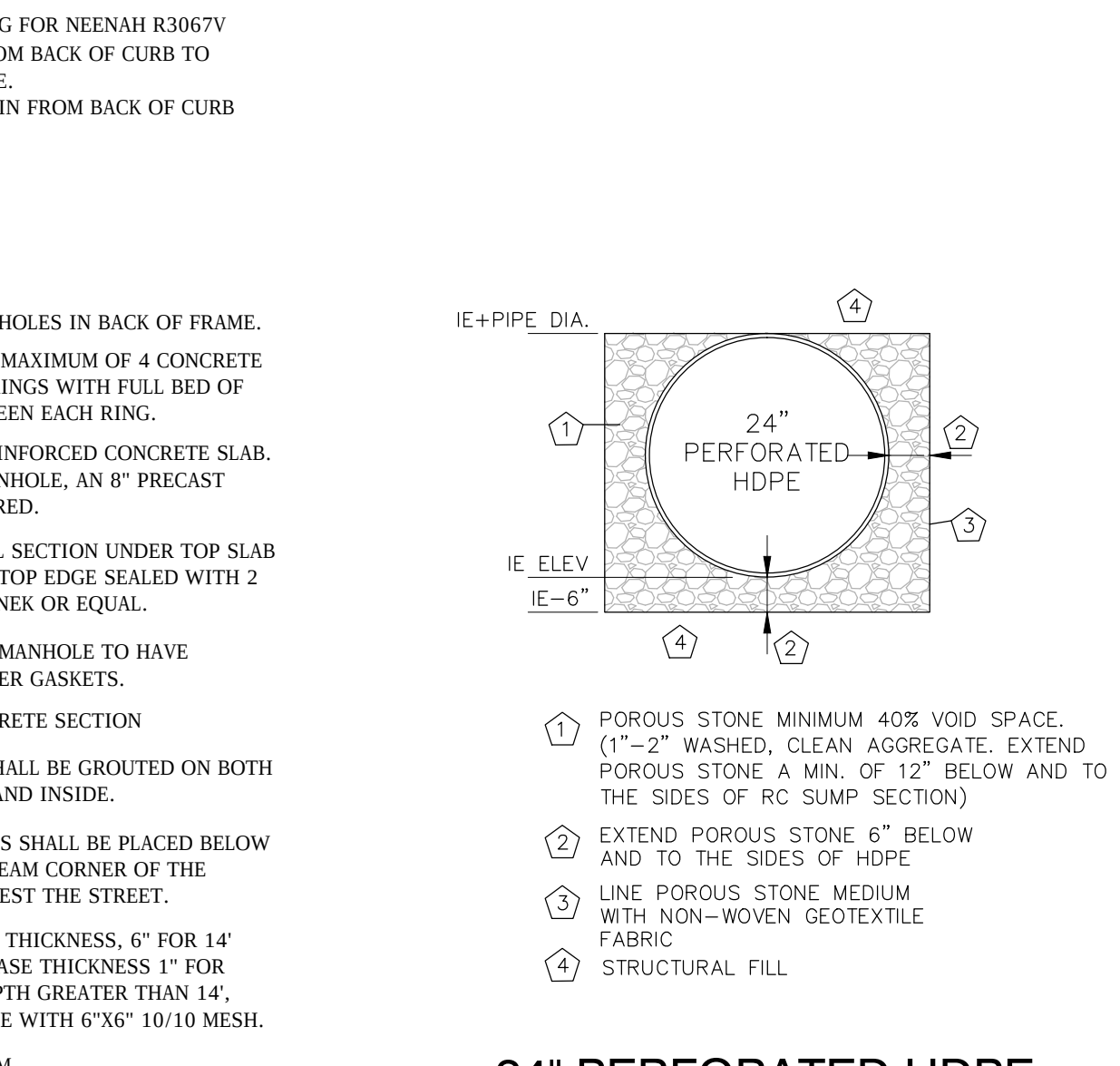
RIP-RAP INSTALLATION
(NOT TO SCALE)



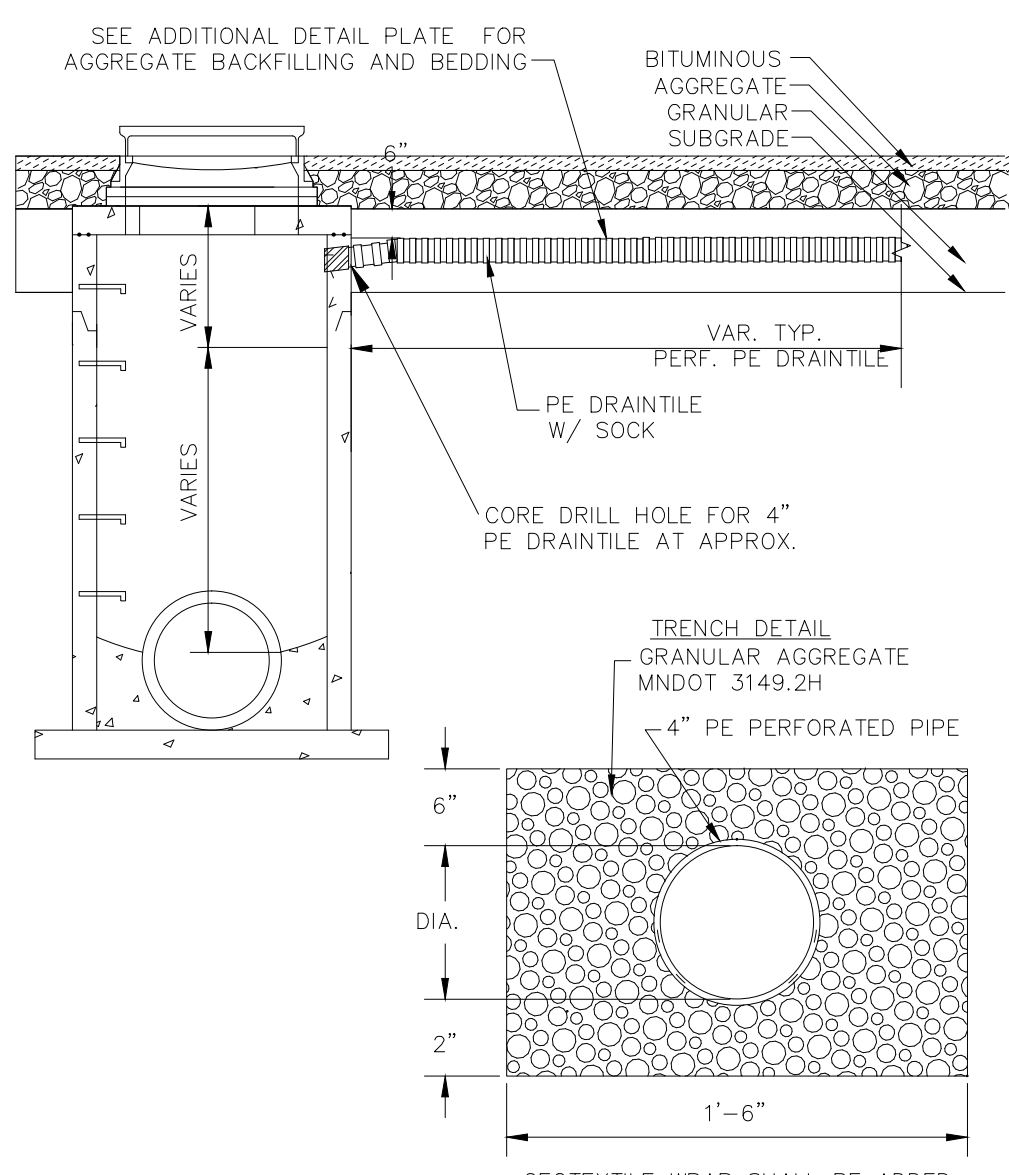
SHALLOW CATCH BASIN
(NOT TO SCALE)



