



Wayzata Planning Commission

Meeting Agenda

Monday, April 3, 2017

Community Room
600 Rice Street East
Wayzata, Minnesota 55391

- 7:00 p.m.**
- 1. Call to Order & Roll Call**
 - 2. Approval of Agenda**
 - 3. Approval of Minutes**
 - a. February 27, 2017
 - 4. Public Hearing Items:**
 - a. Impervious Surface Variance – 128 Broadway Ave N
 - 5. Old Business Items:**
 - a. None
 - 6. Other Items:**
 - a. Review of Development Activities
 - b. Next Meeting is April 17, 2017
 - 7. Adjournment**

NOTES:

¹ 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
DRAFT MEETING MINUTES
FEBRUARY 27, 2017

AGENDA ITEM 1. Call to Order and Roll Call

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

Present at roll call were Commissioners: Young, Gruber, Gonzalez, Iverson, Murray, Flannigan and Buchanan. Absent: None. Director of Planning and Building Jeff Thomson, Director of Public Services Dave Dudinsky, and City Attorney David Schelzel were also present.

AGENDA ITEM 2. Approval of Agenda

Commissioner Gruber made a motion, Seconded by Commissioner Murray, to approve the February 27, 2017 meeting agenda as presented. The motion carried unanimously.

AGENDA ITEM 3. Approval of Minutes

a.) February 6, 2017 Regular Meeting

Chair Iverson asked for any corrections or other changes to the February 6, 2017 meeting minutes as presented.

Commissioner Gruber stated on page 6 line 24 the word "prosed" should be changed to "proposed".

Commissioner Buchanan made a motion, Seconded by Commissioner Gruber, to approve the February 6, 2017 meeting minutes, as amended. The motion carried unanimously.

AGENDA ITEM 4. Public Hearing Items:

a.) Telecommunications Tower – 149 Barry Ave N

i. Conditional Use Permit

Director of Planning and Building Thomson stated SEH, on behalf of the City of Wayzata, has submitted a development application to construct a commercial telecommunications tower on the Wayzata West Middle School property at 149 Barry Avenue N. The proposal requires a conditional use permit and a variance. The Planning Commission held a public hearing and reviewed the development application at its meeting on February 6, 2017. At the meeting, the Commission voted four in favor and one opposed to direct staff to prepare a report and recommendation for approval of the development application. Since the Planning Commission

1 meeting, the City's consultant identified an error on the plans that were reviewed by the Planning
2 Commission. The proposed telecommunications tower would be located 48-feet further to the
3 north and west from where the tower was shown on the previous plans. Due to the discrepancy
4 in the application, City staff has republished notice of a public hearing on the application at this
5 evening's meeting.

6
7 Commissioner Gruber asked if the correct location was closer to the residential properties.

8
9 Mr. Dudinsky stated the proposed location is further from the residential properties and closer to
10 the right of way fence along Highway 12 than previously indicated.

11
12 Commissioner Gonzalez asked if the condition of the soils was driving where the tower would be
13 located.

14
15 Mr. Dudinsky stated the City has been looking at this project since 2008. The goal was to find a
16 location that would work for the telecommunication tenants so that there would not be a need for
17 more than one macro tower in the City to replace the current location on the City's water tower.
18 The tenants determined the proposed site would work if the tower was 195-feet in height, and the
19 school wanted the tower to be in this corner of the ball field. Mr. Dudinsky stated the City
20 considered the fall zone of the proposed tower, and this location would allow a 100-foot fall zone
21 without impacting the tennis courts or other adjacent properties.

22
23 Chair Iverson asked if the tower would work if it were shorter than the proposed 195-feet.

24
25 Mr. Dudinsky stated a shorter height would not work for all the tenants, and for providing the
26 E911 services.

27
28 Commissioner Gruber noted that the proposed height would work for all of the tenants and
29 would not require the need for an additional tower in the City.

