Wayzata Planning Commission

Meeting Agenda

Monday, August 7, 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. July 17, 2017 Planning Commission Meeting

4. Old Business Items:
a. None

5. Public Hearing Items:
a. Waytonka East End – 236 Central Ave S and 1101 Lasalle St
Preliminary and Final Plat Subdivision

b. Glea Haven 3rd Addition – 190 Gleason Lake Rd and 121 Gleahaven Rd
Preliminary and Final Plat Subdivision

6. Other Items:
a. Review of development activities
b. Next meeting is August 21, 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
MEETING MINUTES
JULY 17, 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 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 June 19, 2017 meeting agenda as presented. The motion carried unanimously.

AGENDA ITEM 3. Approval of Minutes

a.) June 19, 2017 Planning Commission Meeting Minutes

Commissioner Gonzalez stated page 4, line 17 should be changed to read "Commissioner Gonzalez stated she would recommend approval of the 15 second interval."

Commissioner Gonzalez made a motion, Seconded by Commissioner Gruber, to approve the June 19, 2017 Planning Commission Meeting minutes as amended by Commissioner Gonzalez. The motion carried unanimously.

AGENDA ITEM 4. Old Business Items:

a.) Adopt Report and Recommendation on Sign Variance for Holiday Stationstores – 1325 Wayzata Blvd E

Director of Planning and Building Thomson stated the applicant, Holiday Stationstores, is proposing to add a dynamic/digital wall sign at the Holiday gas station located at 1325 Wayzata Blvd. The City's sign ordinance prohibits flashing signs or similar devices. The proposed dynamic/digital sign would meet the definition of a flashing sign, and is therefore prohibited by the zoning ordinance. The applicant is requesting a variance from the flashing sign prohibition. The applicant is proposing restrictions on the operation of the sign including the content of the messages displayed, the character of the message and display, the duration of the message, and transition between messages. The Planning Commission reviewed the development application and held a public hearing at its meeting on June 19th, and the Planning Commission directed staff

DRAFT

to prepare a draft Planning Commission Report and Recommendation recommending approval with the conditions proposed by the applicant.

Commissioner Buchanan made a motion, Seconded by Commissioner Gruber, to adopt the Planning Commission Report and Recommendation as presented, recommending Approval of a Variance for a Proposed Electronic sign at 1325 Wayzata Blvd. E, subject to the conditions outlined in Section 4. The motion carried unanimously.

b.) Adopt Report and Recommendation on Telecom CUP - Buell Consulting – 800 Wayzata Blvd E

Director of Planning and Building Thomson stated the applicant, Buell Consulting, on behalf of T-Mobile Central, LLC, has submitted a development application to construct a telecommunications facility for cellular antennas and associated equipment on the site located at 800 Wayzata Blvd E. The applicant is proposing to install 6 cellular telecommunications antennas on the top of the existing building. The proposed antennas would be located on the southeast corner of the building and would be mounted behind a new screening wall that would be constructed on the roof deck of the building. The proposed screening wall would extend 14-feet above the existing roof deck. The accessory equipment for the telecommunications antennas would be mounted on the ground, on the south side of the existing building. The proposed equipment area is approximately 150 square feet in size and would be surrounded by a cedar fence. The wood fence would fully screen the equipment area from surrounding properties and the height of the fence is greater than the height of the proposed ground-mounted equipment. The ordinance states that accessory equipment shall be entirely located within an existing structure or within rooftop screening walls, whenever possible. If a new equipment building is necessary, it shall be situated to the rear or side of the principal use and shall be screened from view by landscaping where appropriate. At its meeting on June 19th, the Planning Commission inquired as to whether a conditional use permit is required for the fence. City staff and the City attorney have reviewed the telecommunications ordinance and fence ordinance and determined that a separate conditional use permit for the fence is not required. The Planning Commission reviewed the development application and held a public hearing at its meeting on June 19th, and the Planning Commission directed staff to prepare a draft Planning Commission Report and Recommendation for approval of the development application.

Commissioner Buchanan stated the service vehicle parking condition in Section 4.B is in conflict with the language of the Telecommunications Ordinance.

Mr. Thomson stated the Telecommunications Ordinance does specify that maintenance vehicles must park on a public street unless there is a screened and paved parking area on the lot itself.

Chair Iverson stated Buell Consulting provided a letter explaining the difficulties of accessing the site from the parking area on the site, and they are requesting that access be allowed directly from the Chicago Avenue public right of way.

DRAFT

Commissioner Gonzalez stated a temporary permit could be obtained from the City if there were problems accessing the site from the parking lot.

Mr. Thomson stated the general City regulations allow vehicles, including service vehicles, to park on public streets as long as the parking complies with the on-street parking requirements posted on that street. The City ordinances do not contain a special permit for service vehicle parking. A conditional use permit would run with the property that the approval is for. The conditions of approval of the CUP would need to specify a special permit the City would issue, if that's how the Planning Commission would want the service vehicle parking to be regulated.

Commissioner Gruber clarified that this particular condition would be asking the applicant to do something that other service vehicles would not be required to do.

Mr. Thomson stated the City has limited experience with telecommunications facilities and the sites the City does have all have onsite parking available.

Chair Iverson stated this is a residential street, and there have been complaints from the residents near the water tower site related to all of the activity during all hours.

Commissioner Flannigan stated there was a no parking sign next to Copeland Buell, which would pertain to this particular location.

Mr. Thomson stated the Telecommunications Ordinance does specify the hours that maintenance can occur as 7 am to 6 pm unless it is an emergency or the City has approved it in advance.

Applicant's representative, Mr. Kristian Olson, Buell Consulting LLC, 1360 Energy Park Drive, St. Paul, stated the building is in use during the same hours they would need to access the telecommunications tower and most of the on-site parking is in use. T-Mobile is expecting to access the site 4-6 times a year for maintenance. This does not include any upgrades. Accessing the tower site from inside the building would not be practical due to the distance, the stairs, the low ceilings, and the emergency exit door.

Commissioner Gonzalez stated the technicians could park in the parking lot and walk around the building. The property owner is benefitting from this lease, and T-Mobile can call the property owner prior to coming to have parking reserved if needed. She does not want the residential areas to be inconvenienced.

Mr. Steve Art, 800 Wayzata Blvd E., stated the parking on the west side of the street is posted no parking and parking is permitted on the east side of Chicago Ave.

Commissioner Murray stated condition 4.B of the draft Report states "Service vehicles for maintenance of the Telecom Equipment must not be parked on public streets." He clarified this would apply to only the streets adjacent to the service site.

City Attorney David Schelzel suggested this clarification be made if the condition is approved as part of the recommendation.

DRAFT

Commissioner Buchanan stated the Telecommunications Ordinance allows for service vehicles to be parked on City streets. He would suggest striking condition 4.B.

Chair Iverson stated this is a commercial site that has a parking lot available.

City Attorney Schelzel stated the section of the code Commissioner Buchanan is referencing does state that public streets should be used unless there is a screened and paved parking area available, which is the case with the current application. The Commission would thus need to determine if the condition is warranted, or if the applicant made a compelling case to have this condition removed from the recommendation in the Report.

Chair Iverson stated the history has shown that there has been Telecom maintenance at all hours at the water tower location, and this has been an inconvenience to the surrounding residential areas.

Commissioner Gonzalez stated she would support leaving condition 4.B. in the recommendation.

Commissioner Young stated condition 4.B would be unnecessary.

Commissioner Gruber stated as long as T-Mobile can access the site by going around the building, without having to go through the building, she would support condition 4.B.

Commissioner Murray stated he would lean towards striking condition 4.B.

Commissioner Flannigan stated he would support condition 4.B., and he was disappointed the City was reviewing this application since they just built a new telecommunications tower in the City.

Commissioner Buchanan stated he would support striking condition 4.B.

Commissioner Gonzalez made a motion, Seconded by Commission Gruber, to adopt the Planning Commission Report and Recommendation as presented, recommending Approval of Conditional Use Permit for Telecommunications Facility at 800 Wayzata Blvd including the conditions in Section 4, and adding language to condition 4.B to specify no parking on public streets adjacent to the property. The motion carried 5-ayes and 2 nays (Flannigan and Buchanan).

<u>AGENDA ITEM 5.</u> Public Hearing Items:

a.) Meyer Place at Ferndale – 105 Lake St E

i. PUD Amendment

Director of Planning and Building Thomson stated on December 20, 2016, the City Council approved the rezoning to Planned Unit Development (PUD), and the concurrent PUD concept and general plan of development for the Meyer Place at Ferndale project at 105 Lake St E. The approved PUD consists of a new three story residential building with up to 21 residential condominiums and 52 underground enclosed parking spaces. The applicant, Meyer Place at

DRAFT

Ferndale, has submitted a development application to amend the existing PUD. The proposed PUD amendment is to increase the number of residential condominiums from 21 to 22 units. The additional unit would be added by converting one of the larger condominiums into two separate and smaller condominiums. The proposed amendment would not include any changes to the design, size, footprint, or height of the approved building. The proposed amendment for 22 dwelling units would require a minimum of 44 parking stalls and 54 enclosed parking spaces would be provided within the underground parking garage, which meets the requirements of the City's parking ordinance. In addition, the proposed amendment would meet the 2,000 square foot residential area requirements of the R-5 zoning district.

Applicant's representative, Mr. Tim Whitten, Whitten Associates, stated that there are no changes to the building or the footprint with the requested PUD amendment. The Commission had initially requested the project contain some smaller units, and the market is also requesting smaller units. By dividing the one larger unit, they are able to meet these requests and meet the density and parking requirements. These units would be priced at approximately $500,000 to $600,000.

Chair Iverson opened the public hearing at 7:37 p.m.

Ms. Kathy Door, 112 Edgewood Court, stated the residents are watching the project, and they would like to know when construction would start and what the impacts would be to the neighborhood. The neighborhood supports the project as approved, and would not like to see any additional exterior changes.

Chair Iverson closed the public hearing at 7:38 p.m.

Commissioner Gonzalez expressed concerns that an experienced builder would be requesting an amendment to a PUD that was recently approved, and she does not want to see the project turn into a "bait and switch". Adding another unit to the project will increase the traffic to an area that is already overburdened by heavy traffic.

Commissioner Young made a motion, Seconded by Commission Murray, to adopt the Planning Commission Report and Recommendation as presenting, recommending approval for the PUD Amendment for 105 Lake Street East with the conditions in Section 4. The motion carried 6 ayes and 1 nay (Gonzalez).

<u>AGENDA ITEM 6.</u> Other Items:

a.) City Council Strategic Plan Update

Director of Planning and Building Thomson stated on April 20 and 21, the City Council, City Staff, and facilitator Nick Ruehl, held a 2-day retreat to discuss updates to the City's Strategic Plan, which was originally drafted in 2012. The Strategic Plan is critical in that it establishes a vision for our future, provides clear direction for reaching our goals, and establishes priorities and measurable targets that the City can budget around and track. There was consensus on the following five strategic objectives, which serve as the foundation for the proposed 2017-2020

DRAFT

Strategic Plan: 1) Wayzata has a strong financial foundation, 2) Wayzata offers efficient and effective operations, 3) Wayzata provides thoughtful growth, 4.) Wayzata is an active and healthy community, and 5) Wayzata celebrates and engaged community. The related Planning Commission goals would include 1) Continuing development of ordinances: studying neighborhood zoning standards, studying the sign ordinances, exploring alternative energies ordinances, 2) Complete 2040 Comprehensive Plan: incorporating public engagement process, incorporating Wayzata Blvd corridor/small area plan, and incorporating sustainability, 3) Develop Lake Street Vision: study downtown retail market and develop public/private development for Lake Street west of Barry Avenue, and 4) Continue Lake Effect Projects: design Lake Street/Pop Up Park plans, and design boardwalks/Eco Park plans.

Chair Iverson clarified that for item 4.2.6.1 of the plan: Build Boardwalk/Eco Park Plans, complete financial feasibility report and approve any needed funding-- there would not be any City funding for these projects.

Mr. Thomson stated the boardwalk and Eco park is expected to be financed through private funding.

Commissioner Gruber asked where the review of the Design Standards would be included in this plan.

Mr. Thomson stated this is a task in the Planning Commission work plan.

Commission Gonzalez asked what would be included in the item named-- develop public/private development for Lake St west of Barry Ave.

Mr. Thomson stated the City has been discussing redevelopment of these sites with the property owners. The discussions have included the possibility of TIF funding for these projects. There is nothing proposed at this time.

Commissioner Gonzalez stated she does not hear from the public that the City provides thoughtful growth. The City seems to be reacting to development that is popular at the time. The City needs to develop a vision for Lake Street and how to get there.

Chair Iverson stated she gets a lot of calls on traffic in the City, and this does not seem to be in these plans.

Commissioner Gonzalez asked what type of tax was being referenced with item 1.2.3 Study feasibility for a Sales Tax/Visitors and Convention Bureau.

Mr. Thomson stated this would be to look at potentially establishing a Visitors Bureau, and this is typically done through a lodging tax. He clarified that this is not an implementation document but rather a document to outline areas the City should look into to study and determine what the implications could be for the City.

DRAFT

Commissioner Gonzalez asked what decisions had been made regarding the intersection of Wayzata Blvd and Superior Blvd.

Mr. Thomson stated the City Council has made a decision on the alignment they would like to move forward with, and they will need to continue with the design work.

Commissioner Gruber asked how the Planning Commission could be more involved in working with the City Council to prepare the Strategic Plan.

Mr. Thomson stated the same issues that are brought up at the Planning Commission are also brought up to the City Council.

b.) Comprehensive Plan Advisory Committee

Director of Planning and Building Thomson stated the City Council would be appointing members to the Comprehensive Plan Advisory Committee, and they would like to know if any Planning Commissioners are interested in participating in the Committee. The commitment would be approximately 1 meeting per month for the next 12 months.

Commissioner Gonzalez stated she would be interested in participating.

Commissioner Flannigan stated he would also be interested in participating.

Commissioner Murray stated he would be interested, if Commissioner Gonzalez is not able to continue participating.

Commissioner Buchanan stated he would be interested.

Mr. Thomson stated the City Council would make the appointments to the Committee.

c.) Review of Development Activities

Director of Planning and Building Thomson stated the development applications tentatively scheduled for the August 7th Planning Commission meeting include a subdivision on Glehaven Road, and a subdivision at LaSalle and Central.

Commissioner Gonzalez stated the Commission had other subdivisions in the Gleehaven area and due to the public concerns about the changes to the neighborhood, the Commission was going to look at the zoning ordinance to see if it matched what was in the area. She suggested the Commission make this a priority.

d.) Next Meeting Scheduled for August 7, 2017

Mr. Thomson noted the time of the next meeting. Chair Iverson stated it would be beneficial to hold a second meeting with the residents of Central Avenue, the Mayor, and the developers to

DRAFT

discuss the landscaping and what would be occurring in this area with the development that has occurred.