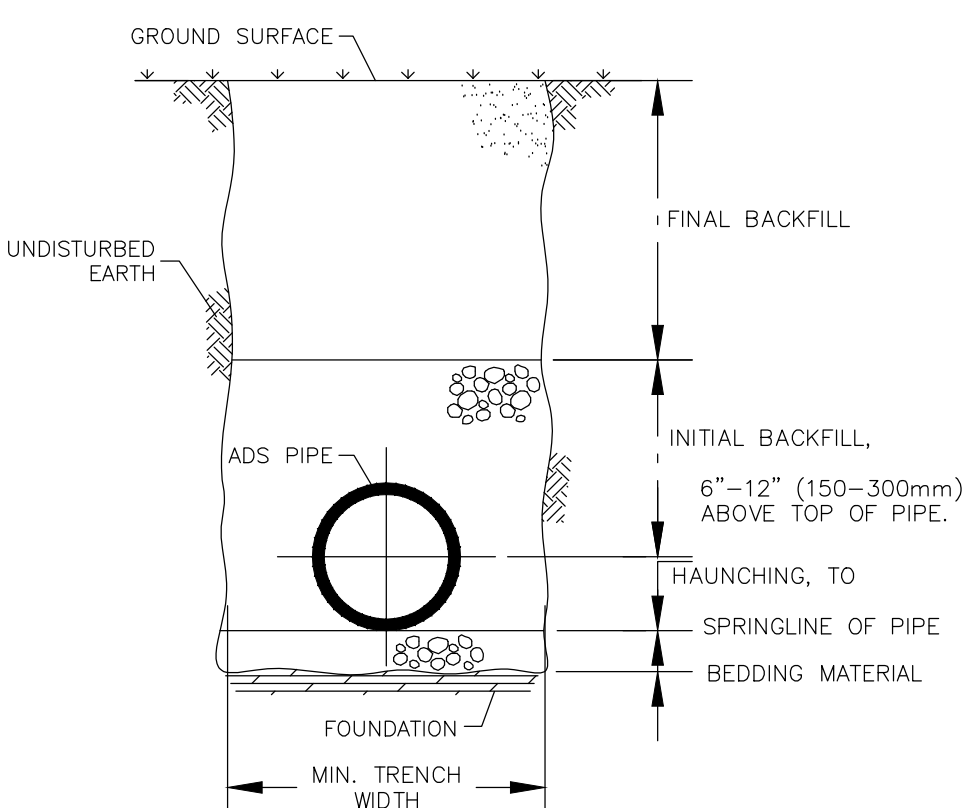
CATCH BASIN / MANHOLE
(NOT TO SCALE)



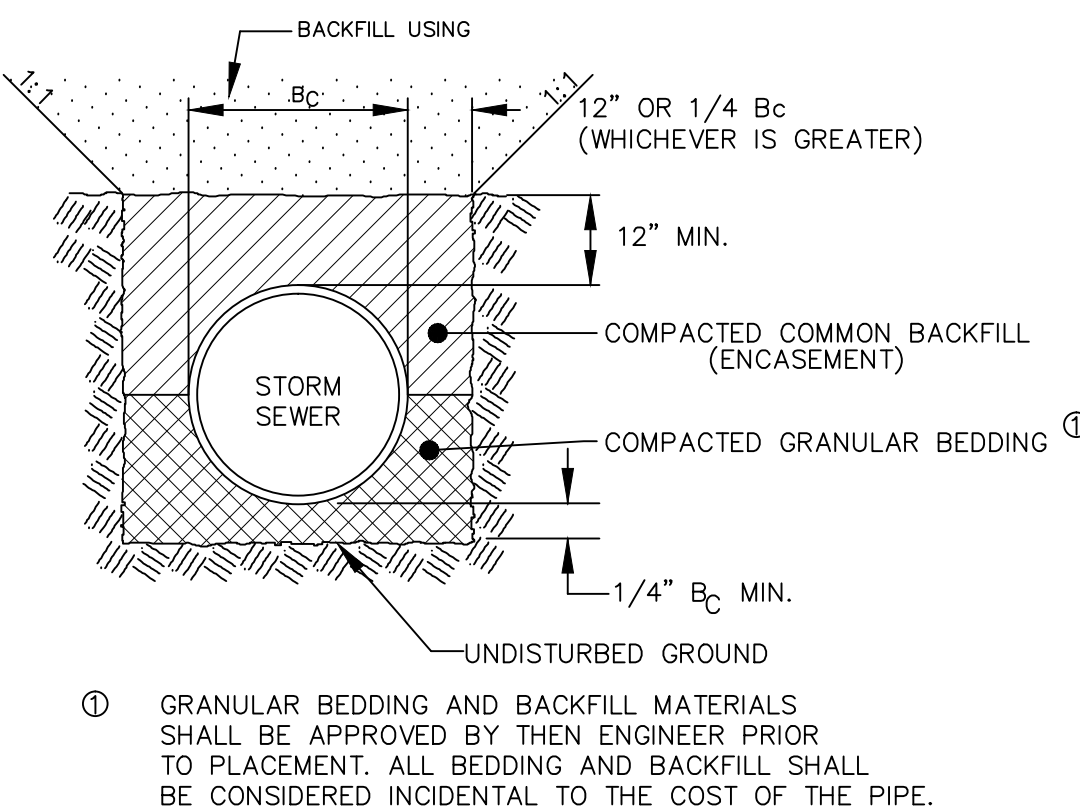
24" PERFORATED HDPE
ROCK BEDDING DETAIL



4" PERF. DRAINTILE INSTALLATION
(NOT TO SCALE)



HDPE TRENCH INSTALLATION DETAIL
(NOT TO SCALE)



CONCRETE PIPE BEDDING
(NOT TO SCALE)



233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

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

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

MARK RAUSCH, PE

Date License No.

QUALITY ASSURANCE/CONTROL

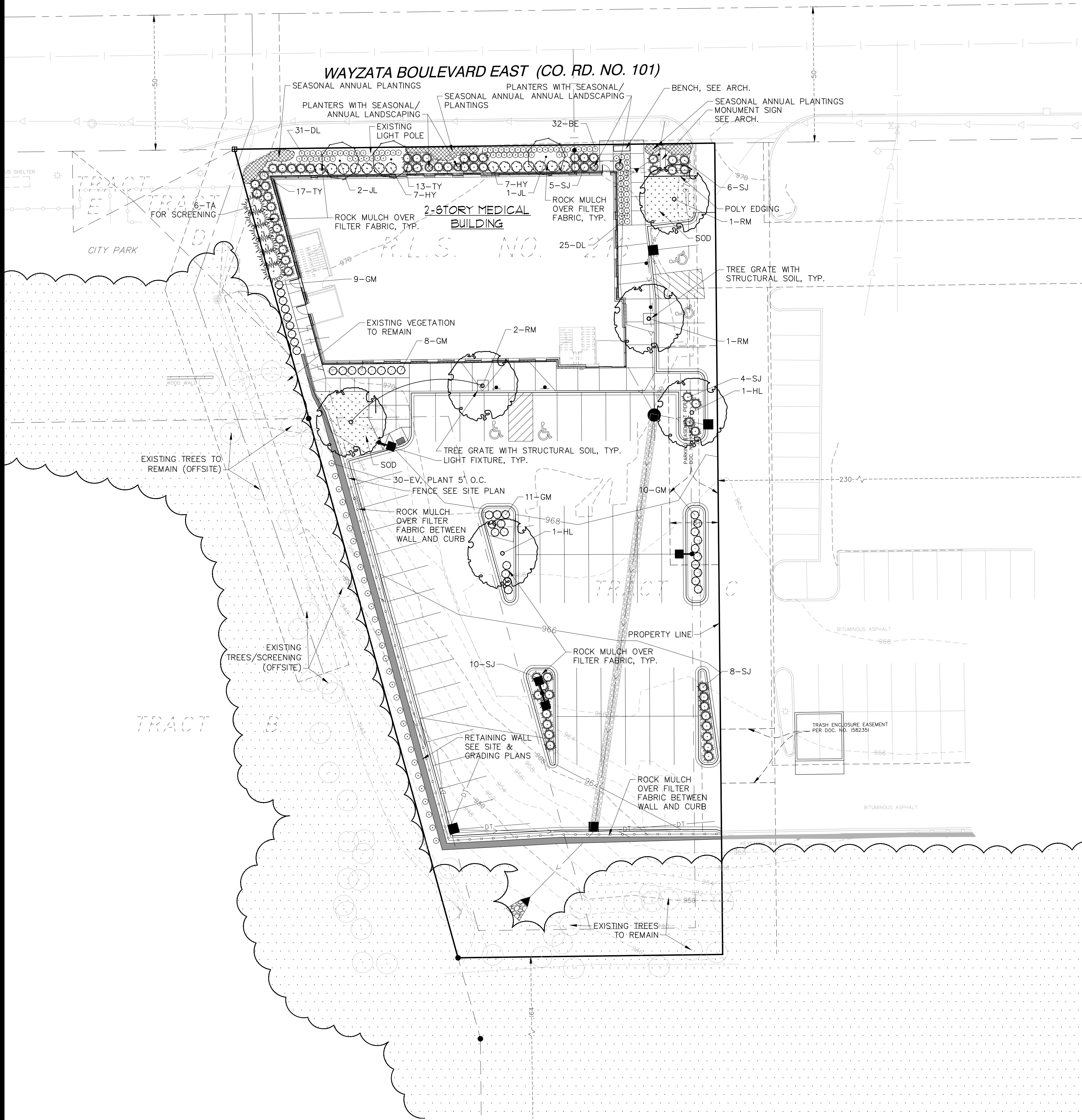
BY DATE

DATE ISSUE
7-31-15 SITE PLAN REVIEW
9-15-15 SITE PLAN REVIEW
10-22-15 SITE PLAN REVIEW

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

C3.0

Drawing name: X:\2015\150035\action sheets\site plan review\150035land.dwg Oct 21, 2015 8:32am