30
31 Commissioner Flannigan stated from a cost perspective, the increased height in the tower would
32 make sense but does not from a neighborhood perspective.

33
34 Chair Iverson opened the public hearing at 7:12 p.m.

35
36 Ms. Karen Walker, 315 Barry Ave N, Wayzata, stated the Commission has received her
37 correspondence expressing her significant concerns regarding the relocation of the tower. She
38 had requested that the Commissioners visit her property to see what negative impacts the tower
39 would have on her property and other residents along Barry Avenue. She had a realtor assess her
40 property and the impacts the tower would have on her property. The realtor wrote to the mayor:
41 "Ken, I am writing you today on behalf of the residents on Barry Avenue and most especially
42 Karen Walker. I stood on her deck the other day to observe where the cell tower would go. I
43 don't have to tell you, the new cell tower will most definitely have a negative impact on the
44 value of properties along Barry, most acutely to Karen's property at 315 Barry Avenue. I
45 understand the City needs to move the cell tower from the water tower on Gardner but putting it
46 on Barry does not solve the problem because property values will be substantially affected. The

1 City should find another solution to this.” Ms. Walker stated the impact would clearly be
2 devastating to her retirement income. The proposed site is not a logical solution to the issue and
3 should not be considered.

4
5 Ms. Lucy Bruntjen, 402 Gardner Street, Wayzata, stated the City project not only includes the
6 construction of an access road and monopole but also a fence to surround the cellular ground
7 equipment and monopole. She asked if a fence would be enough to provide site security. She
8 stated there is no setback on the west side of the current telecommunications facility, and the
9 ground equipment is only 19-feet from her property. There is not a lot of room for construction
10 workers at the current location. She asked how the City would ensure there was not
11 telecommunications “spill over” into the sports field and residential properties. She asked where
12 the maintenance vehicles would park, where the no trespassing signs and construction hat zone
13 signs would be posted, and who would be responsible for closing the gate and the enclosures to
14 the trailers when workers were coming and going.

15
16 Mr. Dudinsky stated there would be restricted times for tenants to be on site for maintenance,
17 and they would have to provide 24-hour notice. The monopole is made for telecommunications
18 equipment, so the large equipment that was seen around the water tower would not be required.
19 These vehicles can park on the access road. The compound is 100x100 feet and the fenced area
20 is 75x75 feet. The school and the City both feel this is a workable solution.

21
22 Ms. Bruntjen asked if there was any work that would be going on in the 25 feet between the
23 fence and the compound boundaries.

24
25 Mr. Dudinsky stated this 25-foot area around the fence would be for vehicles to park. They
26 would take the equipment they would be working with into the fence area, and the tenants are
27 responsible for securing the site when they are there.

28
29 Ms. Bruntjen stated that the workers would not close their vehicles or equipment trailers every
30 time they leave them. She feels there needs to be more done to ensure the safety of residents.

31
32 Mr. Dudinsky stated the City would monitor safety. He clarified the equipment used to maintain
33 the cell equipment at the water tower would not be the same equipment used at the monopole.
34 The City and the school have reviewed this application, and it is everyone’s goal to make this a
35 safe project.

36
37 Ms. Walker expressed additional concerns about the invasion this project would create for the
38 residents on Barry Avenue. She stated there is a lot of activity on these fields, and she was
39 surprised that the school has agreed to this facility on their property. She is concerned about the
40 safety of the kids.

41
42 Mr. Joe Madson, 344 Gardner Street E, Wayzata, stated there had been concerns that the access
43 road would be off Barry, so he was glad to see that this was not the case. He expressed concerns
44 that the City was moving a problem from one side of the neighborhood to the other side of the
45 neighborhood. He also expressed concerns for people using the fields at the school. He also
46 expressed concerns about the industrial blight that is occurring in the City.