<u>AGENDA ITEM 7.</u> Adjournment.

Commissioner Flannigan made a motion, seconded by Commissioner Murray, to adjourn the meeting. The motion carried unanimously.

The Planning Commission meeting was adjourned at 8:11 p.m.

Respectfully submitted,

Tina Borg
TimeSaver Off Site Secretarial, Inc.

DRAFT

Staff Report
August 7, 2017

Project Name:	Waytonka East End
Applicant	Pillar Homes
Addresses of Request:	236 Central Ave S and 1101 Lasalle Street
Prepared by:	Jeff Thomson, Director of Planning and Building
"60 Day" Deadline:	August 29, 2017

Development Application

Introduction
The applicant, Pillar Homes, and the property owners, AM Partners, LLC and Brian and Lauren Tholen, have submitted a development application to subdivide the properties at 236 Central Ave S and 1101 Lasalle Street. The applicant is proposing to subdivide the two existing properties into four single-family residential lots.

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

Address	PID	Owner
236 Central Ave S	05-117-22-32-0049	Brian and Lauren Tholen
1101 Lasalle St	05-117-22-32-0050	AM Partners, LLC

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

Current zoning:	R-3A/Single and Two Family Residential District
Comp plan designation:	Medium Density Multiple Family
Overlay districts:	None

Project Location
The properties are located at the intersection Lasalle Street and Central Ave S:

Map 1: Project Location

Application Requests
As part of the submitted development application, the applicant is requesting approval of the following items:

A. Concurrent Preliminary and Final Plat Subdivision: The proposal requires preliminary and final plat review to subdivide the two existing lots into five lots. (City Code Section 805.14 and 805.15)

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	Two family home	R-3A/Single and Two Family Residential District	Medium Density Multiple Family
East	Nature Center	R-2A/Single Family Residential District	Park
South	Two family home	R-3A/Single and Two Family Residential District	Medium Density Multiple Family
West	Central Ave/Lasalle St Single family homes	N/A R-3A/Single and Two Family Residential District	N/A Low Density Single Family

Public Hearing Notice

The public hearing notice was published in the *Lakeshore Weekly News* on July 27, 2017. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on July 28, 2017.

Analysis of Application

Proposed Houses
The two properties each currently contain a two-family residential home. As part of the project, both of the existing duplexes would be demolished, and four new single family homes would be constructed. The applicant has submitted preliminary concept elevations for the single family homes, and the proposed plans include preliminary house pads for each of the new lots. The proposed house pads would comply with all requirements of the R-3A zoning district, including setbacks, lot coverage, and impervious surface.

Lot Requirements
The proposed lots would meet the minimum lot requirements for the R-3A zoning district for single family homes:

	Lot area (sq. ft.)	Lot width	Lot depth
R-3 Requirements	9,000 (min.)	60 ft. (min.)	100 ft. (min.)
Lot 1	10,001 sq. ft.	62 ft.	205 ft.
Lot 2	9,400 sq. ft.	62 ft.	207 ft.
Lot 3	9,401 sq. ft.	62 ft.	217 ft.
Lot 4	9,402 sq. ft.	62 ft.	217 ft.

Surrounding Lot Sizes
The following summarizes the lot areas of the single family and two family residential lots in the area:

Address	Lot area
236 Central Ave S	**21,020 sq. ft.**
1101 Lasalle St	**17,185 sq. ft.**
209 Central Ave S	7,813 sq. ft.
220 Central Ave S	26,137 sq. ft.
230 Central Ave S	20,540 sq. ft.
247 Central Ave S	6,815 sq. ft.
257 Central Ave S	5,714 sq. ft.
279 Central Ave S	9,549 sq. ft.
309 Wise Ave S	6,889 sq. ft.
310 Wise Ave S	11,150 sq. ft.
1107 Lasalle St	15,829 sq. ft.
1111 Lasalle St	16,277 sq. ft.
1100 Lasalle St	15,380 sq. ft.

Tree Preservation

There are 31 trees located on the site that meet the minimum size requirements as either significant or heritage trees. Of the 31 trees, 26 are classified as significant trees and 5 are heritage trees. The proposed plans include removal of trees for the proposed homes, driveways, and grading of the lots.

The proposed plans indicate that five significant trees and one heritage tree would be removed for the project. However, based on the proposed grading, an additional heritage tree would be removed (tree #300) due to impacts to the critical root zone of the tree. For a subdivision application, the tree ordinance allows for removal of up to 25 percent of the inches of significant trees before mitigation is required. There is no removal threshold for heritage trees, so all heritage tree removal requires mitigation. Based on the proposed removal, 119 inches of replacement trees would be required for the two heritage trees that would be removed. The significant tree removal would be less than 25 percent, so mitigation would not be required for the significant tree removal.

The proposed plans do not include a tree replacement plan. The City's tree ordinance encourages tree replacement to occur on the site. If on-site tree replacement is not feasible due to site conditions or constraints, then the City may accept a fee-in-lieu of tree replacement for the required mitigation.

Applicable Code Provisions for Review

Comprehensive Plan: The City's comprehensive plan includes the following policies for residential land uses:

1. Enhance individual character elements of residential neighborhoods through public improvements and private investment.

2. Protect property values through the consistent relationship of land uses, streets, sidewalks, natural features, and the maintenance of properties.

3. Protect residential neighborhoods from encroachment or intrusion by incompatible uses or incompatible higher densities.

4. Pursue programs to improve housing condition and maintenance, including implementing a rental housing inspection program.

5. Aggressively eliminate violations of property maintenance, outside storage or accessory building regulations which infringe upon residential neighborhood quality, pose public health and safety problems, or threaten neighboring property values.

6. Provide for continuing review, updating and enforcement of zoning, subdivision, and design standards to ensure high standards of planning and design.

7. Identify ecological and water quality impacts on the lake and other water bodies caused by proposed land use developments, for example stormwater runoff, and work to mitigate these impacts.

Preliminary Plat Criteria (Section 805.14.E): The Planning Commission shall consider possible adverse effects of the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors:

1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.

2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.

3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filing or grading.

4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.

5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.

6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.

7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.

8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.

9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.

10. The proposed lot layout and building pads shall conform with all performance standards contained herein.

11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.

12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City’s service capacity.

CONSTRUCTION NOTES

1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF WAYZATA OR DIRECTED BY THE ENGINEER.

2. A TEMPORARY SEDIMENTATION BASIN MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. THE LOCATION MAY NEED TO BE RELOCATED AS THE PROJECT PROGRESSES.

3. BEGIN GRADING, INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.

4. INSPECT PONDS, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.

7. STREET SECTION -
1.5" WEAR COURSE
2.0" BASE COURSE
8" CLASS 5
12" SELECT GRANULAR BORROW - CHECK WITH CITY TO SEE IF EXISTING SOILS ARE ACCEPTABLE

8. DRIVEWAY SLOPES-
MINIMUM-2.0%
MAXIMUM-10.0%

9. LO, SEWO, WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)

10. DEVELOPER WILL BE RESPONSIBLE FOR TEMPORARY DUST AND EROSION CONTROL UNTIL TURF IS ESTABLISHED. IF YARDS ARE ADJACENT TO A DITCH SWALE, THEN EROSION CONTROL MUST REMAIN UNTIL ALL ADJACENT PROPERTY HAS TURF ESTABLISHMENT.

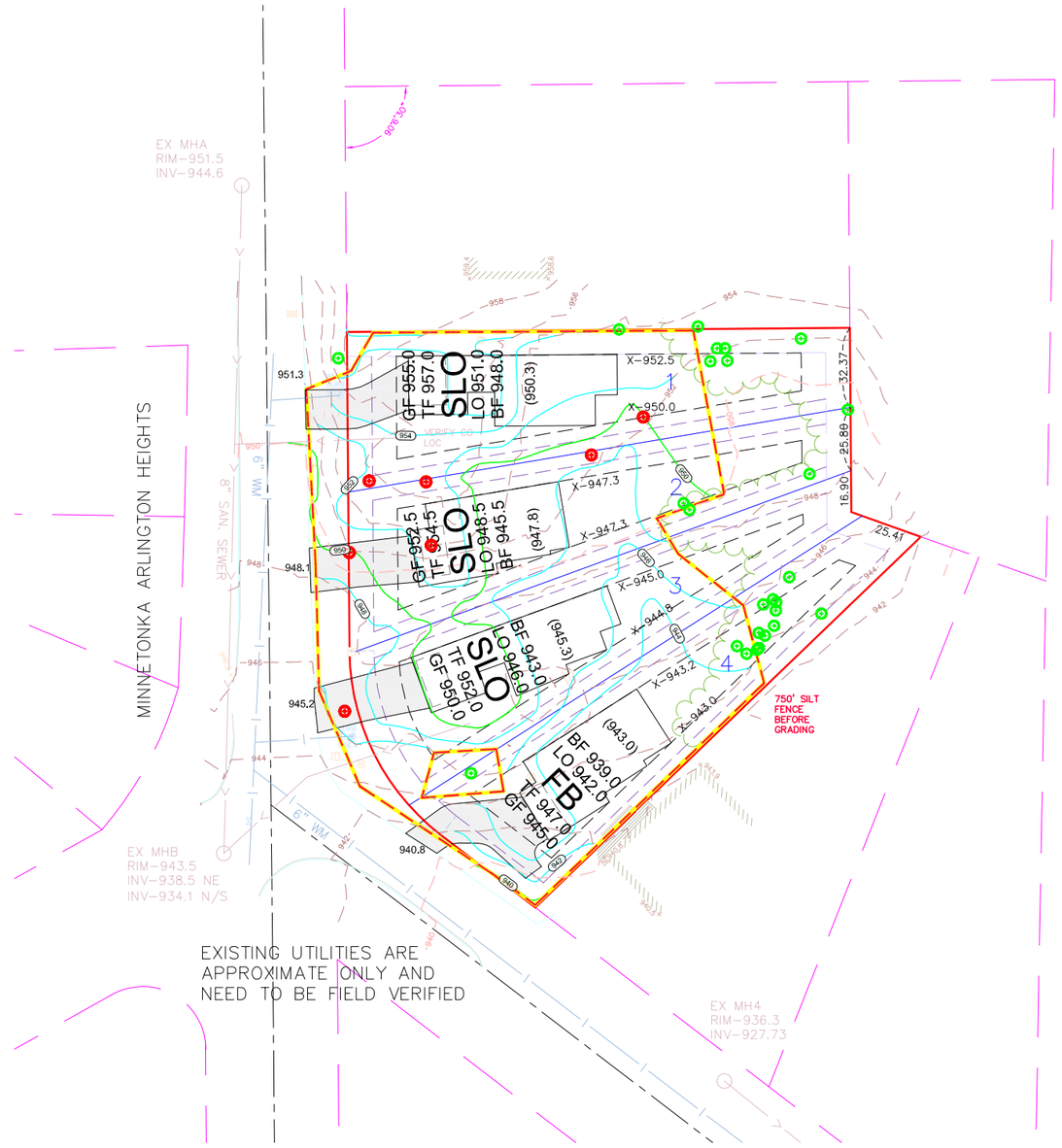
11. RESTORATION -1.0 ACRES
A. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF 6" OF TOPSOIL.
B. SEED POND SLOPES AND DETENTION AREAS WITH MN/DOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
C. SEED ALL OTHER DISTURBED AREAS WITH MNDOT 250 AND BWSR SEED MIX FOR WETLANDS AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
D. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
E. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
F. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS ST-22 & ST-23 FOR APPROVED DEVICES.
G. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
H. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.

12. MATERIALS THAT ARE PROHIBITED FROM RETAINING WALL CONSTRUCTION INCLUDE SMOOTH FACE CONCRETE, POURED IN PLACE CONCRETE, MASONRY, RAILROAD TIES, OR TIMBER. STAMPED OR PATTERNED CONCRETE IS ALLOWED IN RETAINING WALL CONSTRUCTION.

13. BOULDERS MAY NOT BE USED ON WALLS TALLER THAN 6' IN HEIGHT.

14. SILT FENCE: BEFORE GRADING - 750 LF
TREE FENCE - 40 LF

15. WOODFIBER BLANKET - 0 SY



DRAWING NAME	NO.	BY	DATE	REVISIONS
REDPATH				
DRAWN BY				
CHF				
CHECKED BY				
DLS				
DATE				
06/22/17				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel L. Schmidt

DANIEL L. SCHMIDT, P.E.
Date: 06-30-2017 Lic. No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.

WAYZATA,
MINNESOTA

GRADING PLAN
RED PATH COURT
PILLAR HOMES

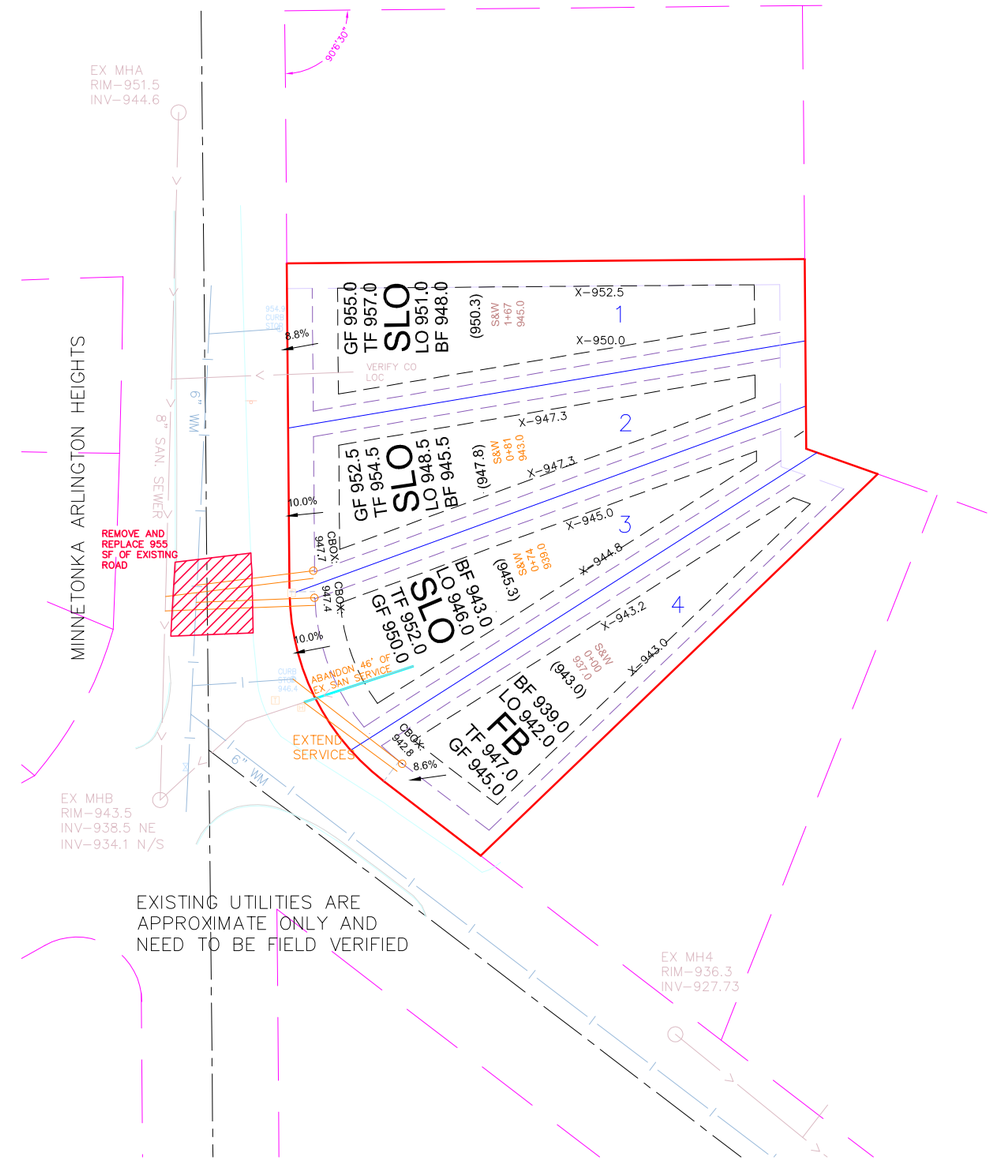
FILE NO.
7056-055

1
4

PROJECT NAME AND NUMBER

UTILITY NOTES:

1. EXISTING WATER SERVICES TO BE ABANDONED AT MAIN. ANY ABANDONED WATERMAIN TO BE FILLED WITH FLOWABLE FILL AND BULKHEAD. PROVIDE CITY A COPY OF WELL SEALING DOCUMENTATION
2. EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. UTILITIES SHALL BE VERIFIED IN THE FIELD.