LANDSCAPE SCHEDULE				
QTY.	KEY	COMMON NAME/ BOTANICAL NAME	SIZE	REMARKS
2	HL	OVERSTORY TREES SKYLINE HONEYLOCUST <i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	2" CAL. B&B	STRAIGHT TRUNK NO V-CROTCH
4	RM	RED MAPLE <i>Acer x freemanii</i> 'Ballston'	2" CAL. B&B	STRAIGHT TRUNK NO V-CROTCH
3	JL	ORNAMENTAL TREES JAPANESE TREE LILAC <i>Syringa reticulata</i> 'Ivory Silk'	1.5" CAL. B&B	STRAIGHT TRUNK NO V-CROTCH
38	GM	SHRUBS GOLDMOUND SPIREA <i>Spiraea x 'Goldmound'</i>	24" HT. CONT.	MIN. 5 CANES AT HT. SPEC.
14	HY	LITTLE LIME HYDRANGEA <i>Hydrangea paniculata</i> 'Limelight'	24" HT. CONT.	MIN. 5 CANES AT HT. SPEC.
30	SJ	SCANDIA JUNIPER <i>Juniperus sabinia</i> 'Scandia'	18" DIA. CONT.	MIN. 5 CANES AT DIA. SPEC.
6	TA	TECHNY ARBORVITAE <i>Thuja occidentalis</i> 'Techny'	4' HT. B&B	MIN. 5 CANES AT HT. SPEC.
30	TY	TAUNTON YEW <i>Taxus x media</i> 'Taunton'	24" DIA. CONT.	MIN. 5 CANES AT DIA. SPEC.
32	BE	PERENNIALS BLACK EYED SUSAN <i>Rudbeckia</i> 'Little Gold Star'	1 GAL. CONT.	
56	DL	PARDON ME DAYLILY <i>Hemerocallis</i> 'Pardon Me'	1 GAL. CONT.	
30	EV	ENGLEMANN IVY <i>Parthenocissus quinquefolia</i> 'Engelmanni'	1 GAL. CONT.	

NOTES: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN EVENT OF DISCREPANCY.

PLANTING NOTES:

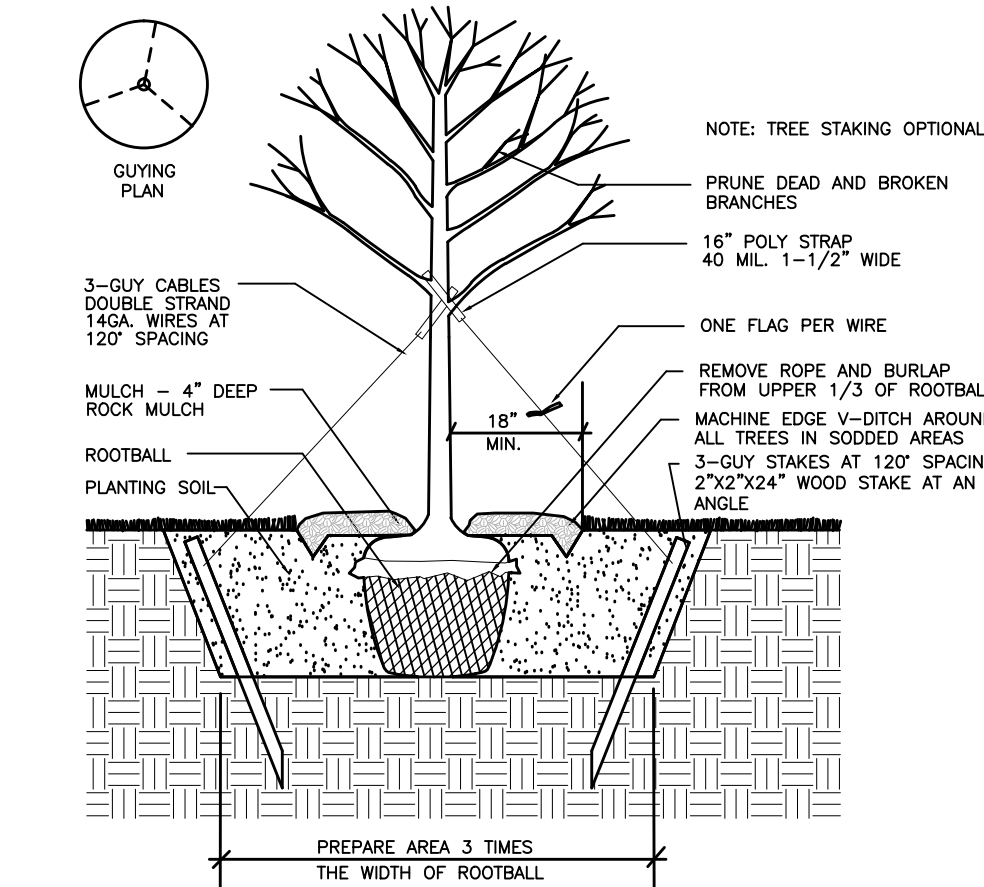
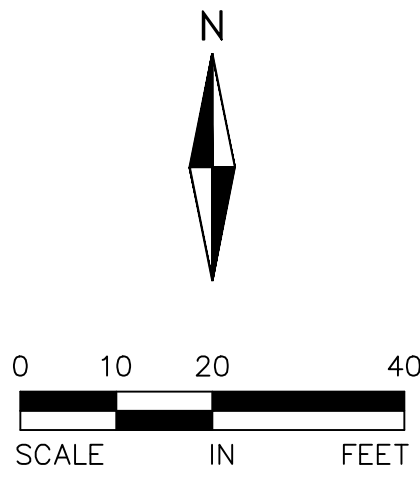
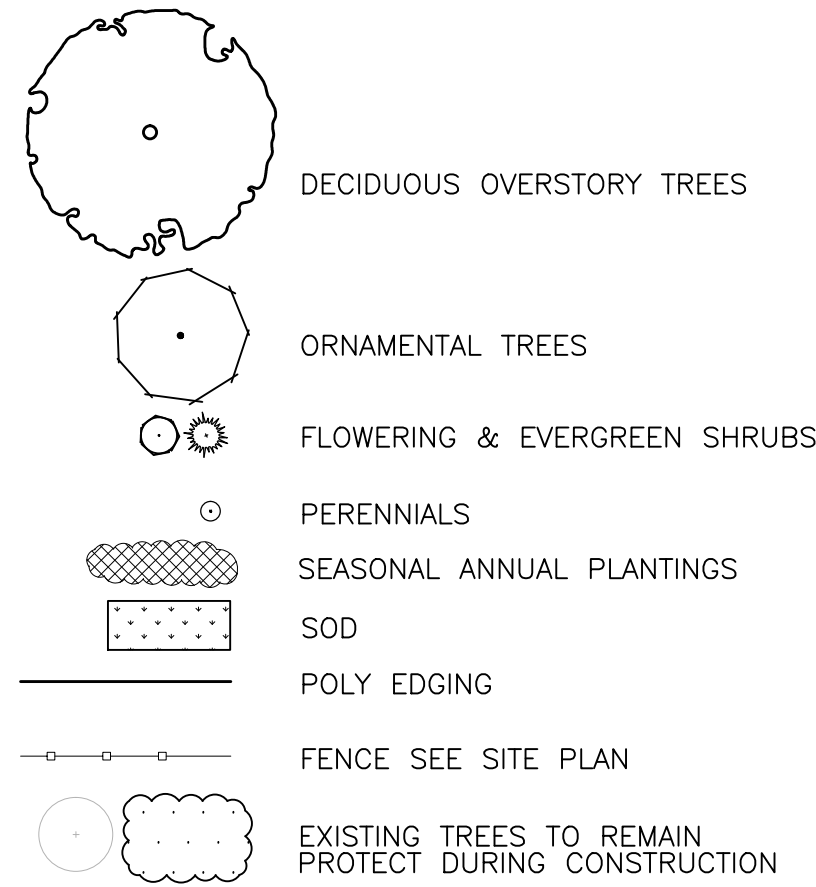
1. INSTALL 4" MIN. TOP SOIL TO ALL SOD AND SHRUB AREAS. FINE GRADE ALL SOD AREAS. INSTALL 12" TOP SOIL TO ALL PERENNIAL AND ANNUAL AREAS.
2. STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
3. ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 4" DEPTH OF LANDSCAPE ROCK OVER FILTER FABRIC. POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL.
4. INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
5. PLANT SOIL SHALL BE 1:1:1 CONSISTING OF 33% SELECT LOAMY TOPSOIL, 33% PEAT MOSS, 33% PIT RUN SAND.
6. COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF TWO YEARS BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
7. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
8. ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
9. CALL GOPHER STATE ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND TO AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
10. MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.
11. COORDINATE LANDSCAPE INSTALLATION WITH GENERAL CONTRACTOR.
12. STAKING AND GUYING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
13. SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS DAILY.
14. SUPPLY DESIGN AND INSTALLATION FOR NEW IRRIGATION SYSTEM WITH COVERAGE OF SOD AND PLANTING AREAS. USE RAINFOURD OR APPROVED EQUAL. COORDINATE INSTALLATION WITH G.C. SOD AND SHRUB AREAS TO BE ON SEPARATE ZONES. PROVIDE RAIN SENSOR. COORDINATE PROTECTION OF EXISTING IRRIGATION SYSTEM ON ADJACENT PROPERTY TO THE NORTHWEST.
15. PROTECT EXISTING TREES TO REMAIN DURING CONSTRUCTION, SEE TREE PRESERVATION PLAN.