1
2 Ms. Elyssa Madson, 344 Gardner Street E., Wayzata, asked who would be responsible if there
3 were an accident on the access road or on the cell site property.
4

5 Mr. Dudinsky stated the City, the School, and the tenants would be involved, but this part of the
6 lease with the school district and is part of the safety measures taken. The City and the school
7 have looked at these safety concerns and they feel confident that they have done their due
8 diligence and taken the proper safety measures.
9

10 Ms. Madson expressed her deep concern for moving this equipment from a public facility to a
11 public park, and stated that she is dissatisfied with this location.
12

13 Chair Iverson closed the public hearing at 7:32 p.m.
14

15 Commissioner Flannigan asked how many contractors would access the property each year.
16

17 Mr. Dudinsky stated when new technology is installed on the site, there would be a major
18 upgrade that would involve upgrading existing antennas or swapping out the antennas. He
19 explained the monopole was designed for telecommunications equipment, and doing
20 maintenance would not require the heavy equipment that is used when doing the same
21 maintenance at the water tower. Between upgrades, the only time the tenants would be on site is
22 when there are problems.
23

24 Commissioner Flannigan asked whether there would be a security check in process with the
25 school both during school hours and outside of school hours.
26

27 Mr. Dudinsky stated tenants would be required to give 24-hour notice for both working on the
28 equipment on the pole and working in the enclosure. The school stated there would be no access
29 during morning bus time and afternoon bus times.
30

31 Commissioner Flannigan asked if the City was legally obligated to provide the vendors with this
32 tower.
33

34 City Attorney Schelzel stated the City has ongoing lease obligations with existing tenants at the
35 water tower site, and other legal obligations under Federal law to give reasonable access to
36 telecommunications providers in the City. They could not be banned from the City. He stated
37 he understands the proposed tower height is driven by the tenant's desire and need to provide the
38 same level of coverage to City residents as they are currently receiving.
39

40 Commissioner Flannigan asked how much money the school would receive from these leases.
41

42 Mr. Dudinsky stated the first year the school would receive \$24,000 and there would be
43 inflationary increases after that.
44

45 Chair Iverson asked what would happen if someone was on site without notifying the school.
46 She asked how this would be enforced and what the penalties would be.

1
2 Mr. Dudinsky stated access to the site would be denied until the proper notification had been
3 provided. The tenant would be in violation of the lease if they accessed the site without proper
4 notification.

5
6 Commissioner Young clarified if the pole were relocated to the public works facility there would
7 be a need for a second pole in Wayzata in order to provide proper coverage to residents.

8
9 Mr. Dudinsky stated that was correct and that there might be a third one in the downtown area
10 needed as well. He could not say whether the height would be less on these additional poles.

11
12 Commissioner Buchanan clarified the City and the school has looked at all possible safety
13 concerns, and they feel these have been addressed.

14
15 Mr. Dudinsky stated that there have been several meetings with the school and during the school
16 year, and that there is a school resource police officer assigned to the school. This will be well
17 monitored, and the school feels these concerns have been addressed.

18
19 Commissioner Gonzalez noted that the Commission's role in this application is limited. The
20 City made a policy decision on the location. The Commission is to look at the Conditional Use
21 Permit and variance application and determine if the application meets the City's codes.

22
23 Chair Iverson stated she does not believe the applicant has met the CUP criteria in section
24 801.04.2.F.G., which look at the proposed use's impact upon existing public services and
25 facilities including parks, school, streets, and utilities, and the City's service capacity. In her
26 opinion, this project is adversely affecting the school from a safety standpoint.

27
28 City Attorney Schelzel recommended that the Commission vote on the draft Report and
29 Recommendation they had requested staff to prepare. He clarified the draft report should be
30 updated to reflect the correct variance information and that item 1.2.B should state 171-feet, not
31 150-feet.

32
33 Commissioner Buchanan made a motion, Seconded by Commissioner Gonzalez, to adopt the
34 draft Planning Commission Report and Recommendation recommending approval of the
35 Conditional Use Permit and variance for telecommunications tower at 149 Barry Avenue N, as
36 presented with the amendment to item 1.2.B from 150-feet to 171-feet.