DRAWING NAME	NO.	BY	DATE	REVISIONS
REDPATH				
DRAWN BY				
CHF				
CHECKED BY				
DLS				
DATE				
06/22/17				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel L. Schmidt

DANIEL L. SCHMIDT, P.E.
Date: 06-30-2017 Lic. No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.

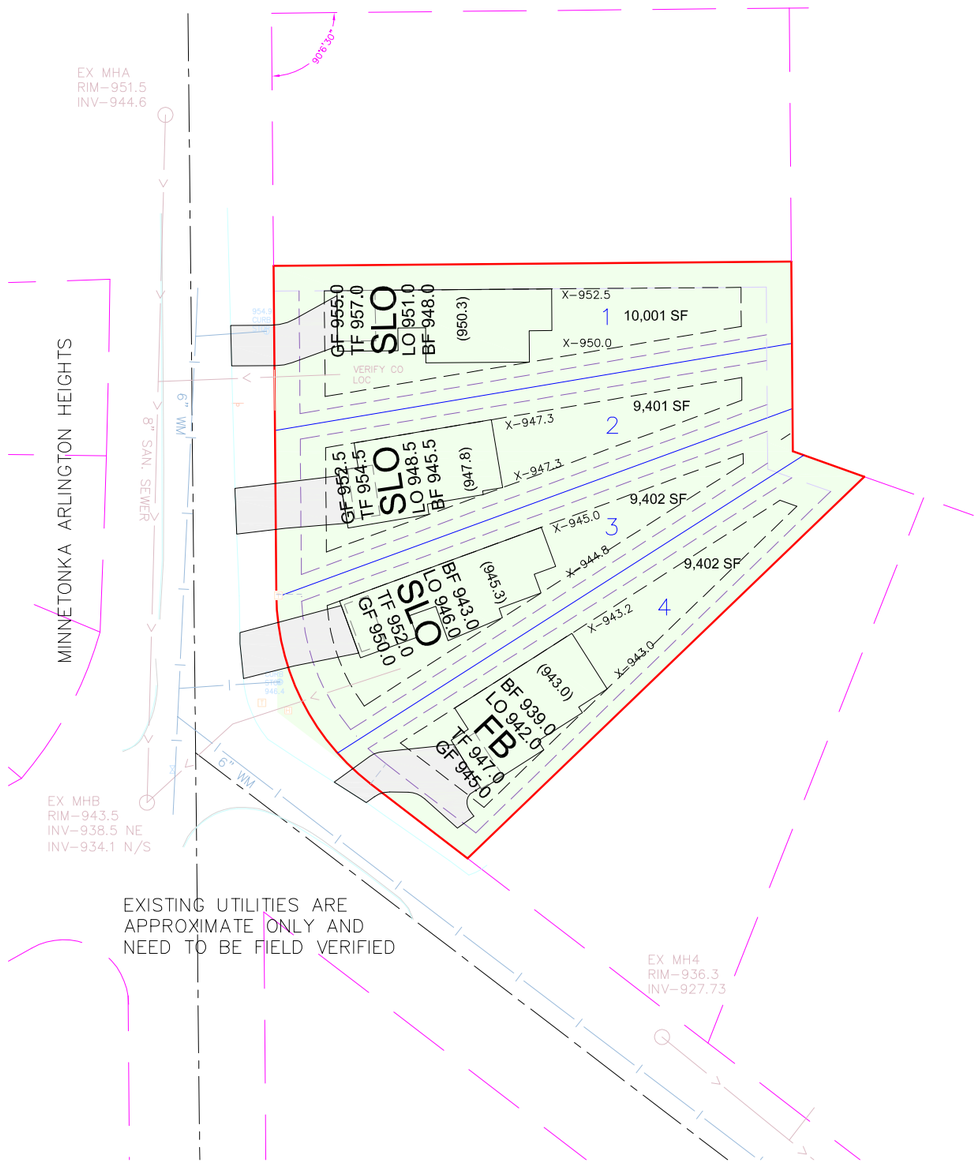
WAYZATA, MINNESOTA

UTILITY PLAN
RED PATH COURT
PILLAR HOMES

FILE NO.
7056-055

2 / 4

PROJECT NAME AND NUMBER



HARDCOVER CALCULATION WORKSHEET

CLIENT: Pillar Homes **JOB # 7056-055** **ADDRESS: Central Avenue S., Wayzata**

DATE: 6/29/2017

Maximun Hard Cover Allowed Per Lot 25%
(35% W/ 20% Treatment)

PROPOSED HARDCOVER IN LOT 1

Hardcover Item		*AREA*		*COMMENTS*	
LOT AREA	=	10,001.00	S.F.		
HOUSE	=	2,099.00	S.F.		
DRIVEWAY+SIDEWALK	=	732.00	S.F.		
Total Allowable Hardcover W/ 25% Max				2,500.3	S.F.
Total Allowable Hardcover W/ 35% Max				3500.4	S.F.
Storm Treatment required for 35% Hardcover				2000.2	S.F.

PROPOSED HARDCOVER IN LOT 2

Hardcover Item		*AREA*		*COMMENTS*	
LOT AREA	=	9,401.00	S.F.		
HOUSE	=	1,911.00	S.F.		
DRIVEWAY+SIDEWALK	=	413.00	S.F.		
Total Allowable Hardcover W/ 25% Max				2,350.3	S.F.
Total Allowable Hardcover W/ 35% Max				3290.4	S.F.
Storm Treatment required for 35% Hardcover				1880.2	S.F.

PROPOSED HARDCOVER IN LOT 3

Hardcover Item		*AREA*		*COMMENTS*	
LOT AREA	=	9,402.00	S.F.		
HOUSE	=	2,030.00	S.F.		
DRIVEWAY+SIDEWALK	=	461.00	S.F.		
Total Allowable Hardcover W/ 25% Max				2,350.5	S.F.
Total Allowable Hardcover W/ 35% Max				3290.7	S.F.
Storm Treatment required for 35% Hardcover				1880.4	S.F.

PROPOSED HARDCOVER IN LOT 4

Hardcover Item		*AREA*		*COMMENTS*	
LOT AREA	=	9,402.00	S.F.		
HOUSE	=	1,880.00	S.F.		
DRIVEWAY+SIDEWALK	=	577.00	S.F.		
Total Allowable Hardcover W/ 25% Max				2,350.5	S.F.
Total Allowable Hardcover W/ 35% Max				3290.7	S.F.
Storm Treatment required for 35% Hardcover				1880.4	S.F.
Total Hardcover Treatment needed for 35% Hardcover				*7,641.20*	S.F.
Volume for 1.1" over additional hardcover				*700.44*	C.F.

NORTH

30 15 0 15 30 60
SCALE IN FEET

DRAWING NAME	NO.	BY	DATE	REVISIONS
REDPATH				
DRAWN BY				
CHF				
CHECKED BY				
DLS				
DATE				
06/22/17				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DANIEL L. SCHMIDT, P.E.
Date: 06-30-2017 Lic. No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. ---

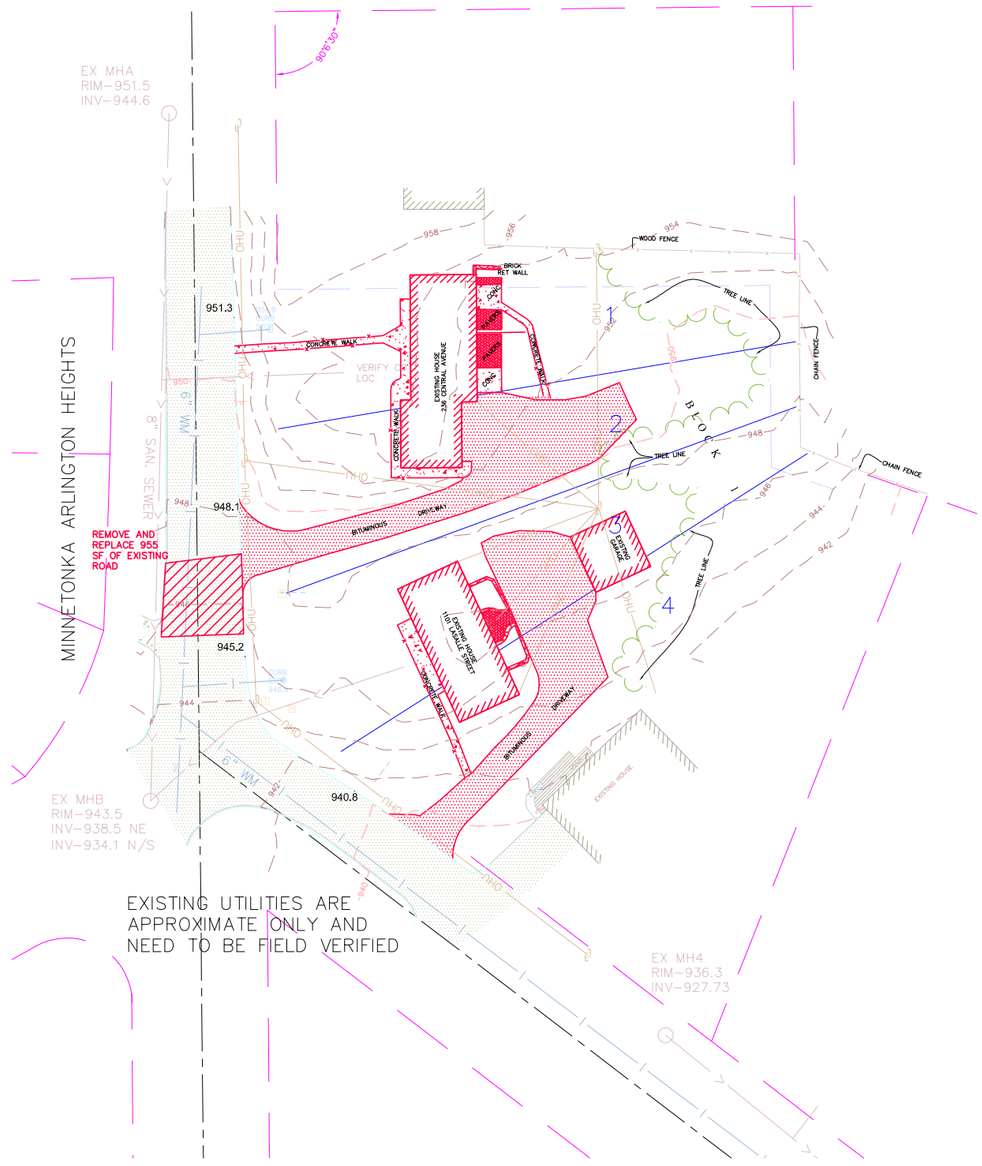
WAYZATA, MINNESOTA

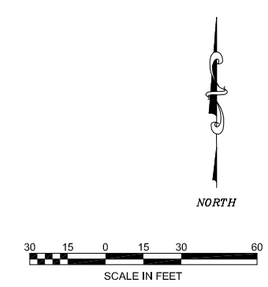
HARDCOVER PLAN
RED PATH COURT
PILLAR HOMES

FILE NO. 7056-055

3 / 4

PROJECT NAME AND NUMBER





DRAWING NAME	NO.	BY	DATE	REVISIONS
REDPATH				
DRAWN BY				
CHF				
CHECKED BY				
DLS				
DATE				
06/22/17				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel L. Schmidt

DANIEL L. SCHMIDT, P.E.
Date: 06-30-2017 Lic. No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.