LANDSCAPE REQUIREMENTS

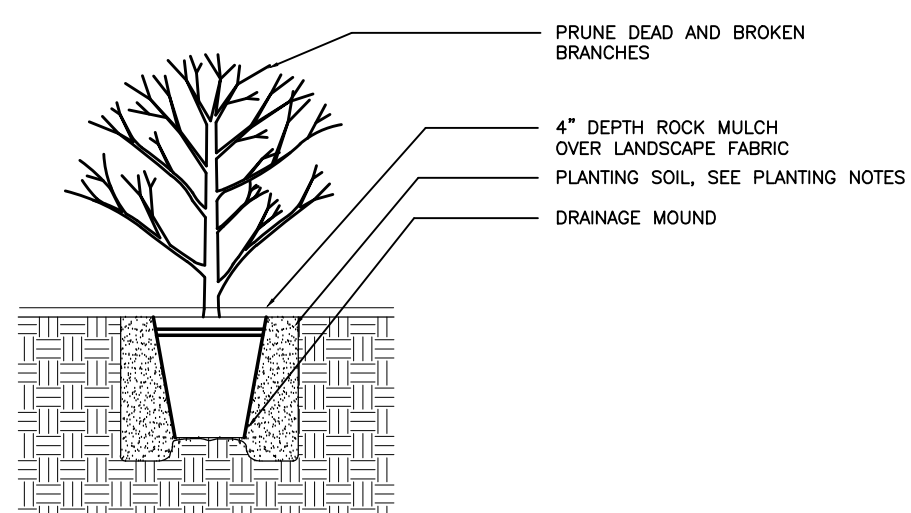
REQUIRED: 20% OF TOTAL LOT SHALL BE LANDSCAPED AND MAINTAINED.
.2*41,425 SF = 8,285 SF REQUIRED