37
38 Commissioner Flannigan stated he was disappointed in what the City has moved forward with.
39 There are factors in the CUP that the project does not meet, including impacting the area, home
40 values, and residents. He suggested voting the proposal down.

41
42 Commissioner Gruber stated item 3.2.5 states the proposed use will not have a significant
43 negative impact upon property values in the area. She asked what this had been based on.
44

1 Mr. Dudinsky stated the City did have an appraiser take a cursory look at the area properties, and
2 the appraiser indicated that there would not be an adverse affect on the values of the properties
3 on Barry Avenue.

4
5 The motion was called to a vote.

6
7 The motion failed. 3 Ayes and 4 nays (Young, Iverson, Murray, Flannigan).
8

9 Mr. Thomson suggested the Commission consider and adopt an alternative Report and
10 Recommendation. He stated the findings the Commission had referenced in its discussion which
11 would support a recommendation of denial of the development application included: the use is
12 not compatible with present or future uses of the area because the site is in close proximity to
13 single-family residential homes, and the commercial use as a telecommunications tower is not
14 compatible with the current residential and institutional uses; the proposed use would have an
15 adverse affect on the area because it would be visible to nearby residential properties and would
16 present safety issues to the neighborhood and to the users of the school property; the proposed
17 use would adversely impact the public facilities on the school property by limiting the use of the
18 school property for other outdoor activities; the proposed tower does not meet the setback
19 requirements and would alter the essential character of the locality due to is proximity to nearby
20 residential properties; and the project would have a significant negative impact on the property
21 values of surrounding properties due to operational and visual impacts.
22

23 Commissioner Flannigan made a motion, Seconded by Commissioner Young to adopt a Planning
24 Commission Report and Recommendation recommending denial of the Conditional Use Permit
25 and variance for telecommunications tower at 149 Barry Avenue N based on the findings read
26 into the record by Mr. Thomson. The motion carried. 4 ayes and 3 nays (Gruber, Gonzalez,
27 Buchanan)
28
29

30 **AGENDA ITEM 5. Old Business Items:**
31

32 **a.) Gardner Place – 350 Gardner St E**

33 **i. Preliminary Plat Subdivision, Variances**
34

35 Director of Planning and Building Thomson stated Bohland Homes has submitted a development
36 application to subdivide the property at 350 Gardener St E. into three single-family residential
37 lots. The Planning Commission held a public hearing and reviewed the development application
38 at its meeting on February 6, 2017. At the meeting, the Planning Commission voted four in
39 favor and one opposed to direct staff to prepare a draft report and recommendation of denial of
40 the development application. Since the Planning Commission meeting, the City's consulting
41 arborist, Manuel Jordan, has reviewed the tree inventory and tree plans submitted by the
42 applicant.
43

44 Commissioner Gonzalez stated that if the Council decides to approve the development
45 application, she would recommend that the Council consider the comments provided by Manuel
46 Jordan on the tree preservation and landscape plans as conditions of approval.

Commissioner Gonzalez made a motion, Seconded by Commissioner Flannigan, to adopt the Planning Commission Report and Recommendation of denial of proposed preliminary plat subdivision and variances at 350 Gardner St E, as presented. The motion carried. 5 ayes, 1 nay (Buchanan) and 1 abstain (Young).

AGENDA ITEM 6. Other Items:

a.) Review of Development Activities

Director of Planning and Building Thomson stated there were no development applications scheduled for the March 6 and March 20th meetings, and both of these meeting could be cancelled. The Commission could consider items from their work plan for the first meeting in April.

It was the consensus of the Commission to cancel the regular meetings scheduled for March.