WAYZATA, MINNESOTA

REMOVALS PLAN

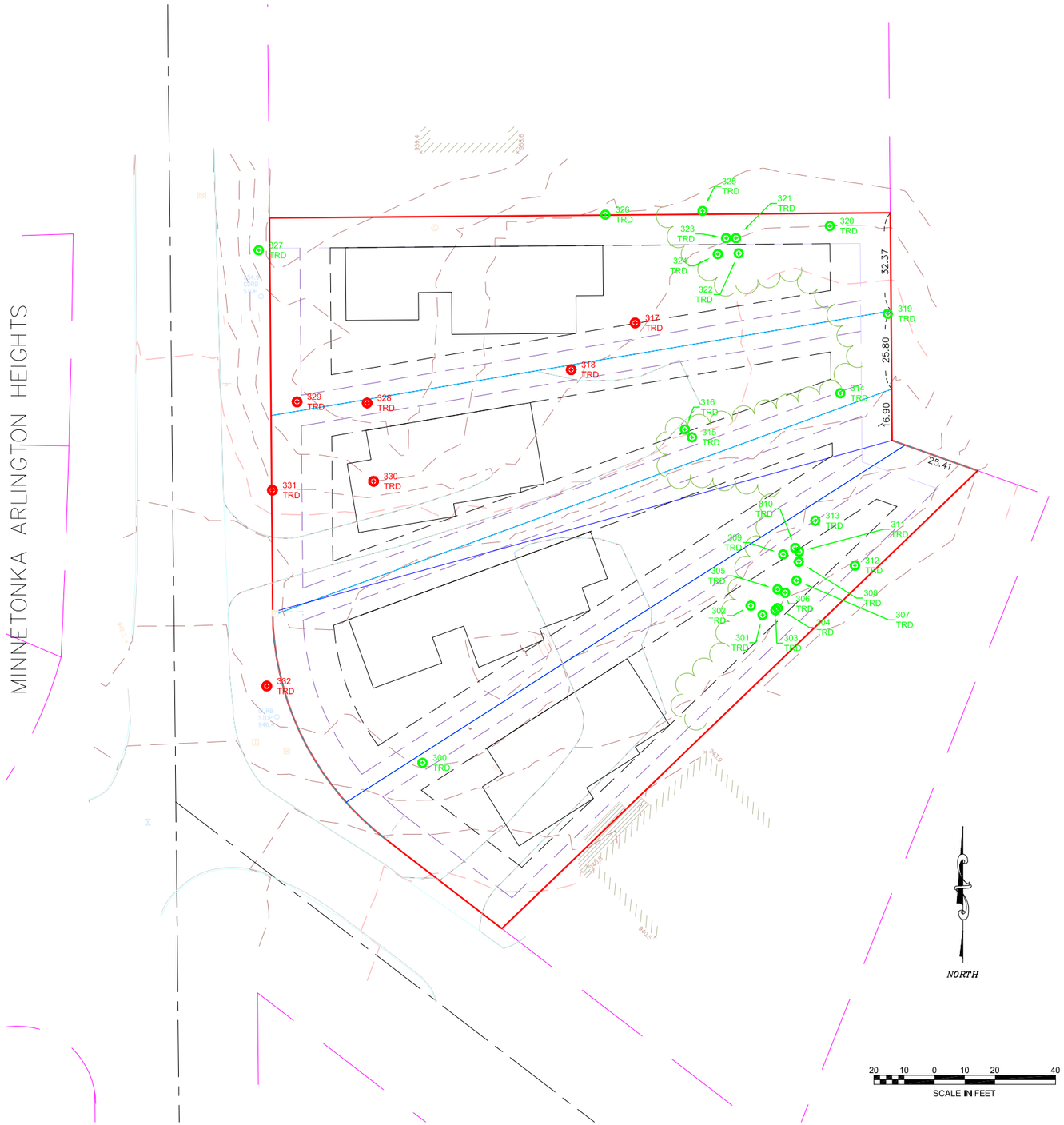
RED PATH COURT

PILLAR HOMES

FILE NO.
7056-055

4 / 4

PROJECT NAME AND NUMBER



Project: Pillar Red Path Court
Location: Wayzata, MN

Tree #	Species	Condition	Total Cal. In	Exempt Cal. In	Removed Cal. In	Saved Cal. In	Offsite Cal. In
300	Maple, silver	Good	33.0			33.0	
301	Cottonwood	Good	25.5			25.5	
302	Cottonwood	Good	31.0			31.0	
303	Cottonwood	Fair	12.0			12.0	
304	Cottonwood	Good	20.0			20.0	
305	Cottonwood	Good	26.0			26.0	
306	Cottonwood	Good	18.0			18.0	
307	Cottonwood	Good	21.0			21.0	
308	Cottonwood	Fair	12.5			12.5	
309	Cottonwood	Good	13.5			13.5	
310	Cottonwood	Good	19.0			19.0	
311	Cottonwood	Good	14.5			14.5	
312	Cottonwood	Good	26.0			26.0	
313	Cottonwood	Good	22.0			22.0	
314	Cottonwood	Good	24.0			24.0	
315	Cottonwood	Good	27.0			27.0	
316	Cottonwood	Good	22.0			22.0	
317	Boxelder	Fair	21.5		21.5		
318	Boxelder	Good	16.5		16.5		
319	Locust, black	Fair	18.0			18.0	
320	Cottonwood	Good	17.0			17.0	
321	Cottonwood	Good	51.0			51.0	
322	Basswood	Good	6.0			6.0	
323	Basswood	Good	8.5			8.5	
324	Basswood	Fair	6.5			6.5	
325	Cottonwood	Good	34.0			34.0	
326	Locust, black	Fair	23.0			23.0	
327	Hackberry	Good	17.0			17.0	
328	Basswood	Good	26.5		26.5		
329	Oak, bur	Fair	22.0		22.0		
330	Oak, bur	Good	23.5		23.5		
331	Crabapple	Good	6.0		6.0		
332	Oak, bur	Good	18.0		18.0		
Total			682.0	**0**	**134**	**548.0**	**0**

Total Caliper Inches	682.0
Total Caliper Inches Exempt/Off	0.0
	=====
Net Caliper Inches	682.0
Removed Caliper Inches	134.0
Percent Removed	19.6%
Percent Saved	80.4%

DRAWING NAME	NO.	BY	DATE	REVISIONS
REDPATH				
DRAWN BY				
CHF				
CHECKED BY				
DLS				
DATE				
06/22/17				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel L. Schmidt

DANIEL L. SCHMIDT, P.E.
Date: 06-22-2017 Lic. No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.

WAYZATA, MINNESOTA

TREE SURVEY
RED PATH COURT
PILLAR HOMES

FILE NO.
7056-055

TS
TS

PILLAR HOMES

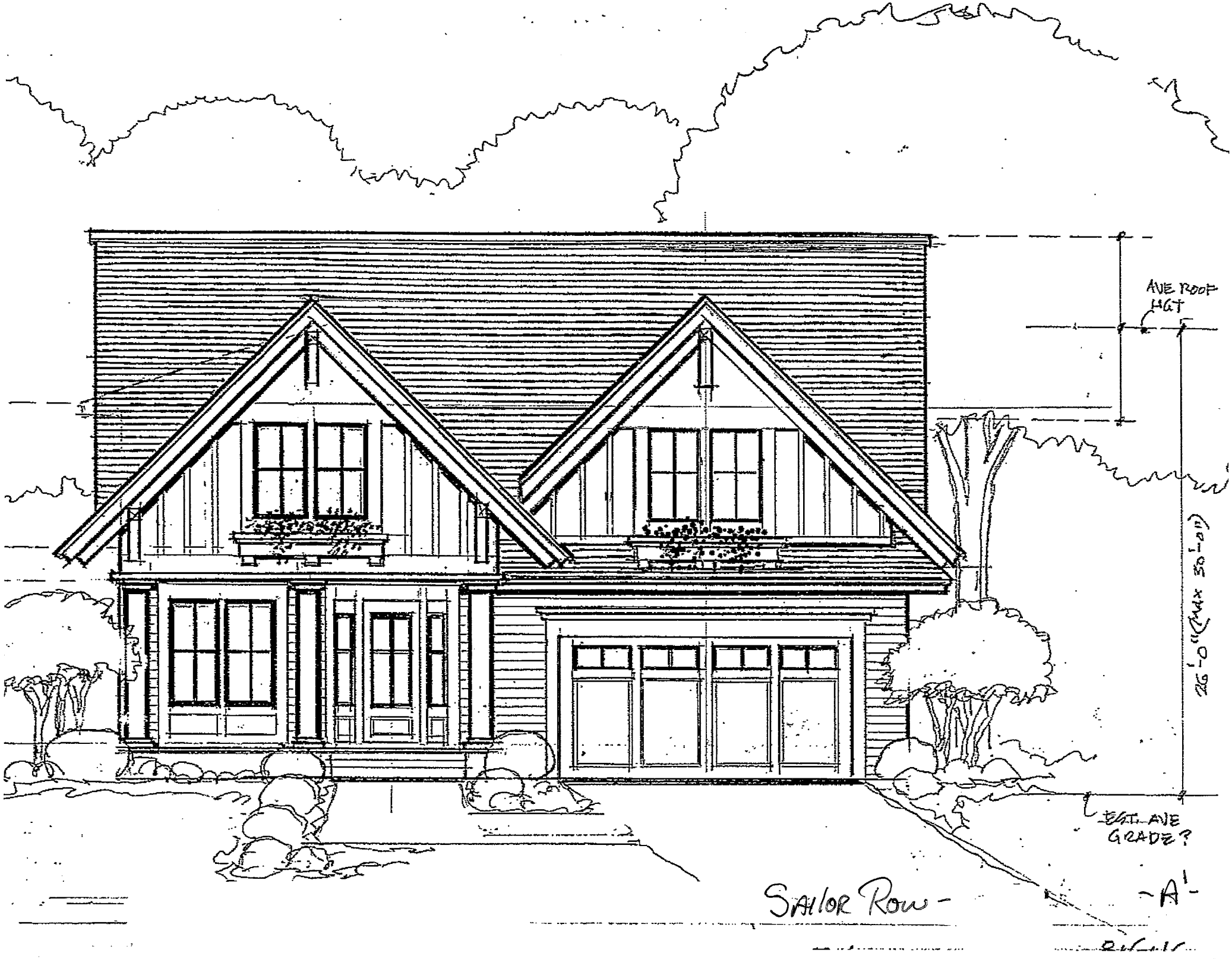
presents

SAILOR'S ROW
WAYZATA

Concept Renderings

Pillar Homes Partner, Inc.
1700 Niagara Lane
Plymouth, MN 55447
763-475-1700
www.pillarhomes.com

209


AVE ROOF HGT
26'-0" (MAX 30'-0")
EST. AVE GRADE?
SAILOR ROW -
-A'-

2 STORY ELEVATION

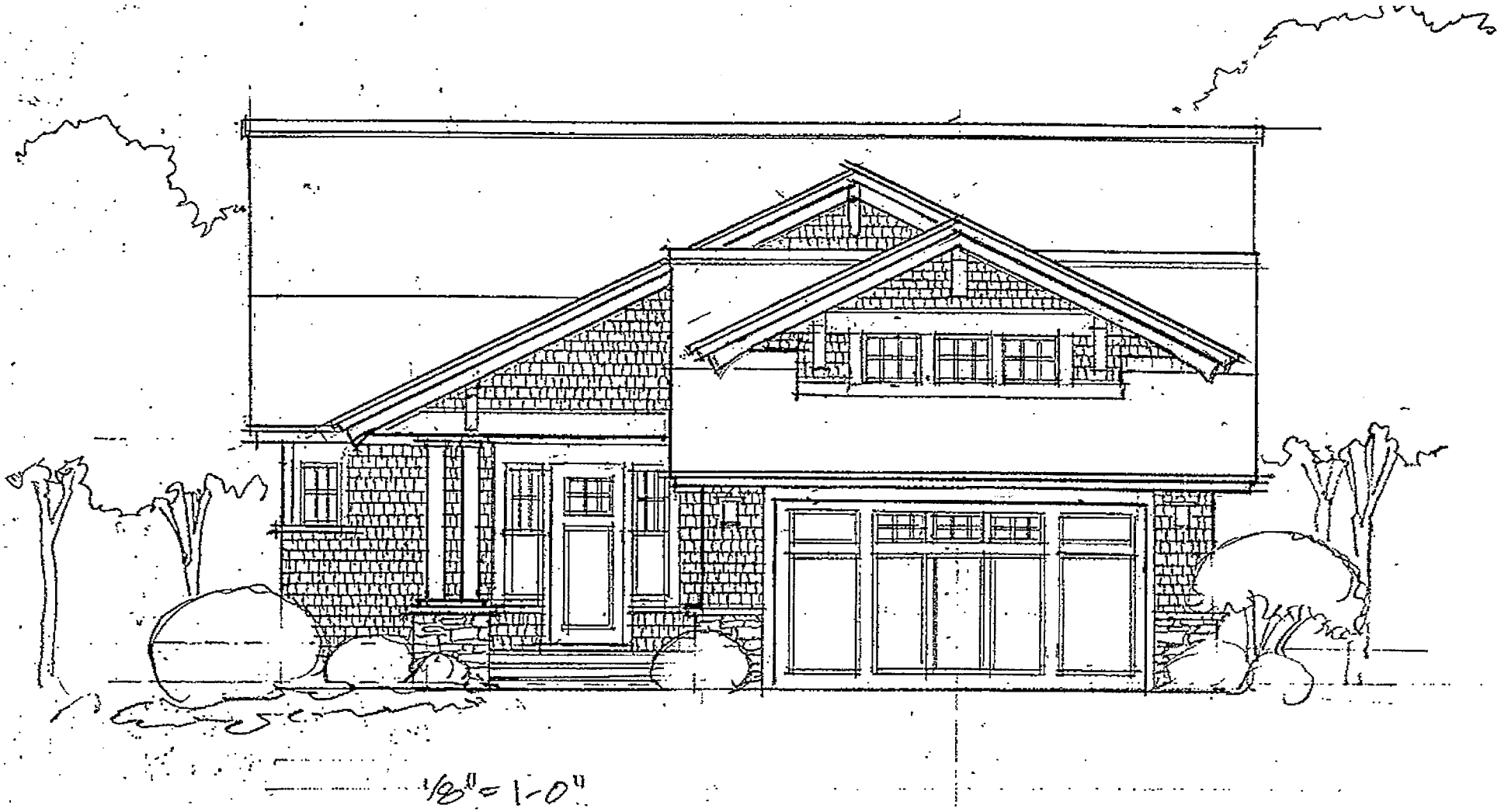
1/8" = 1'-0"