PROVIDED: 9,361 SF PROVIDED LANDSCAPE AREA

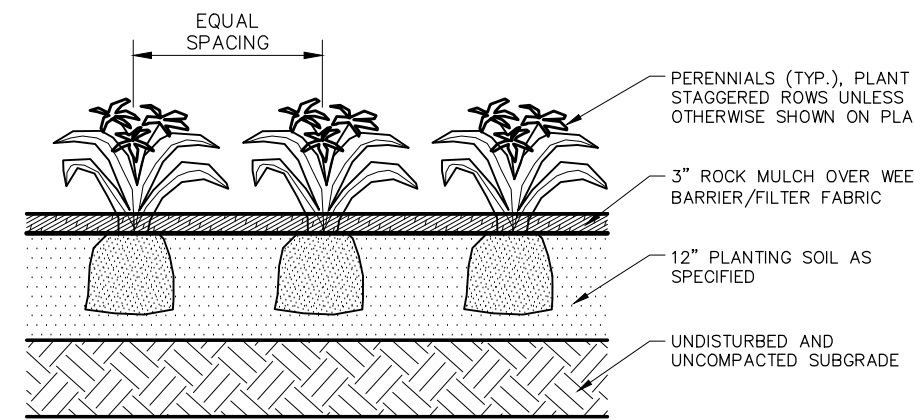
LEGEND



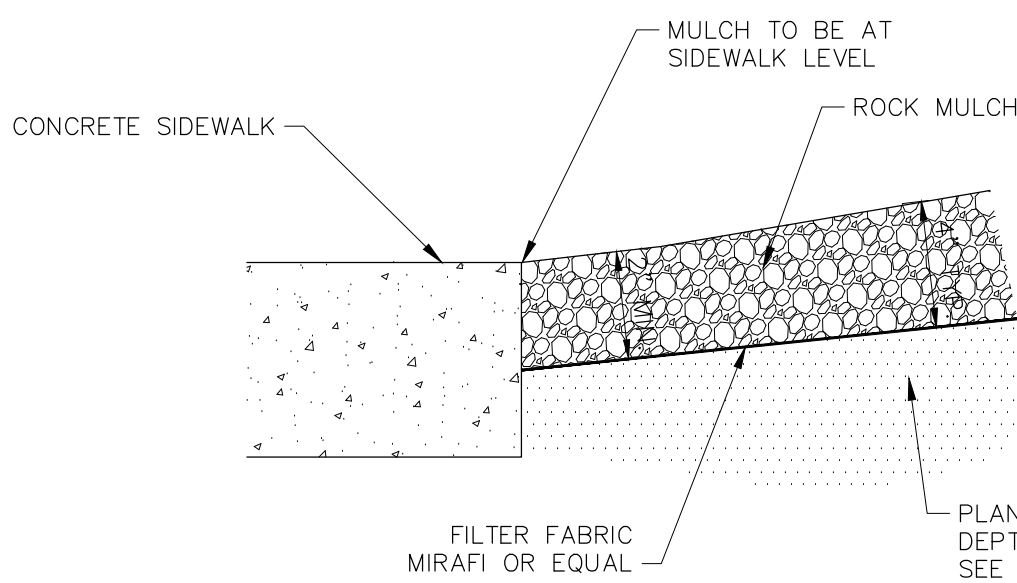
1 TREE PLANTING DETAIL
NOT TO SCALE



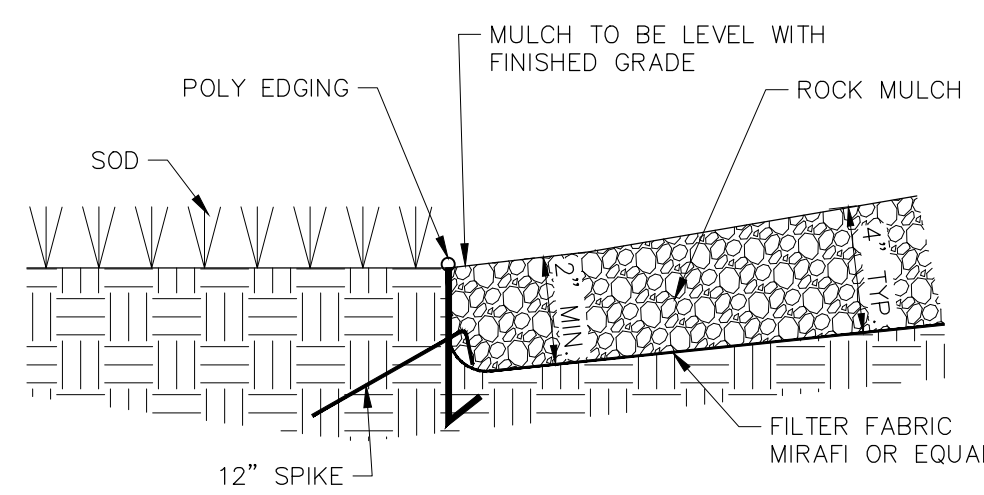
2 SHRUB PLANTING DETAIL
NOT TO SCALE



3 PERENNIAL PLANTING DETAIL
NOT TO SCALE



4 ROCK MULCH AT SIDEWALK DETAIL
NOT TO SCALE



5 ROCK MULCH AT SOD DETAIL
NOT TO SCALE



WAYZATA SPECIALTY CENTER

1120 EAST WAYZATA BLVD.
WAYZATA, MN 55391

SITE PLAN REVIEW

LANDSCAPE PLAN

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

MARK KRONBECK, PLA, ASLA

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE ISSUE

7-31-15 SITE PLAN REVIEW

9-15-15 SITE PLAN REVIEW

10-22-15 SITE PLAN REVIEW

PROJECT TEAM DATA

DESIGNED: MK

DRAWN: EKM

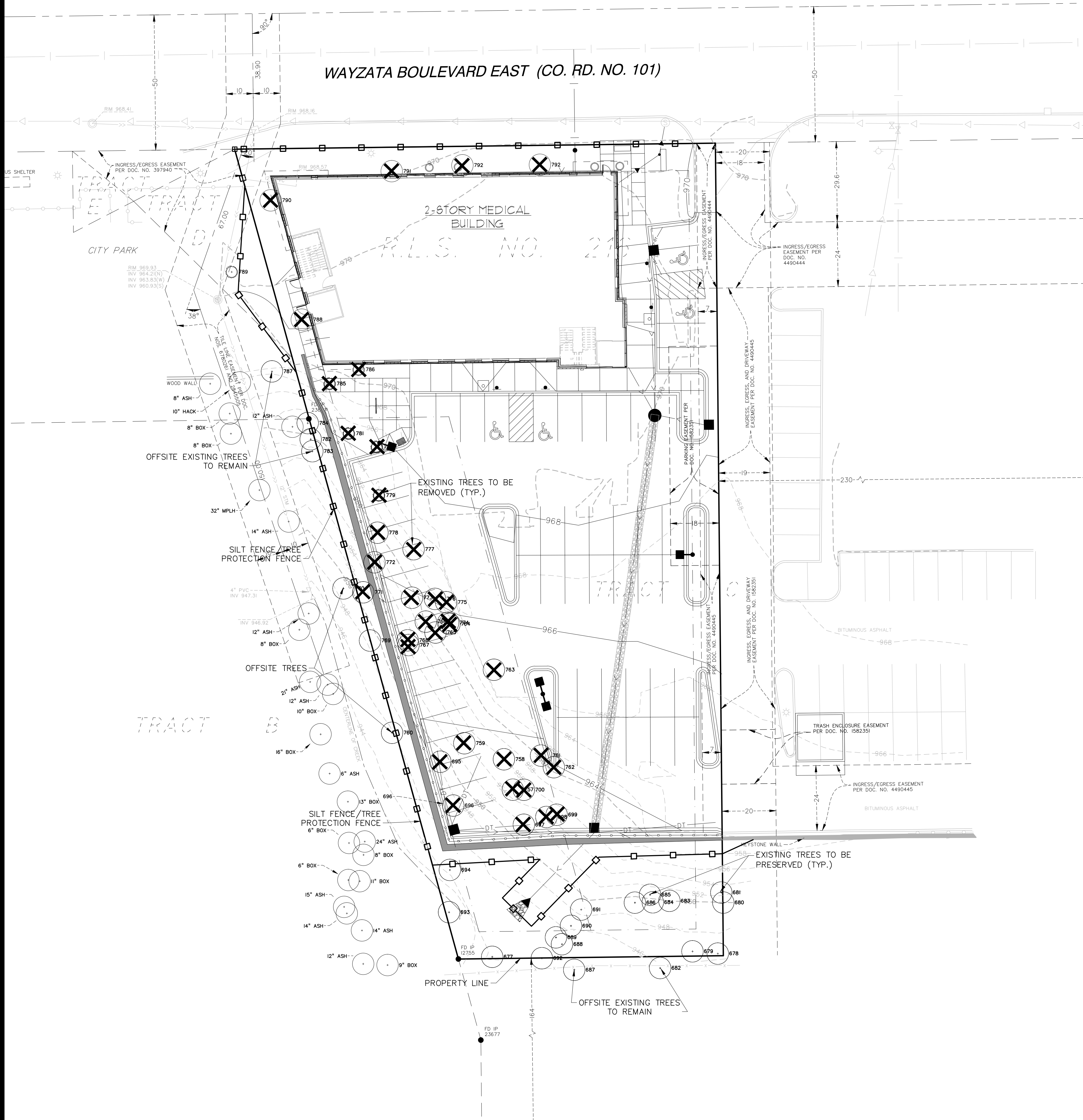
PROJECT NO: 215-0035

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

L1.0

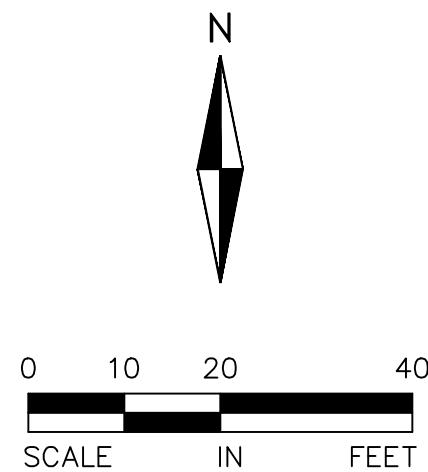
SHEET 7 of 8

Drawing name: X:\2015\150035\plan sheets\site plan review\150035tree.dwg Oct 23, 2015 8:32am



LEGEND

- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- SILT FENCE/TREE PROTECTION LIMITS



ONSITE TREE INVENTORY

TAG ID	DIAMETER INCHES	TOTAL DIAMETER INCHES	TREE SPECIES	NOTES	REMOVE	REMOVE INCHES
677	7	7	ELM			
678	26	26	COTTON WOOD			
679	20	20	COTTON WOOD			
680	7	7	BOXELDER			
681	7	7	BOXELDER			
683	8	8	BOXELDER			
684	7	7	BOXELDER			
685	11	11	BOXELDER			
686	14	14	BOXELDER			
688	21	21	COTTON WOOD			
689	13	13	COTTON WOOD			
690	10	10	ELM			
691	30	30	COTTON WOOD			
692	12	12	ELM			
693	14	14	ELM			
694	16	16	ELM			
695	30	30	COTTON WOOD		X	30
696	8	8	ELM		X	8
697	28	28	COTTON WOOD		X	28
698	10	10	BOXELDER		X	10
699	20	20	BOXELDER		X	20
700	8-6	14	BOXELDER		X	14
757	108	108	BOXELDER		X	108
758	8	8	BOXELDER		X	8
759	24-26	50	COTTON WOOD		X	50
761	14	14	BOXELDER		X	14
762	11	11	BOXELDER		X	11
763	12	12	MAPLE		X	12
764	7	7	BOXELDER		X	7
765	14	14	COTTON WOOD		X	14
766	21-19	40	COTTON WOOD		X	40
767	16	16	COTTON WOOD		X	16
768	10	10	ELM		X	10
769	8	8	BOXELDER		X	8
771	16	16	ELM		X	16
772	19	19	ELM		X	19
773	14	14	COTTON WOOD		X	14
774	7	7	BOXELDER		X	7
775	18	18	COTTON WOOD		X	18
776	7	7	COTTON WOOD		X	7
777	14	14	ELM		X	14
778	6	6	BOXELDER		X	6
779	7	7	PINE		X	7
780	6	6	PINE		X	6
781	7	7	PINE		X	7
785	11	11	SPRUCE		X	11
786	10	10	CHERRY		X	10
788	16	9	ASH		X	9
790	15	15	ASH		X	15
791	11	11	ASH		X	11
792	8	8	ASH		X	8
Total Significant Trees (onsite)=						51
Total Diameter Inches (onsite) =						816
Total Diameter Inches to be Removed =						585
Percentage of Total Diameter Inches to be Removed=						72%
Total Significant Trees to be Removed=						34
Percentage of Significant Trees to be Removed=						67%
No offsite trees will be removed						

DENOTES TREES TO BE REMOVED

TREE PRESERVATION NOTES:

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

OFFSITE TREE INVENTORY

TAG ID	DIAMETER INCHES	TOTAL DIAMETER INCHES	TREE SPECIES	NOTES	REMOVE	REMOVE INCHES
682	19	19	COTTON WOOD	OFFSITE		
687	11	11	BOXELDER	OFFSITE		
760	19	19	BOXELDER	OFFSITE		
770	14	14	ELM	OFFSITE		
782	19	19	ELM	OFFSITE		
783	13	13	ELM	OFFSITE		
784	7	7	BOXELDER	OFFSITE		
787	15-16	31	BOXELDER	OFFSITE		
789	7	7	PINE	OFFSITE		
	8	8	ASH	OFFSITE		
	10	10	HACKBERRY	OFFSITE		
	8	8	BOXELDER	OFFSITE		
	8	8	BOXELDER	OFFSITE		
	32	32	MAPLE	OFFSITE		
	14	14	ASH	OFFSITE		
	12	12	ASH	OFFSITE		
	8	8	BOXELDER	OFFSITE		
	21	21	ASH	OFFSITE		
	12	12	ASH	OFFSITE		
	10	10	BOXELDER	OFFSITE		
	16	16	BOXELDER	OFFSITE		
	6	6	ASH	OFFSITE		
	13	13	BOXELDER	OFFSITE		
	6	6	BOXELDER	OFFSITE		
	24	24	ASH	OFFSITE		
	8	8	BOXELDER	OFFSITE		
	6	6	BOXELDER	OFFSITE		
	11	11	BOXELDER	OFFSITE		
	15	15	ASH	OFFSITE		
	14	14	ASH	OFFSITE		
	12	12	ASH	OFFSITE		
	9	9	BOXELDER	OFFSITE		
Total Significant Trees (offsite)=			33			
Total Diameter Inches (offsite) =			437			
Total Diameter Inches to be Removed =			0			
Percentage of Total Diameter Inches to be Removed=			0%			
Total Significant Trees to be Removed=			0			
Percentage of Significant Trees to be Removed=			0%			

THE DAVIS GROUP

PROFESSIONAL ENGINEERS

ALLIANT ENGINEERING

233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 FAX
www.alliant-inc.com

WAYZATA SPECIALTY CENTER

1120 EAST WAYZATA BLVD.
WAYZATA, MN 55391

SITE PLAN REVIEW

TREE INVENTORY, PRESERVATION & REMOVAL PLAN

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

MARK KRONBECK, P.E., A.S.L.A.