Mr. Thomson reviewed the actions of the City Council at its last meeting, including the approval of the initial land use requests for the Wayzata Blu project, as recommended by the Planning Commission, approval of a liquor license for the Baja Haus restaurant, the approval of the sculptor Foster Willey proposal for the roundabout public art project, and awarding of the bid for the Bushaway Rd landscaping project.

b.) Next Meeting is Scheduled for April 3, 2017

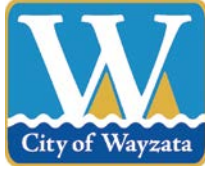
AGENDA ITEM 7. Adjournment.

Commissioner Gruber made a motion, seconded by Commissioner Murray, to adjourn the meeting of the Planning Commission. The motion carried unanimously.

The Planning Commission meeting was adjourned at 8:09 p.m.

Respectfully submitted,

Tina Borg
TimeSaver Off Site Secretarial, Inc.



**Staff Report
April 3, 2017**

Addresses of Request: 128 Broadway Ave N
Applicant Scott Cooper and Jeff Jaglo
Prepared by: Jeff Thomson, Director of Planning and Building
“60 Day” Deadline: May 5, 2017

Development Application

Introduction

The property owners, Scott Cooper and Jeff Jaglo, are proposing to demolish the existing home on the property at 128 Broadway Ave N, and construct a new single-family home with detached garage.

Property Information

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

Address	PID	Owner
128 Broadway Ave N	06-117-22-13-0065	JSJ-Wayzata, LLC

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

Current zoning:	R-3A/Single and Two Family Residential District
Comp plan designation:	Low Density Single Family
Total site area:	8,264 square feet (0.19 acres)

Project Location

The property is located on Broadway Ave N between Wayzata Blvd and Park St E.

Map 1: Project Location



Application Requests

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

- A. Impervious Surface Variance: The R-3A zoning district establishes a maximum impervious surface coverage of 35%. The applicant is proposing to add construct a new single-family home, detached garage, and driveway which would include 38.0% of impervious surface coverage on the lot, which requires a variance.

Adjacent Land Uses.

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

Direction	Adjacent Use	Zoning	Comp Plan Land Use Designation
North	Single-family home	R-3A/Single and Two Family Residential District	Low Density Single Family
East	Single-family homes	R-3A/Single and Two Family Residential District	Low Density Single Family
South	Single-family home	R-3A/Single and Two Family Residential District	Low Density Single Family
West	Broadway Ave N	N/A	N/A

Public Hearing Notice

The public hearing notice was published in the *Lakeshore Weekly News* on March 23, 2017. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on March 27, 2017.

Analysis of Application

Proposed Plan

The applicant is proposing to tear down the existing house on the property and construct a new house and detached garage. The detached garage would be accessed by a new driveway that would be constructed from Broadway Ave, along the north side of the house. The driveway would consist of a paved area in front of the side-loading garage, with a "tire track" driveway connecting the paved area to the street. The proposed house and detached garage meet all of the zoning district requirements for setbacks and lot coverage. However, the size of the driveway results in an impervious surface coverage that exceeds that maximum 35% in the R-3A district.

The applicant previously submitted a building permit application to the City which included a new single-family home with an attached garage adjacent to the front of the house. The house met all of the R-3A zoning requirements, including the impervious surface maximum. The applicant has revised the plans to include a detached garage in order to be consistent with the other single-family homes on surrounding lots.

Impervious Surface Coverage

The lot is 8,264 square feet in size. The 35% maximum impervious surface coverage requirement allows for up to 2,892 square feet of hardsurface on the lot. The following table outlines the proposed hardcover for the project:

House area	1,206 sq. ft.	14.6%
Garage area	660 sq. ft.	8.0%
Porch area	250 sq. ft.	3.0%
Driveway area	1,027 sq. ft.	12.4%
Total	3,143 sq. ft.	38%

Stormwater Management

The applicant is proposing to construct a small rain garden on the south east corner of the lot to capture and treat the stormwater runoff associated with the additional impervious surface. The zoning ordinance does not require stormwater treatment for a new single-family home. The applicant is proposing the rain garden as part of the requested impervious surface.