COTTAGES @ SAILORS ROW

-B'-

PILLAR HOMES

6-20-17
NRDI



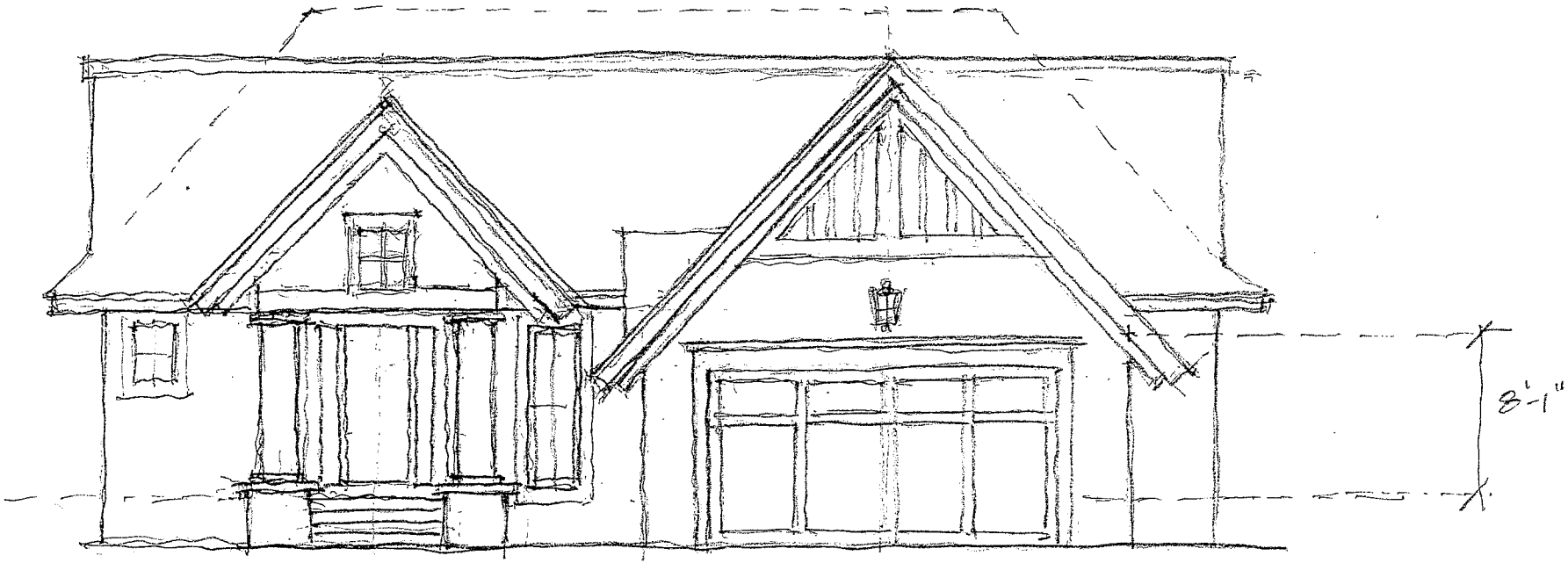
PILLAR HOMES

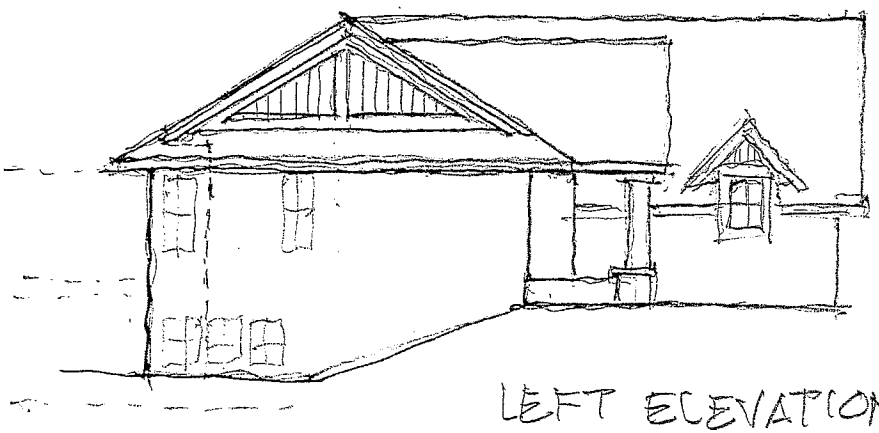
6.2.17

NRDI

Sailor Row

-C'-

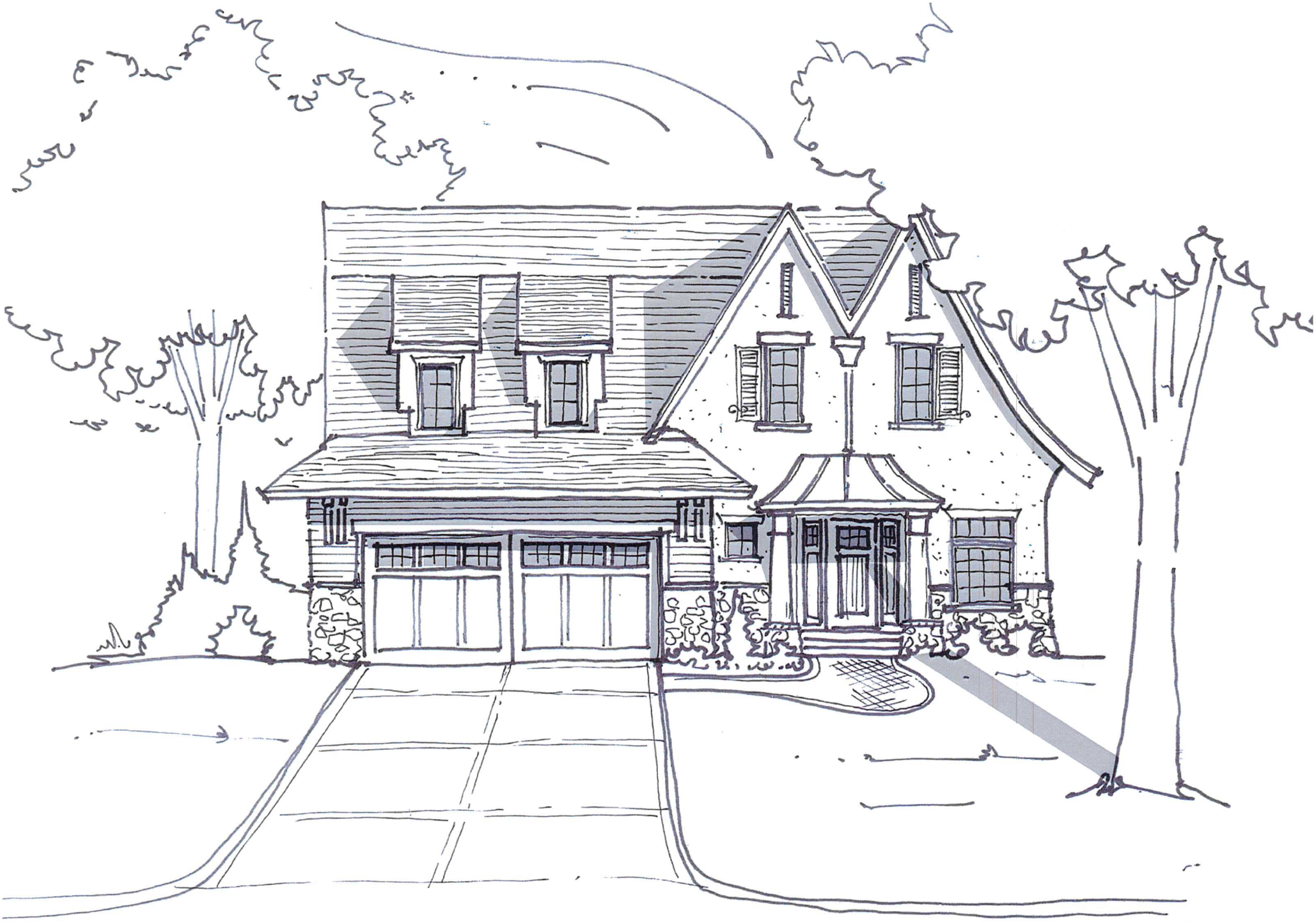




Sailors Row -D-

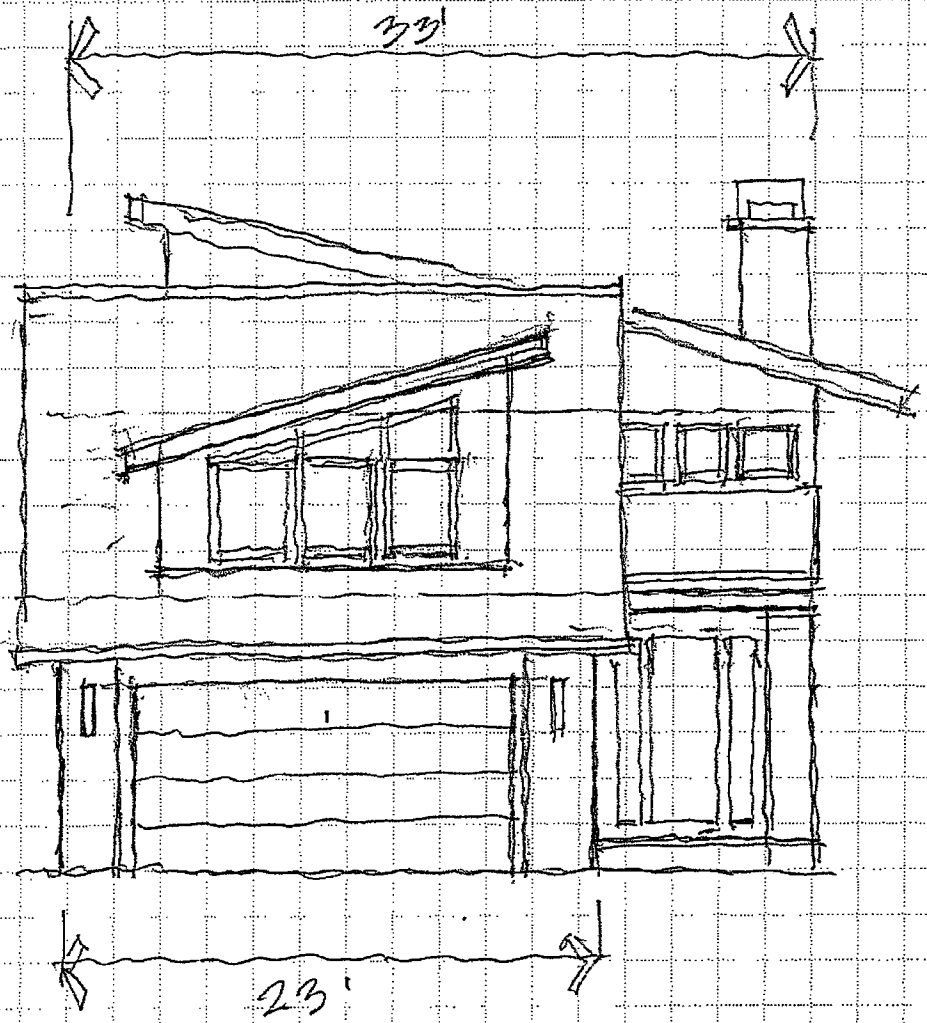
LEFT ELEVATION 1/16" PILLAR 6/27/17

OPTION 'A'12

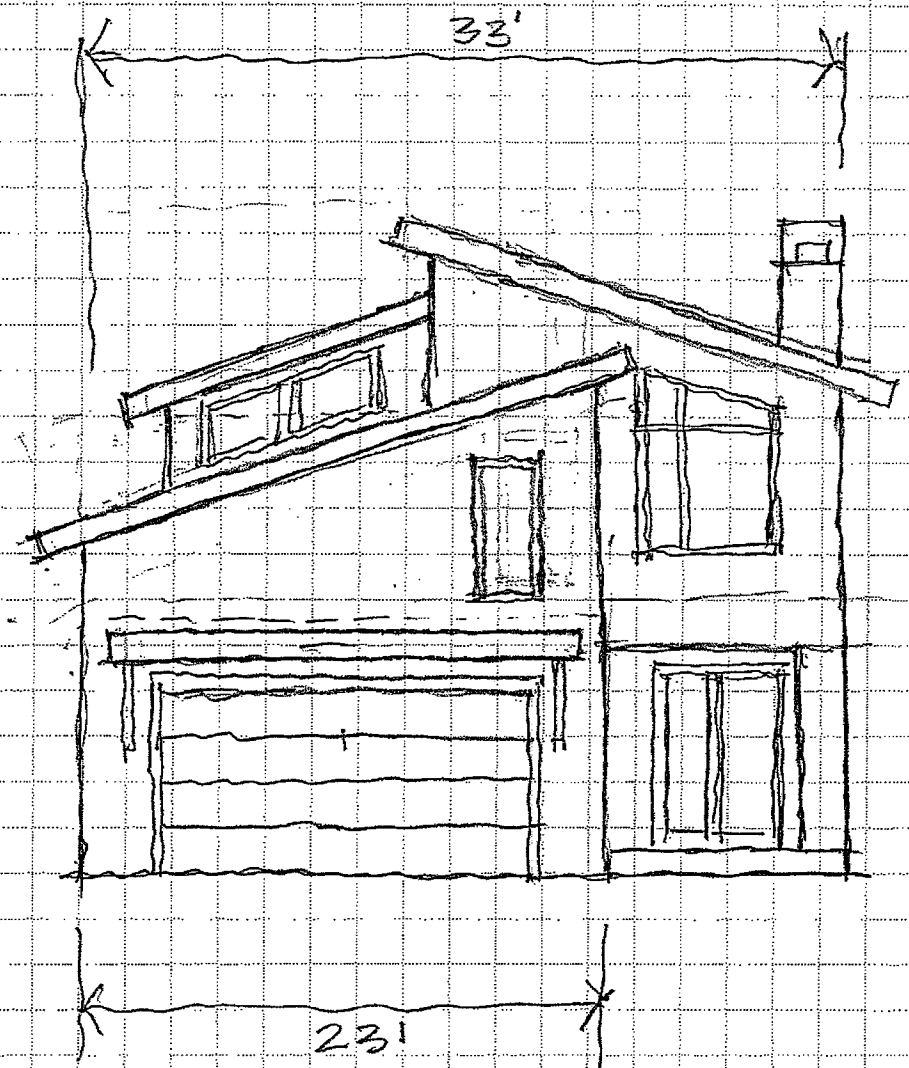


OPTION 'B'12

OPTION 'C'12



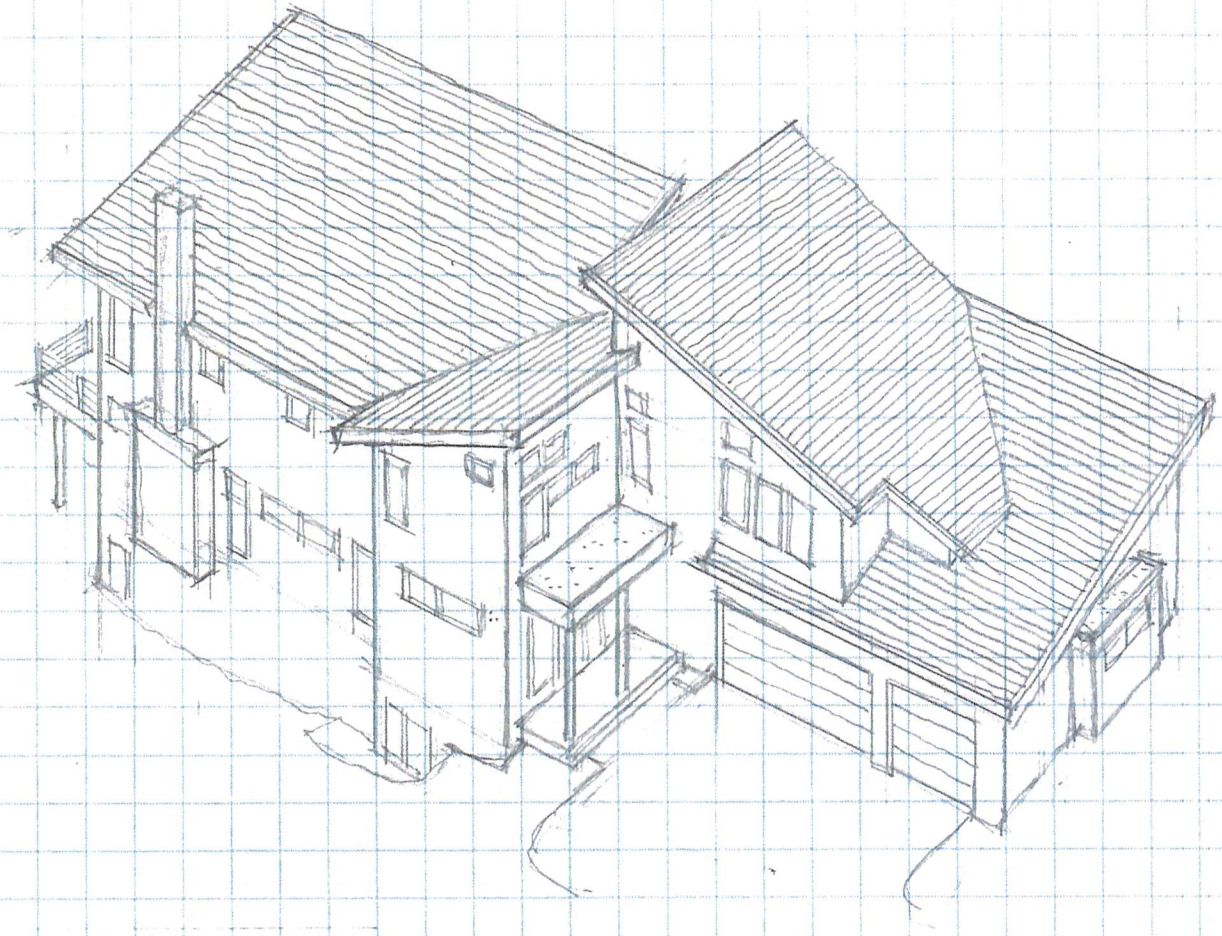
OPTION 1



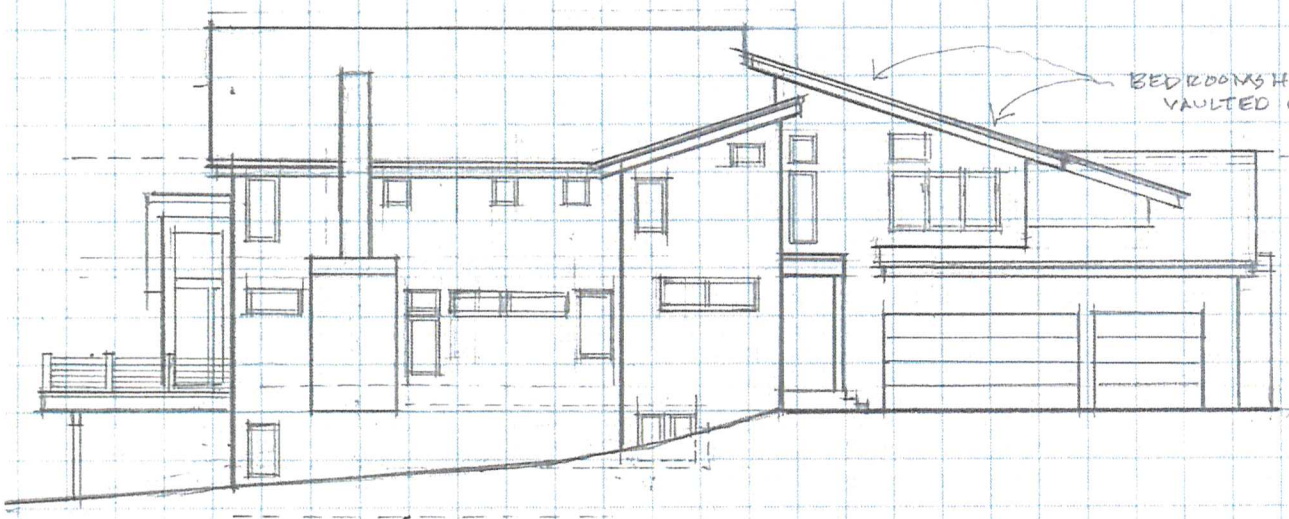
OPTION 2

LOT 1 SAILOR'S ROW PILLAR NRDI 6.29.17

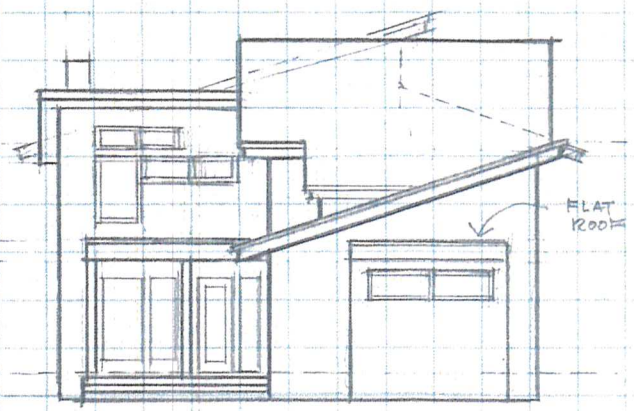
EXTERIOR
OPTION "A"



3-D CONCEPT
SKETCH
(NO SCALE)



SOUTH / LEFT ELEVATION
1/16" = 1'-0"



EAST / ENTRY ELEVATION
1/16" = 1'-0"

Staff Report
August 7, 2017

Project Name:	Glea Haven 3rd Addition
Applicant	David Heil
Addresses of Request:	190 Gleason Lake Rd and 121 Gleahaven Rd
Prepared by:	Jeff Thomson, Director of Planning and Building
"60 Day" Deadline:	August 22, 2017

Development Application

Introduction
The applicant, David J. Heil, and the property owners, David J. Heil and David W. Heil, have submitted a development application to subdivide the properties at 190 Gleason Lake Rd and 121 Gleahaven Rd. The applicant is proposing to subdivide the two existing properties into five single-family residential lots.

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

Address	PID	Owner
121 Gleahaven Rd	05-117-22-13-0032	David J. Heil & David W. Heil
190 Gleason Lake Rd	05-117-22-13-0014	David J. Heil

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

Current zoning:	R-3/Single and Two Family Residential District
Comp plan designation:	Low Density Single Family
Overlay districts:	Shoreland

Project Location
The properties are located at the intersection of Gleason Lake Rd and Gleahaven Rd:

Map 1: Project Location

Application Requests
As part of the submitted development application, the applicant is requesting approval of the following items:

A. Concurrent Preliminary and Final Plat Subdivision: The proposal requires preliminary and final plat review to subdivide the two existing lots into five lots. (City Code Section 805.14 and 805.15)

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/West	Gleason Lake Rd (County Rd 15) Single-family homes	N/A R-1/Low Density Single Family Residential District	N/A One Acre Single Family
South/East	Gleahaven Rd Single-family homes	N/A R-3/Single and Two Family Residential District	N/A Low Density Single Family

Public Hearing Notice
The public hearing notice was published in the *Lakeshore Weekly News* on July 27, 2017. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on July 28, 2017.

Analysis of Application

Proposed Houses
The existing house on the 190 Gleason Lake Rd property would remain on the new Lot 5, and the existing house at 121 Gleahaven Rd would be torn town. New homes would be constructed on Lots 1, 2, 3, and 4, and the proposed plans include preliminary house pads for each of the new homes. The proposed house pads would comply with all requirements of the R-3 zoning district, including setbacks, lot coverage, and impervious surface. The driveway to the existing house that would remain on Lot 5 would be unchanged. Lots 1 and 2 would have separate driveway access from Gleahaven Rd, and Lots 3 and 4 would have a shared driveway access from Gleason Lake Rd, as recommended by Hennepin County, which has access authority over Gleason Lake Rd/County Rd 15.

Lot Requirements
The proposed lots would meet the minimum lot requirements for the R-3 zoning district:

	Lot area (sq. ft.)	Lot width	Lot depth
R-3 Requirements	9,000 (min.)	60 ft. (min.)	100 ft. (min.)
Lot 1	12,811 sq. ft.	214 ft.	100 ft.
Lot 2	10,132 sq. ft.	103 ft.	102 ft.
Lot 3	9,019 sq. ft.	79 ft.	105 ft.
Lot 4	9,245 sq. ft.	89 ft.	103 ft.
Lot 5	20,246 sq. ft.	142 ft.	129 ft.

Surrounding Lot Sizes
The following summarizes the lot areas of the single family residential lots in the area:

Address	Lot area	Address	Lot area
121 Gleahaven Rd	**29,819 sq. ft.**	**190 Gleason Lake Rd**	**31,680 sq. ft.**
100 Gleahaven Rd	26,078 sq. ft.	165 Gleason Lake Rd	32,514 sq. ft.
106 Gleahaven Rd	38,126 sq. ft.	175 Gleason Lake Rd	37,812 sq. ft.
108 Gleahaven Rd	17,606 sq. ft.	185 Gleason Lake Rd	41,699 sq. ft.
110 Gleahaven Rd	13,381 sq. ft.	195 Gleason Lake Rd	41,890 sq. ft.
133 Gleahaven Rd	21,213 sq. ft.	205 Gleason Lake Rd	44,453 sq. ft.
140 Gleahaven Rd	26,277 sq. ft.	215 Gleason Lake Rd	64,829 sq. ft.
155 Gleahaven Rd	17,572 sq. ft.	223 Gleason Lake Rd	17,913 sq. ft.
160 Gleahaven Rd	19,305 sq. ft.	233 Gleason Lake Rd	40,729 sq. ft.
167 Gleahaven Rd	19,249 sq. ft.		

Grading and Drainage
The existing site has a moderate slope. There is a knoll on the west side of the site, with the top of the knoll located near the existing house at 121 Gleahaven Road. From the

knoll, the sites slopes to the north and east. There would be a significant amount of grading needed to accommodate the proposed house pads. The top of the knoll would be cut down by up to 8 feet to flatten the lots for the proposed house pads.