Date: _____ License No. _____

QUALITY ASSURANCE/CONTROL

BY: _____ DATE: _____

DATE: _____ ISSUE: _____

8-24-15 CLIENT REVIEW

9-15-15 SITE PLAN REVIEW

10-22-15 CLIENT REVIEW

PROJECT TEAM DATA

DESIGNED: EHK

DRAWN: EHK

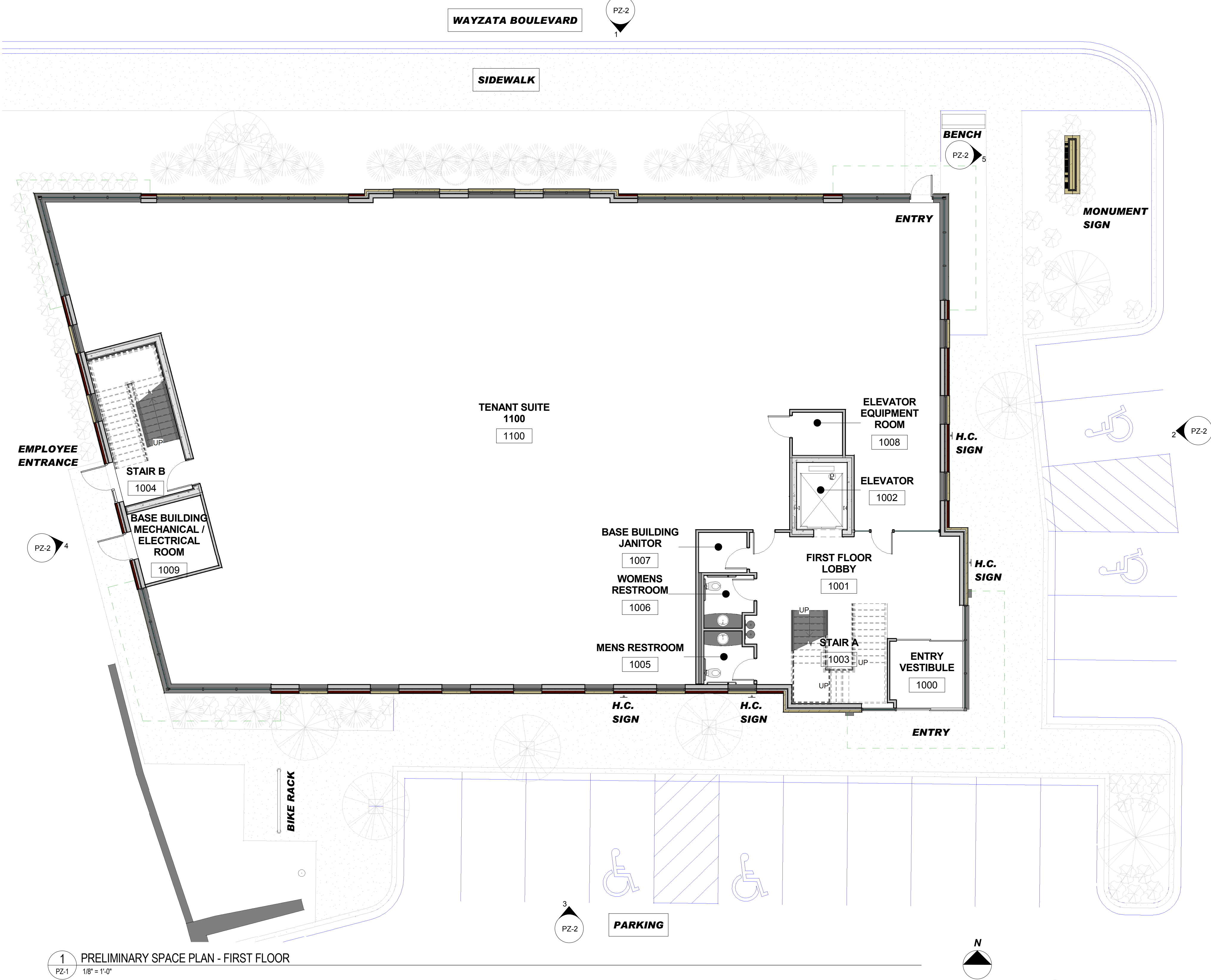
PROJECT NO: 215-0035

L-2.0

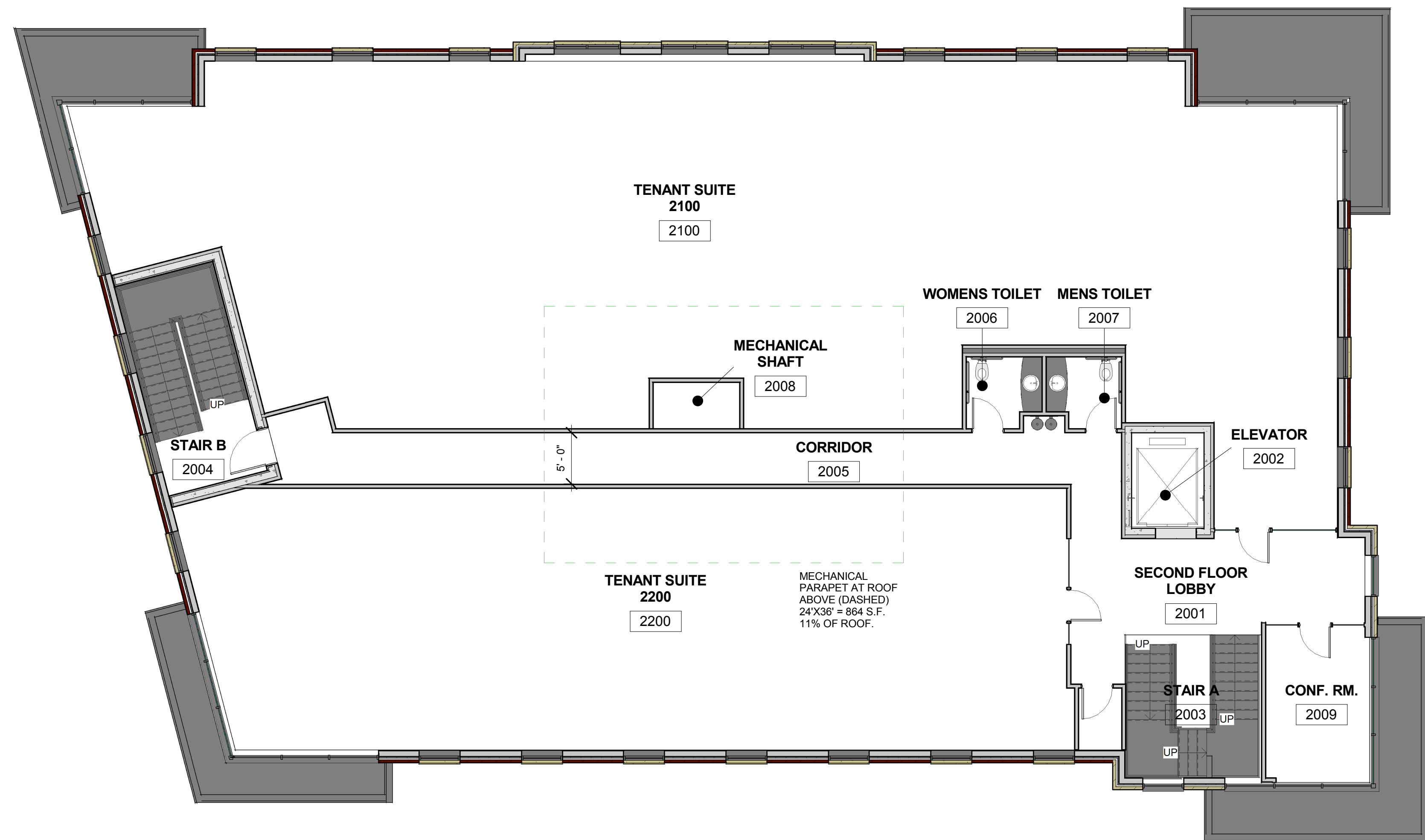
SHEET 8 of 8

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

Page 59 of 62



1 PRELIMINARY SPACE PLAN - FIRST FLOOR



2 PRELIMINARY SPACE PLAN - SECOND FLOOR

Project Information

WAYZATA SPECIALTY CENTER

1120 E. WAYZATA BLVD.

1120 EAST WAYZATA BLVD.
WAYZATA

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

PATRICK J. GIORDANA
Printed Name

Signature
Date 09.15.2015 Lic # 21609

Issue Record

No.	Date	Description
1	9.15.2015	PLANNING & ZONING

Sheet Title

PRELIMINARY FLOOR PLANS

Sheet Information

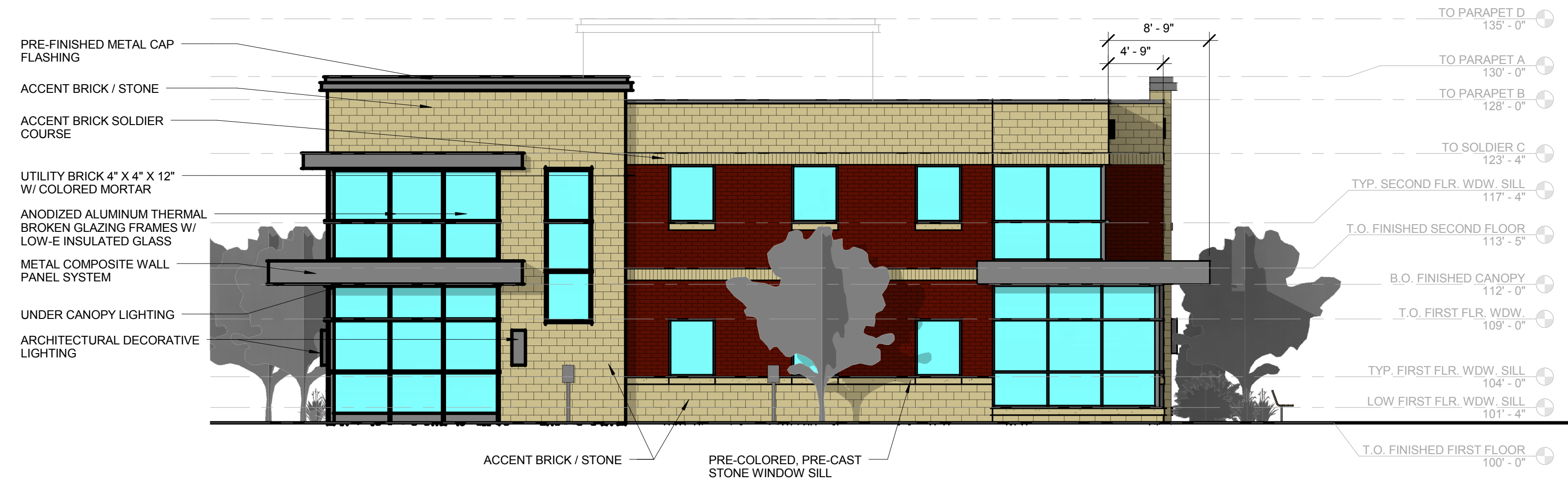
Job Code A-DAVISWAYZATAMB
Drawn By KF Reviewed By MWO

Date
09.16.2015

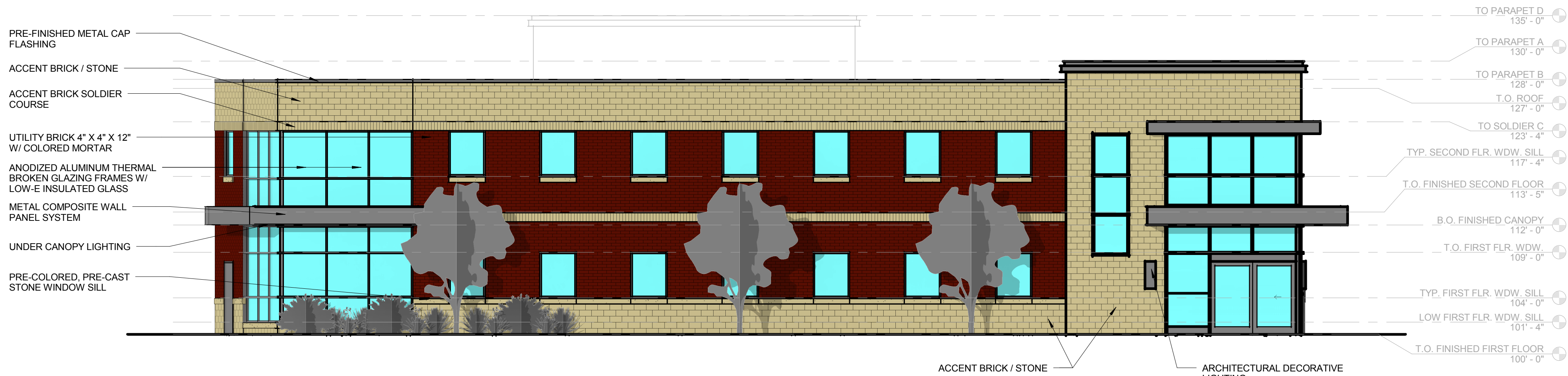
PZ-1



1 EXTERIOR ELEVATION NORTH (WAYZATA BOULEVARD)