Applicable Code Provisions for Review

Variance Standards: Section 801.05.1.C provides the criteria for reviewing variances from the Zoning Ordinance. The Variance requested in the Application is a Setback Variance. The variance review criteria are as follows:

- A. Variances shall only be permitted when they are:
 - (i) in harmony with the general purposes and intent of this Ordinance; and
 - (ii) consistent with the Comprehensive Plan.
- B. Variances may be granted when the Applicant for the variance establishes that there are practical difficulties in complying with this Ordinance.
- C. "Practical difficulties," as used in connection with the granting of a variance, means that:
 - (i) the property owner's proposal for the property is reasonable but not permitted by this Ordinance;
 - (ii) the plight of the landowner is due to circumstances unique to the property, and not created by the landowner; and
 - (iii) the variance, if granted, will not alter the essential character of the locality.
- D. Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.
- E. Variances shall be granted for earth sheltered construction as defined in Minnesota Statutes, section 216C.06, subdivision 14, when in harmony with this Ordinance.
- F. The City Council shall not permit as a variance any use that is not allowed under this Ordinance for property in the zoning district where the affected person's land is located, except the City Council may permit as a variance the temporary use of a one family dwelling as a two family dwelling.
- G. The City Council may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.
- H. An application for a variance shall set forth reasons that the variance is justified under the criteria of this section in order to make reasonable use of the land, structure or building.

Action Steps

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

Attachments

- Attachment A: Applicant's Narrative
- Attachment B: Plans

J Brunello llc/KRJ Homes

March 1, 2017

City of Wayzata

Regarding variance application for 128 Broadway, Wayzata Mn 55391

We are seeking a variance for above referenced address in order to redevelop the property.

The current structure is beyond repair and is of such impractical design it would not make sense to remodel.

Our new, professionally- designed house would provide a structure with aesthetically appealing elevations and efficient use of interior space while having a low impact on the surrounding properties and community.

The small lot size with the current hardcover rules make it difficult to construct the house without exceeding the percentage of impervious hardcover. Our structure, including the front porch and detached rear load garage is 25.7% of the 35% allowed hardcover. The driveway with garage approach is 12.6% of the allowed hardcover percentage with a combined total of 38.03% total impervious hardcover.

We're asking for the variance to allow us to exceed the impervious hardcover rule by 3.03 percent which is 250.03 sq feet.

Our plan to offset the impact the 250 sq feet of impervious hardcover :

- * place 690 sq feet of pervious pavers in front of garage
- * establish a 700 cubic foot rain garden in rear yard
- * install draintile system from all downspouts and sump line to rain garden

The homes that abut our property as well as most of the homes on the block and neighborhood have similar configurations in that the garages are detached and set to the back of property instead of the front. This is an important design factor from two perspectives ;

- *front elevation is house and not garage
- *consistent with era the neighborhood was developed

Our new house and site plan are based on a timeless approach that has become our standard. This project once completed will provide a quality built, appealing home that will withstand the test of time and elements and resemble existing homes that make up the charm and character of the community.



DESCRIPTION OF PROPERTY SURVEYED
Lot 3, Block 17, WAYZATA REVISED, according to the recorded plat thereof, Hennepin County, Minnesota.

- Site Address:** 128 Broadway Avenue North, Wayzata, Minnesota 55391
- Flood Zone Information:** This property appears to lie in Zone X (Areas outside the 1-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.) per Flood Insurance Rate Map, Community Panel No. 27053C0307E, effective date of September 2nd, 2004.
- Parcel Area Information:** Gross Area: 8,264 s.f. ~ 0.190 acres
- Benchmark:** Elevations are based on Top Nut of Hydrant on southwest corner of Broadway Ave. and Gardner Street which has an elevation of: 984.62 feet (NAVD88).
- Zoning Information:** The current Zoning for the subject property is R-3A (Single and Two Family Residential District) per the City of Wayzata's zoning map dated April 28, 2015. The setback, height, and floor space area restrictions for said zoning designation were obtained from the City of Wayzata found on their web site on the date of August 27th, 2016 and are as follows:

Principal Structure Setbacks - Front: 20 feet (Broadway Avenue)
Side: 10 feet
Rear: 20 feet
Height: 32 feet
Building Coverage: 30 percent of lot area
Hardcover: 35 percent of lot area

Accessory Structure Setbacks - Front: 20 feet
Side: 5 feet
Rear: 5 feet

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.

- Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

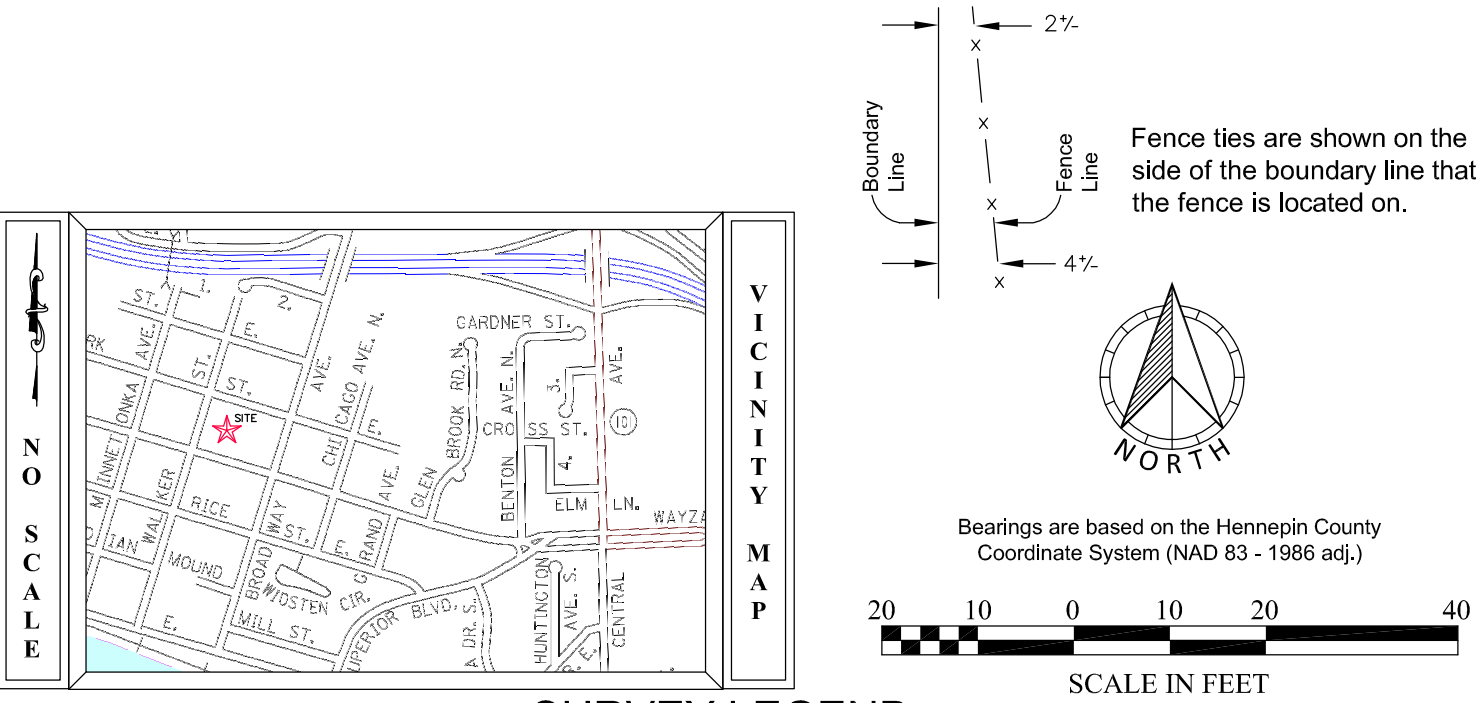
****Verify sanitary service invert prior to any concrete work.****