Drainage from the rear of the homes would be directed to a new storm sewer line that would be constructed behind the homes. The stormwater would be directed to an underground stormwater treatment chamber before being discharged into the City's storm sewer system.

Tree Preservation

There are 45 trees located on the site that meet the minimum size requirements as either significant or heritage trees. Of the 45 trees, 41 are classified as significant trees and 4 are heritage trees. The proposed plans include removal of trees for the proposed homes, driveways, and grading of the lots. All of the tree removal would occur on Lots 1, 2, 3, and 4 due to the proposed construction. There would be no tree removal on Lot 5 since the existing house would be retained and no construction is proposed on that lot. Based on the proposed plans, all of the significant and heritage trees would be removed on Lots 2 and 3, only two trees would be preserved on Lot 1, and only one tree would be preserved on Lot 4. The remaining preserved trees are on Lot 5.

The proposed plans indicate that 29 significant trees and one heritage tree would be removed for the project. For a subdivision application, the tree ordinance allows for removal of up to 25 percent of the inches of significant trees before replacement is required. There is no removal threshold for heritage trees, so all heritage tree removal requires mitigation. Based on the proposed removal, 50 inches of replacement trees would be required for the heritage tree removal, and 260 inches of trees would need to be replaced for the proposed significant tree removal, which results in 310 inches of total tree mitigation.

The proposed plans do not include a tree replacement plan. The City's tree ordinance encourages tree replacement to occur on the site. If on-site tree replacement is not feasible due to site conditions or constraints, then the City may accept a fee-in-lieu of tree replacement for the required mitigation.

Hennepin County Review

Hennepin County has reviewed the proposed plat since it is adjacent to a County road. The County has provided the following three comments:

- Access: The County prefers that Lots 3 and 4 have access to Gleahaven Road, rather than to Gleason Lake Rd as proposed. Since the proposed lots would not abut Gleahaven Rd, the driveway would have to cross Lots 1 and 2. City staff does not think this is a practical solution. The County has stated that if access from Gleahaven is not feasible, they would allow access to Gleason Lake Rd upon demonstration of adequate sight distance for vehicles entering the road.

- Right of Way: The County is requesting the dedication of seven feet of additional right of way along Gleason Lake Rd to match the full 80-foot full roadway section. The right of way dedication would impact the proposed lots such that Lots 3 and 4 would no longer meet the lot area or lot depth requirements. In which case, variances would be required for the proposed subdivision.

- Stormwater and Drainage: The County requests that stormwater be internally captured on the site, and would require that the proposed flow rates be less than existing flow rates. City staff has reviewed the proposed plans and find that the majority of stormwater runoff would be captured internally. The final confirmation of flow rates would occur with the County when the building permits would be reviewed for each of the new homes.

Applicable Code Provisions for Review

Comprehensive Plan: The City's comprehensive plan includes the following policies for residential land uses:

1. Enhance individual character elements of residential neighborhoods through public improvements and private investment.

2. Protect property values through the consistent relationship of land uses, streets, sidewalks, natural features, and the maintenance of properties.

3. Protect residential neighborhoods from encroachment or intrusion by incompatible uses or incompatible higher densities.

4. Pursue programs to improve housing condition and maintenance, including implementing a rental housing inspection program.

5. Aggressively eliminate violations of property maintenance, outside storage or accessory building regulations which infringe upon residential neighborhood quality, pose public health and safety problems, or threaten neighboring property values.

6. Provide for continuing review, updating and enforcement of zoning, subdivision, and design standards to ensure high standards of planning and design.

7. Identify ecological and water quality impacts on the lake and other water bodies caused by proposed land use developments, for example stormwater runoff, and work to mitigate these impacts.

Preliminary Plat Criteria (Section 805.14.E): The Planning Commission shall consider possible adverse effects of the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors:

1. The proposed subdivision or lot combination shall be consistent with the Wayzata Comprehensive Plan.

2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.

3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filing or grading.

4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.

5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.

6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.

7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.