PZ-2 1/8" = 1'-0"



2 EXTERIOR ELEVATION EAST
PZ-2 1/8" = 1'-0"



3 EXTERIOR ELEVATION SOUTH
PZ-2 1/8" = 1'-0"



4 EXTERIOR ELEVATION WEST
PZ-2 1/8" = 1'-0"

NORTH FACADE FINISH MATERIALS:		
TOTAL S.F. OF NORTH FACADE:		3,656 S.F.
CLASS-1 FINISHES:	S.F. OF FINISH	% OF FACADE
UTILITY BRICK (4"x4"x12"): (666 S.F. / 3,656 S.F.)	666 S.F.	18%
ACCENT BRICK / STONE (8"x4"x24") : (1,244 S.F. / 3,656 S.F.)	1,244 S.F.	34%
COMPOSITE METAL PANELS: (157 S.F. / 3,656 S.F.)	157 S.F.	5%
GLASS: (1,286 S.F. / 3,656 S.F.)	1,286 S.F.	35%
PRE-CAST CONCRETE SILLS/ SOLDIER COURSE: (303 S.F. / 3,656 S.F.)	303 S.F.	8%

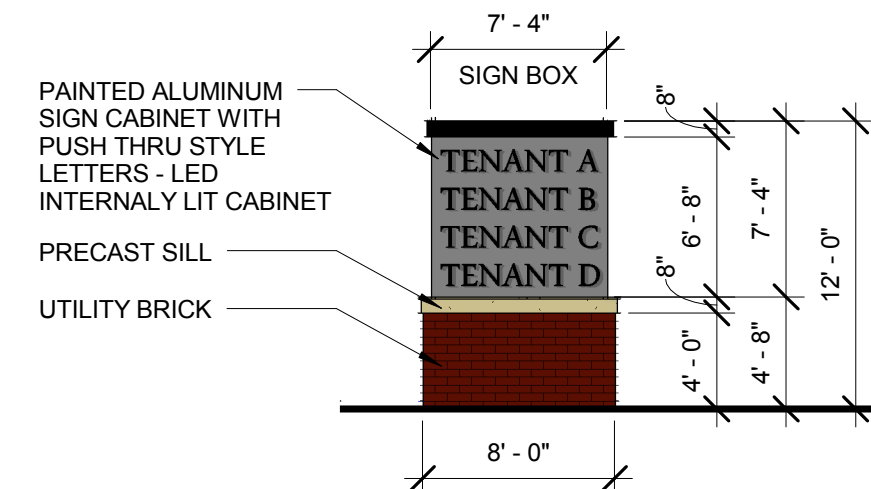
EAST FACADE FINISH MATERIALS:		
TOTAL S.F. OF EAST FACADE:		2,130 S.F.
CLASS-1 FINISHES:	S.F. OF FINISH	% OF FACADE
UTILITY BRICK (4"x4"x12"): (496 S.F. / 2,130 S.F.)	496 S.F.	23%
ACCENT BRICK / STONE (8"x4"x24") : (648 S.F. / 2,130 S.F.)	648 S.F.	31%
COMPOSITE METAL PANELS: (173 S.F. / 2,130 S.F.)	173 S.F.	8%
GLASS: (712 S.F. / 2,130 S.F.)	712 S.F.	33%
PRE-CAST CONCRETE SILLS/ SOLDIER COURSE: (101 S.F. / 2,130 S.F.)	101 S.F.	5%