- House has not been staked at the time of this certification.**

Existing Hardcover		Proposed Hardcover	
Lot Area	= 8,264 S.F.	Lot Area	= 8,264 S.F.
House Area	= 962 S.F.	House Area	= 1,206 S.F.
Driveway Area	= 396 S.F.	Garage Area	= 660 S.F.
Screened Patio Area	= 207 S.F.	Porch Area	= 250 S.F.
Sidewalk Area	= 62 S.F.	Driveway Area	= 1,027 S.F.
Total Area	= 1,627 S.F.	Total Area	= 3,143 S.F.
Building Coverage	= 14.2%	Building Coverage	= 22.58%
Impervious Coverage	= 19.7%	Impervious Coverage	= 38.03%

Proposed Elevations	
Garage Floor Elevation	= 987.7
Top of Foundation Elevation	= 988.0
Basement Floor Elevation	= 980.0
Lowest Opening Elevation	= 983.2

PROPOSED ELEVATIONS AND GRADES DEPEND ON FIELD INFORMATION AND MAY CHANGE



SURVEY LEGEND		
- CAST IRON MONUMENT - CATCH BASIN - FLARED END SECTION - GATE VALVE - GUY WIRE - HYDRANT - SURVEY MONUMENT SET - SURVEY MONUMENT FOUND - SURVEY CONTROL POINT - LIGHT POLE - POWER POLE - SANITARY MANHOLE - SANITARY CLEANOUT - SIGN - GROUND ELEVATION - STORM DRAIN - STORM MANHOLE - YARD LIGHT	- A/C UNIT - CABLE TV PEDESTAL - ELECTRIC TRANSFORMER - ELECTRIC MANHOLE - ELECTRIC METER - GAS METER - GAS VALVE - GUARD RAIL - HAND HOLE - SOIL BORING - TREE CONIFEROUS - TREE DECIDUOUS - TELEPHONE MANHOLE - TELEPHONE PEDESTAL - TRAFFIC SIGNAL - UTILITY MANHOLE - UTILITY PEDESTAL - WELL	- BITUMINOUS - BUILDING SETBACK LINE - CABLE TV - CONCRETE CURB - CONCRETE - CONTOUR EXISTING - CONTOUR PROPOSED - DRAIN TILE - ELECTRIC UNDERGROUND - FIBER OPTIC UNDERGROUND - GAS UNDERGROUND - OVERHEAD UTILITY - RAILROAD TRACKS - SANITARY SEWER - STORM SEWER - TELEPHONE UNDERGROUND - UTILITY UNDERGROUND - WATERMAIN

FIELD CREW	NO.	BY	DATE	REVISION
SR DM AT CL	1	EMW	11/23/2016	ADDED PROPOSED CONDITIONS
DRAWN	2	EMW	12/5/2016	REVISED HOUSE, UPDATED HARDCOVER
EMW	3	EMW	3/1/2017	NEW HOUSE
CHECKED				
DBP				
DATE				
08-11-16				

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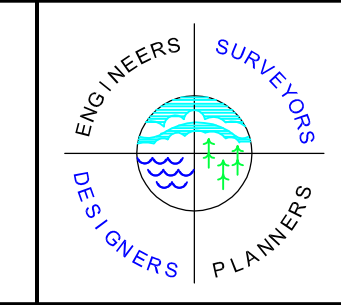
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 29th day of August, 2016.

**"D" PLACEMENT SKETCH ONLY
FOR BUILDERS REVIEW 3-6-17**

David B. Pemberton, PLS
pemberton@sathre.com

Minnesota License No. 40344



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TWP.117 - RGE.22 - SEC.06
Project City: Wayzata
Hennepin County

CERTIFICATE OF SURVEY		FILE NO.
PREPARED FOR: J BRUNELLO DESIGN		40995-009
		1
		1



18'1'
CHIT

← 26' →

1 2' 1'
CHIT

Driveway