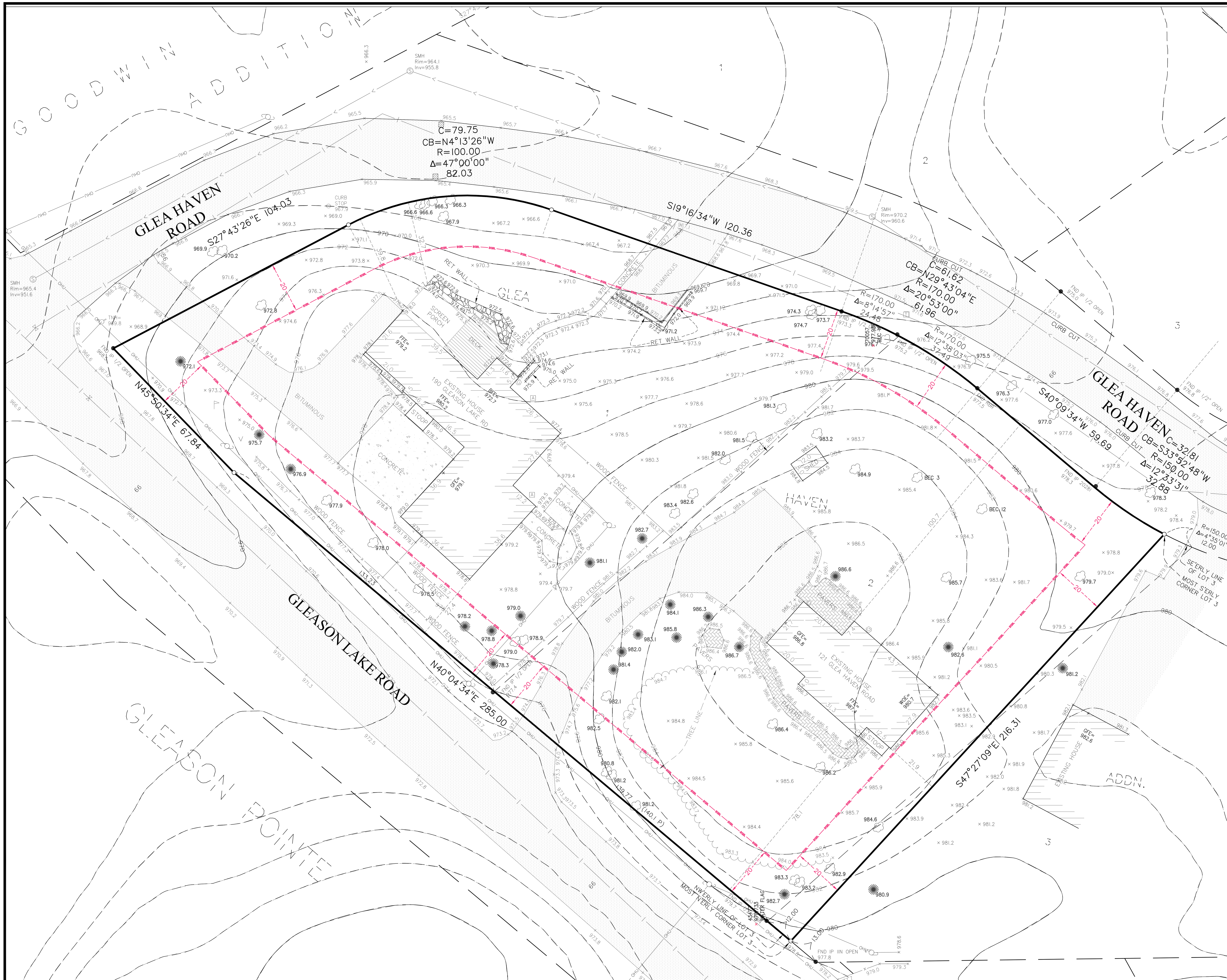
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.

9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.

10. The proposed lot layout and building pads shall conform with all performance standards contained herein.

11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.

12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City’s service capacity.



DESCRIPTION OF PROPERTY SURVEYED

Parcel 1 - Lot 1, Block 1, GLEA HAVEN ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.
Parcel 2 - That part of Lots 2 & 3, Block 1, GLEA HAVEN ADDITION, lying northeasterly of the following described line

Beginning at a point on the northwesterly line of said Lot 3 a distant of 12 feet southwesterly of most northerly corner thereof; thence southeasterly to a point on the southeasterly line of said Lot 2 a distant of 12 feet northeasterly of the most southerly corner thereof and said line there terminating.

1. **Site Addresses**: 190 Gleason Lake Road, Wayzata, Minnesota 55391
   121 Glea Haven Road, Wayzata, Minnesota 55391

2. **Flood Zone Information**: This property appears to lie in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0326F, effective date of November 4th, 2016.

3. **Parcel Area Information**: Gross Area: 190 Gleason Lake Road: 31,643 s.f. ~ 0.726 acres
   121 Glea Haven Road: 29,809 s.f. ~ 0.684 acres

4. **Benchmark**: Elevations are based on MN/DOT Geodetic Station Name: ROGER MN053 which has an elevation of: 993.879 feet (NAVD88).

5. **Zoning Information**: The current Zoning for the subject property is R-3 (Single and Two Family Residential District) per the City of Wayzata's zoning map dated April 28th, 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 February 22nd, 2017 and are as follows:

   Principal Structure Setbacks - Front: 20 feet (Glea Haven Road)
   Side: 10 feet
   Rear: 20 feet
   Height: 30 feet
   Building Coverage: 30 percent of lot area
   Hardcover: 35 percent of lot area

   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.

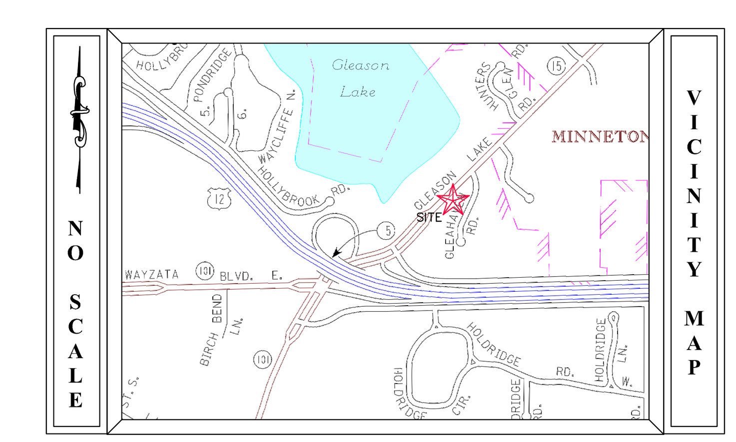
6. **Utilities**: We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise 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.

190 Gleason Hardcover

Lot Area	=	31,643 S.F.
House Area	=	3,433 S.F.
Screen Porch	=	313 S.F.
Bituminous Area	=	2,667 S.F.
Concrete Area	=	1,704 S.F.
Stoop Area	=	58 S.F.
Deck Area	=	330 S.F.
Total Area	=	8,505 S.F.
Coverage = 26.88%		

121 Glea Haven Hardcover

Lot Area	=	29,809 S.F.
House Area	=	1,815 S.F.
Bituminous Area	=	3,289 S.F.
Stoop Area	=	52 S.F.
Shed Area	=	96 S.F.
Pavers Area	=	613 S.F.
Total Area	=	5,865 S.F.
Coverage = 19.68%		



NORTH

Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)

30 15 0 15 30 60
SCALE IN FEET

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
972.5 GROUND ELEVATION
STORM DRAIN
STORM MANHOLE
YARD LIGHT
A/C UNIT
WELL

WOE WALKOUT ELEVATION
FFE FIRST FLOOR ELEVATION
GFE GARAGE FLOOR ELEVATION
TOF TOP OF FOUNDATION ELEV.
LOE LOWEST OPENING ELEV.
CABLE TV PEDESTAL
ELECTRIC TRANSFORMER
ELECTRIC MANHOLE
ELECTRIC METER
GAS METER
GAS VALVE
HAND HOLE
SOIL BORING
TREE CONIFEROUS
TREE DECIDUOUS
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
TRAFFIC SIGNAL
UTILITY MANHOLE
UTILITY PEDESTAL

BITUMINOUS
BSBL BUILDING SETBACK LINE
CTV CABLE TV
CONCRETE CURB
CONCRETE
960 CONTOUR EXISTING
960 CONTOUR PROPOSED
GUARD RAIL
DT DRAIN TILE
ELC ELECTRIC UNDERGROUND
X FENCE
FO FIBER OPTIC UNDERGROUND
GAS GAS UNDERGROUND
OHU OVERHEAD UTILITY
RAILROAD TRACKS
> SANITARY SEWER
>> STORM SEWER
TEL TELEPHONE UNDERGROUND
UTL UTILITY UNDERGROUND
| WATERMAIN

FIELD CREW	NO.	BY	DATE	REVISION
SR JS				
DRAWN				
EMW				
CHECKED				
02-24-17				
DATE				
2-20-17				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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 27th day of February, 2017.

David B. Pemberton, PLS Minnesota License No. 40344
pemberton@sathre.com

ENGINEERS SURVEYORS DESIGNERS PLANNERS
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000
WWW.SATHRE.COM

TWP:117-RGE.22-SEC.05
Hennepin County

WAYZATA, MINNESOTA

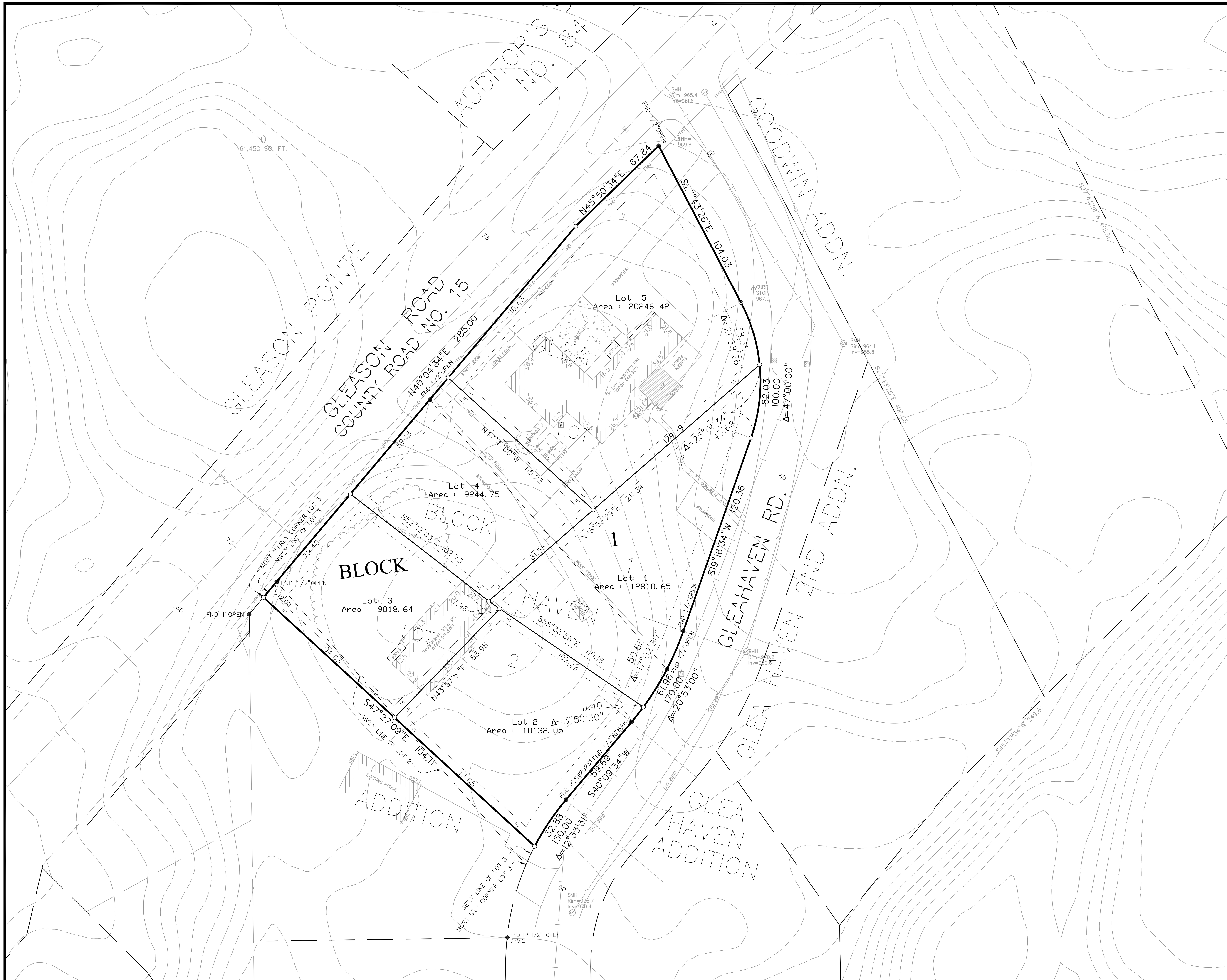
CERTIFICATE OF SURVEY

PREPARED FOR:

DAVID HEIL

FILE NO. 35151-001

1 / 1



DESCRIPTION OF PROPERTY SURVEYED

Parcel 1 - Lot 1, Block 1, GLEA HAVEN ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

Parcel 2 - That part of Lots 2 & 3, Block 1, GLEA HAVEN ADDITION, lying northeasterly of the following described line:
Beginning at a point on the northwesterly line of said Lot 3 a distant of 12 feet southwesterly of most northerly corner thereof; thence southeasterly to a point on the southeasterly line of said Lot 2 a distant of 12 feet northeasterly of the most southerly corner thereof and said line there terminating.

1. **Site Addresses**: 190 Gleason Lake Road, Wayzata, Minnesota 55391
   121 Glea Haven Road, Wayzata, Minnesota 55391

2. **Flood Zone Information**: This property appears to lie in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0326F, effective date of November 4th, 2016.

3. **Parcel Area Information**: Gross Area: 190 Gleason Lake Road: 31,643 s.f. ~ 0.726 acres
   121 Glea Haven Road: 29,809 s.f. ~ 0.684 acres

4. **Benchmark**: Elevations are based on MN/DOT Geodetic Station Name: ROGER MN053 which has an elevation of: 993.879 feet (NAVD88).

5. **Zoning Information**: The current Zoning for the subject property is R-3 (Single and Two Family Residential District) per the City of Wayzata's zoning map dated April 28th, 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 February 22nd, 2017 and are as follows:

   Principal Structure Setbacks - Front: 20 feet (Glea Haven Road)
   Side: 10 feet
   Rear: 20 feet
   Height: 30 feet
   Building Coverage: 30 percent of lot area
   Hardcover: 35 percent of lot area

   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.

6. **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 exercise 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.

190 Gleason Hardcover

Lot Area	=	31,643 S.F.
House Area	=	3,433 S.F.
Screen Porch	=	313 S.F.
Bituminous Area	=	2,667 S.F.
Concrete Area	=	1,704 S.F.
Stoop Area	=	58 S.F.
Deck Area	=	330 S.F.
Total Area	=	8,505 S.F.

Coverage = 26.88%

121 Glea Haven Hardcover

Lot Area	=	29,809 S.F.
House Area	=	1,815 S.F.
Bituminous Area	=	3,289 S.F.
Stoop Area	=	52 S.F.
Shed Area	=	96 S.F.
Pavers Area	=	613 S.F.
Total Area	=	5,865 S.F.