SOUTH FACADE FINISH MATERIALS:		
TOTAL S.F. OF SOUTH FACADE:		3,252 S.F.
CLASS-1 FINISHES:	S.F. OF FINISH	% OF FACADE
UTILITY BRICK (4" x 4" x 12"): (1,030 S.F. / 3,252 S.F.)	1,030 S.F.	32%
ACCENT BRICK / STONE (8"x4"x24") : (949 S.F. / 3,252 S.F.)	949 S.F.	29%
COMPOSITE METAL PANELS: (167 S.F. / 3,252 S.F.)	167 S.F.	5%
GLASS: (914 S.F. / 3,252 S.F.)	914 S.F.	28%
PRE-CAST CONCRETE SILLS/ SOLDIER COURSE: (192 S.F. / 3,252 S.F.)	192 S.F.	6%

WEST FACADE FINISH MATERIALS:		
TOTAL S.F. OF WEST FACADE:		2,011 S.F.
CLASS-1 FINISHES:	S.F. OF FINISH	% OF FACADE
UTILITY BRICK (4" x 4" x 12"): (589 S.F. / 2,011 S.F.)	589 S.F.	29%
ACCENT BRICK / STONE (8"x4"x24") : (428 S.F. / 2,011 S.F.)	428 S.F.	21%
COMPOSITE METAL PANELS: (115 S.F. / 2,011 S.F.)	115 S.F.	6%
GLASS: (681 S.F. / 2,011 S.F.)	681 S.F.	34%
PRE-CAST CONCRETE SILLS/ SOLDIER COURSE: (198 S.F. / 2,011 S.F.)	198 S.F.	10%

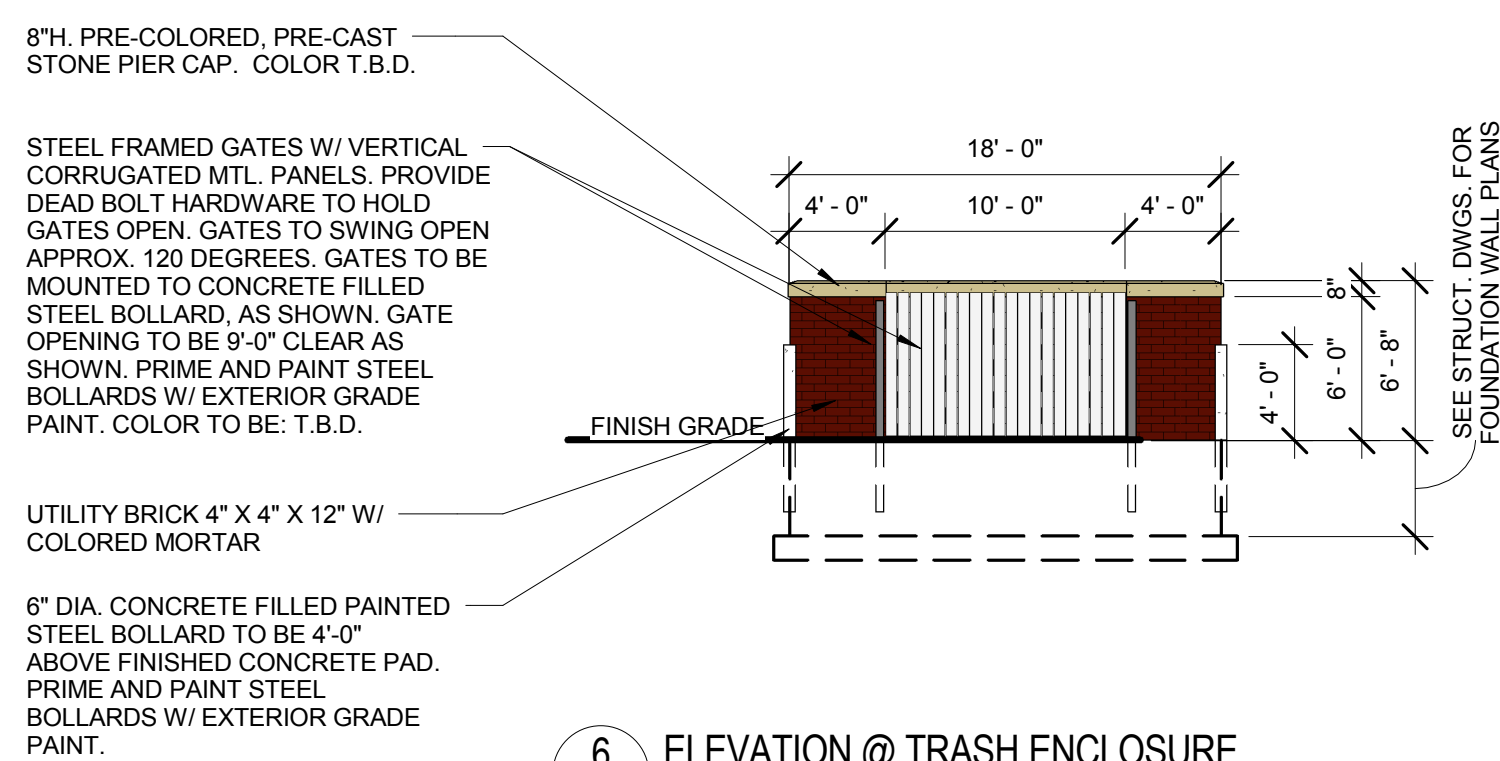
WAYZATA BOULEVARD:

- (801.09.4.1) BUILDING WIDTH DESIGN STRATEGIES
 - SPECIAL TREATMENT AT ENTRANCE
 - VARIATIONS IN ROOF LINES AND PARAPET DETAILING
 - BUILDING SETBACKS AND ARTICULATION OF THE FACADE
 - RHYTHM OF ELEMENTS (SYMMETRY)
- (801.09.5.1) UPPER STORY SETBACKS
 - 15' CORNER ELEMENTS RECESSED 4'-9" PLUS 4' ROOF OVERHANG = 8'-9"
 - 30'/120' = 25% OF FACADE LENGTH
- (801.09.6.2) ROOF MATERIALS
 - FLAT ROOF: ROOFING TO BE BALLASTED RUBBER MEMBRANE ROOF
- (801.09.7) SCREENING OF ROOFTOP EQUIPMENT
- (801.09.7.2)
 - MECHANICAL EQUIPMENT PARAPET IS 24"X36" = 864 S.F. = 11.5% OF ROOF AREA. (SEE ROOF PLAN). HEIGHT IS 35" (MAX. HEIGHT OF 30'+5' PARAPET ALLOWANCE).
- (801.09.8.4) FACADE TRANSPARENCY
 - FACADE TRANSPARENCY (GROUND LEVEL) (786 S.F. GLASS / 1,530 S.F. TOTAL SURFACE) 51%
- (801.09.9.1) GROUND LEVEL EXPRESSION
 - SOLDIER COURSE ACCENT BRICK CORNICE LINE @ 12'-0" A.F.F.
 - DIFFERENCE IN BUILDING MATERIALS
 - OFFSET IN FACADE AT STEP-BACK CORNERS
 - BRICK CORBELS / SOLDIER COURSES
- (801.09.10.1) ENTRIES
 - PRIMARY ENTRANCE ALONG WAYZATA BLVD. WITH LANDSCAPING (SEE LANDSCAPE PLAN)
- (801.09.11) BUILDING MATERIALS AND QUALITY
 - PRIMARY OPAQUE SURFACES
 - GLASS
 - BRICK - MODULAR
 - STONE
 - CAST STONE
- SIGNS
 - WALL SIGNS NORTH ELEVATION: 100 S.F.
 - MONUMENT SIGN - 50 S.F.



5 ELEVATION @ MONUMENT SIGN
PZ-2 1/8" = 1'-0"

TOTAL SIGNAGE:	
MONUMENT SIGNAGE ALLOWED PER CITY OF WAYZATA WALL SIGNS W/ MAX. 60 S.F.	
NORTH FACADE:	
TENANT #1:	50 S.F.
TENANT #2:	50 S.F.
MONUMENT SIGN:	50 S.F.
TOTAL:	150 S.F.



6 ELEVATION @ TRASH ENCLOSURE
PZ-2 1/8" = 1'-0"

Project Information

WAYZATA SPECIALTY CENTER

1120 E. WAYZATA BLVD.

1120 EAST WAYZATA BLVD.
WAYZATA

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

PATRICK J. GIORDANA
Printed Name

Signature
09.15.2015 21609
Date Lic #

Issue Record

No.	Date	Description
	9.15.2015	PLANNING & ZONING

Sheet Title
PRELIMINARY EXTERIOR ELEVATIONS

Sheet Information

Job Code A-DAVISWAYZATAMB
Drawn By KF Reviewed By MWO

Date
09.16.2015