Coverage = 19.68%

CLIENT/DEVELOPER

David Heil
190 Gleason Lake Road
Wayzata, MN 55391
t: 715-549-5200
e: heiltrading@gmail.com

PROPOSED LOT INFORMATION

PROPOSED ZONING: R-3: (Single and Two Family Residential District)

Lot Requirements: Lot Area: 9,000 sq. ft. (Single Family)
Lot Width: 60 feet
Lot Depth: 100 feet

Principal Structure Setbacks: Front: 20 feet (Glea Haven Road)
Side: 10 feet
Rear: 20 feet
Height: 30 feet
Building Coverage: 30 percent of lot area
Hardcover: 35 percent of lot area

Structure Height: Max Height: 30 mid
Max Number of Stories: 2.5

SURVEYOR/ENGINEER

Sathre-Bergquist, Inc.
150 Broadway Ave. S.
Wayzata, MN 55391
t: 952-476-6000

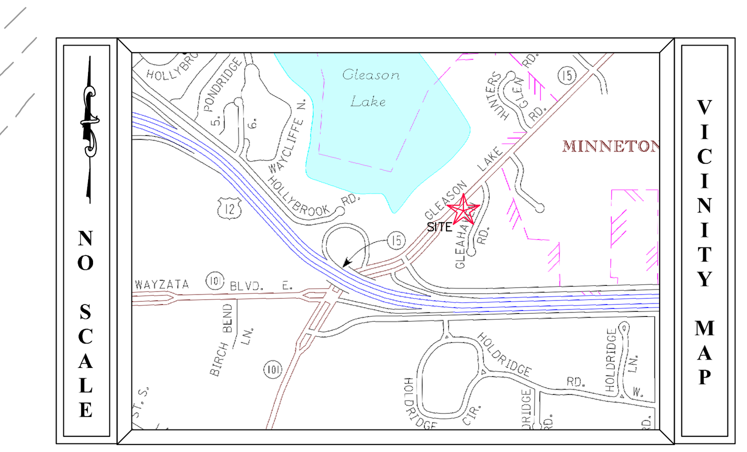
Surveyor: David Pemberton
t: 952-476-6000
e: Pemberton@sathre.com

Engineer: Dan Schmidt
t:952-476-6000
e:Schmidt@sathre.com

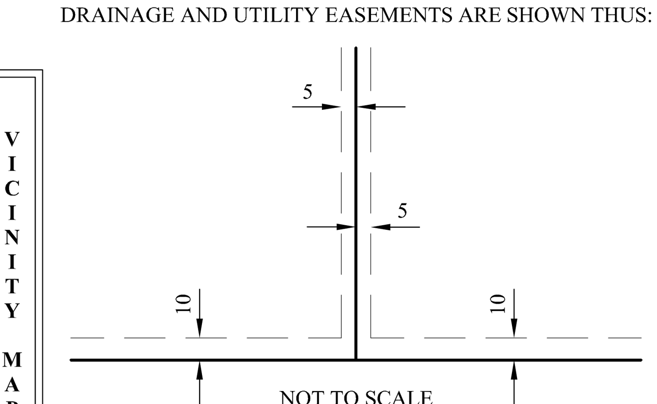
NORTH

Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)

30 15 0 15 30 60
SCALE IN FEET



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.

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
972.5 GROUND ELEVATION
STORM DRAIN
STORM MANHOLE
YARD LIGHT
A/C UNIT
WELL

WOE WALKOUT ELEVATION
FFE FIRST FLOOR ELEVATION
GFE GARAGE FLOOR ELEVATION
TOF TOP OF FOUNDATION ELEV.
LOE LOWEST OPENING ELEV.
CABLE TV PEDESTAL
ELECTRIC TRANSFORMER
ELECTRIC MANHOLE
ELECTRIC METER
GAS METER
GAS VALVE
HAND HOLE
SOIL BORING
TREE CONIFEROUS
TREE DECIDUOUS
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
TRAFFIC SIGNAL
UTILITY MANHOLE
UTILITY PEDESTAL

BITUMINOUS
BUILDING SETBACK LINE
CTV CABLE TV
CONCRETE CURB
CONCRETE
960 CONTOUR EXISTING
960 CONTOUR PROPOSED
GUARD RAIL
DT DRAIN TILE
ELC ELECTRIC UNDERGROUND
X FENCE
FO FIBER OPTIC UNDERGROUND
GAS GAS UNDERGROUND
OHU OVERHEAD UTILITY
RAILROAD TRACKS
> SANITARY SEWER
>> STORM SEWER
TEL TELEPHONE UNDERGROUND
UTL UTILITY UNDERGROUND
| WATERMAIN

FIELD CREW	NO.	BY	DATE	REVISION
XXX				
DRAWN				
XXX				
CHECKED				
XXX				
DATE				
XX/XX/XX				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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 21st day of April, 2017.

David B. Pemberton, PLS Minnesota License No. 40344
pemberton@sathre.com

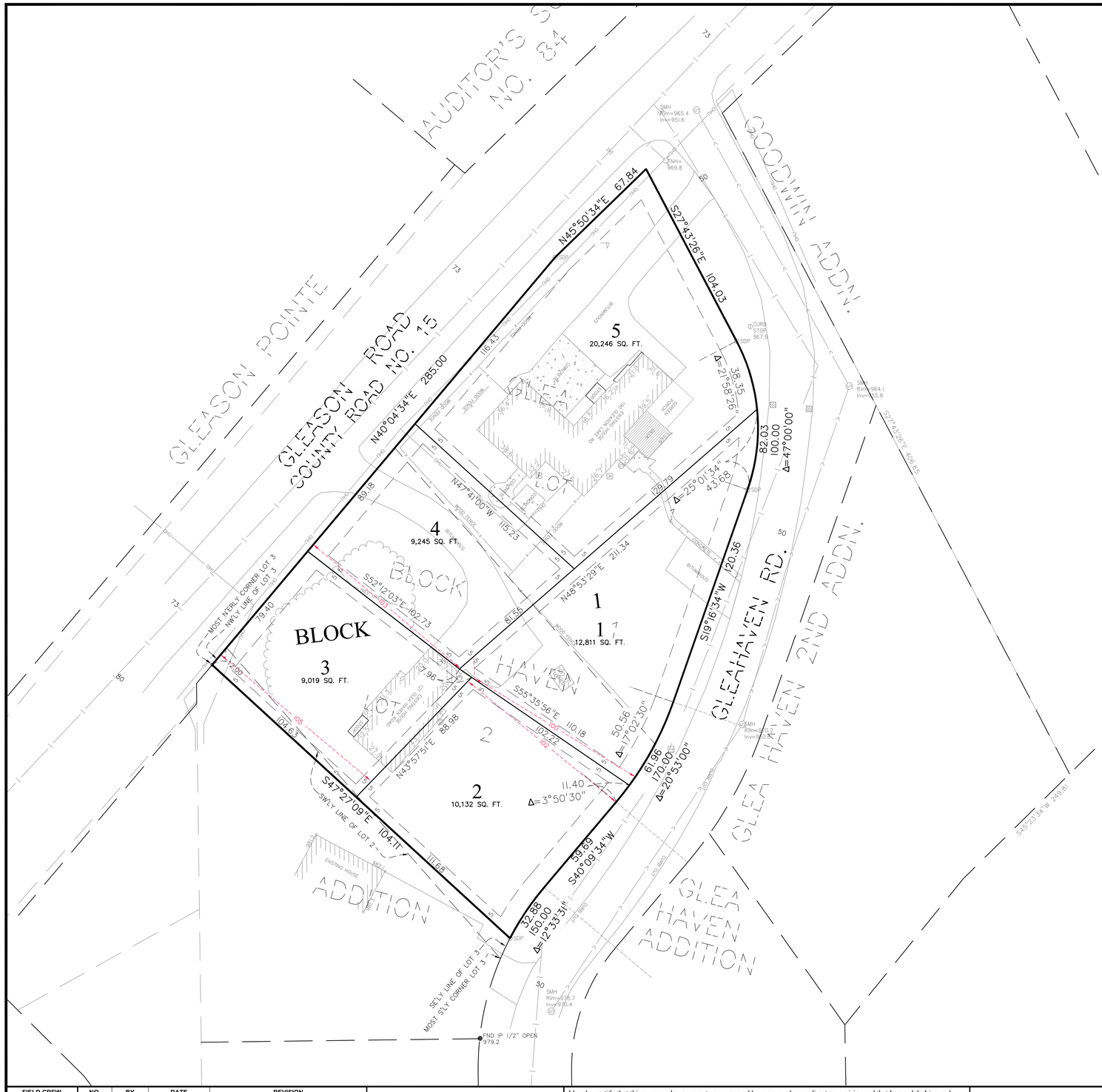
ENGINEERS SURVEYORS DESIGNERS PLANNERS
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000
WWW.SATHRE.COM

TWP:117-RGE.22-SEC.05
Hennepin County

WAYZATA, MINNESOTA

PRELIMINARY PLAT OF GLEA HAVEN 3RD ADDITION

FILE NO.
35151-001



DESCRIPTION OF PROPERTY SURVEYED

Parcel 1 - Lot 1, Block 1, GLEA HAVEN ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

Parcel 2 - That part of Lots 2 & 3, Block 1, GLEA HAVEN ADDITION, lying northeasterly of the following described line:
Beginning at a point on the northwesterly line of said Lot 3 a distant of 12 feet southwesterly of most northerly corner thereof; thence southeasterly to a point on the southeasterly line of said Lot 2 a distant of 12 feet northeasterly of the most southerly corner thereof and said line there terminating.

1. **Site Addresses**: 190 Gleason Lake Road, Wayzata, Minnesota 55391
   121 Glea Haven Road, Wayzata, Minnesota 55391

2. **Flood Zone Information**: This property appears to lie in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0326F, effective date of November 4th, 2016.

3. **Parcel Area Information**: Gross Area: 190 Gleason Lake Road: 31,643 s.f. ~ 0.726 acres
   121 Glea Haven Road: 29,809 s.f. ~ 0.684 acres

4. **Benchmark**: Elevations are based on MN/DOT Geodetic Station Name: ROGER MN053 which has an elevation of: 993.879 feet (NAVD88).

5. **Zoning Information**: The current Zoning for the subject property is R-3 (Single and Two Family Residential District) per the City of Wayzata's zoning map dated April 28th, 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 February 22nd, 2017 and are as follows:

   Principal Structure Setbacks - Front: 20 feet (Glea Haven Road)
   Side: 10 feet
   Rear: 20 feet
   Height: 30 feet
   Building Coverage: 30 percent of lot area
   Hardcover: 35 percent of lot area

   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.

6. **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 exercise 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.

190 Gleason Hardcover

Lot Area	=	31,643 S.F.
House Area	=	3,433 S.F.
Screen Porch	=	313 S.F.
Bituminous Area	=	2,667 S.F.
Concrete Area	=	1,704 S.F.
Stoop Area	=	58 S.F.
Deck Area	=	330 S.F.
Total Area	=	8,505 S.F.

Coverage = 26.88%

121 Glea Haven Hardcover

Lot Area	=	29,809 S.F.
House Area	=	1,815 S.F.
Bituminous Area	=	3,289 S.F.
Stoop Area	=	52 S.F.
Shed Area	=	96 S.F.
Pavers Area	=	613 S.F.
Total Area	=	5,865 S.F.

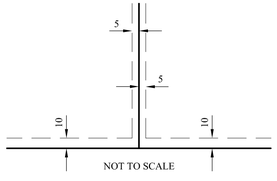
Coverage = 19.68%

NORTH

Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)

30 15 0 15 30 60
SCALE IN FEET

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



NOT TO SCALE

Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.

CLIENT/DEVELOPER

David Heil
190 Gleason Lake Road
Wayzata, MN 55391
t: 715-549-5200
e: heiltrading@gmail.com

SURVEYOR/ENGINEER

Sathre-Bergquist, Inc.
150 Broadway Ave. S.
Wayzata, MN 55391
t: 952-476-6000

Surveyor: David Pemberton
t: 952-476-6000
e: Pemberton@sathre.com

Engineer: Dan Schmidt
t:952-476-6000
e:Schmidt@sathre.com

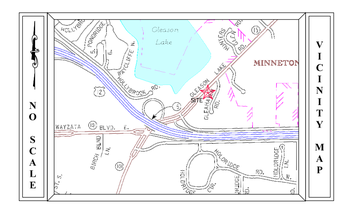
PROPOSED LOT INFORMATION

PROPOSED ZONING: R-3: (Single and Two Family Residential District)

Lot Requirements: Lot Area: 9,000 sq. ft. (Single Family)
Lot Width: 60 feet
Lot Depth: 100 feet

Principal Structure Setbacks: Front: 20 feet (Glea Haven Road)
Side: 10 feet
Rear: 20 feet
Height: 30 feet
Building Coverage: 30 percent of lot area
Hardcover: 35 percent of lot area

Structure Height: Max Height: 30 mid
Max Number of Stories: 2.5



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
- 972.5 GROUND ELEVATION
- STORM DRAIN
- STORM MANHOLE
- YARD LIGHT
- A/C UNIT
- WELL
- WOE WALKOUT ELEVATION
- FFE FIRST FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- TOF TOP OF FOUNDATION ELEV.
- LOE LOWEST OPENING ELEV.
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- GAS METER
- GAS VALVE
- HAND HOLE
- SOIL BORING
- TREE CONIFEROUS
- TREE DECIDUOUS
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL
- UTILITY MANHOLE
- UTILITY PEDESTAL
- BITUMINOUS
- BUILDING SETBACK LINE
- CTV CABLE TV
- CONCRETE CURB
- CONCRETE
- 960 CONTOUR EXISTING
- 960 CONTOUR PROPOSED
- GUARD RAIL
- DT DRAIN TILE
- ELC ELECTRIC UNDERGROUND
- X FENCE
- FO FIBER OPTIC UNDERGROUND
- GAS GAS UNDERGROUND
- OHU OVERHEAD UTILITY
- RAILROAD TRACKS
- SANITARY SEWER
- STORM SEWER
- TEL TELEPHONE UNDERGROUND
- UTL UTILITY UNDERGROUND
- WATERMAIN

FIELD CREW	NO.	BY	DATE	REVISION
XXX				
DRAWN				
XXX				
CHECKED				
XXX				
DATE				
XX/XX/XX				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

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 21st day of April, 2017.

David B. Pemberton, PLS
pemberton@sathre.com

Minnesota License No. 40344

ENGINEERS SURVEYORS DESIGNERS PLANNERS
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000
WWW.SATHRE.COM

TWP:117-RGE.22-SEC.05
Hennepin County

WAYZATA, MINNESOTA

PRELIMINARY PLAT OF GLEA HAVEN 3RD ADDITION

FILE NO.
35151-001

1 / 1

CONSTRUCTION NOTES

1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF WAYZATA OR DIRECTED BY THE ENGINEER.

2. A TEMPORARY SEDIMENTATION BASIN MUST BE EXCAVATED AT THE BEGINNING OF GRADING OPERATIONS TO PROVIDE TEMPORARY STORM WATER DETENTION DURING CONSTRUCTION. THE LOCATION MAY NEED TO BE RELOCATED AS THE PROJECT PROGRESSES.

3. BEGIN GRADING, INSTALL PERFORATED RISER PIPE IN PONDS WHEN POND GRADING IS COMPLETE. TEMPORARY DRAINAGE PIPE SHALL BE USED FOR INTERMEDIATE DRAINAGE DURING THE CONSTRUCTION PERIOD AS NECESSARY AND DIRECTED BY THE ENGINEER. INSTALL SILT FENCE AROUND EXCAVATED PONDS.

4. INSPECT PONDS, SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.

7. STREET SECTION -
1.5" WEAR COURSE
2.0" BASE COURSE
8" CLASS 5
12" SELECT GRANULAR BORROW - CHECK WITH CITY TO SEE IF EXISTING SOILS ARE ACCEPTABLE

8. DRIVEWAY SLOPES-
MINIMUM-2.0%
MAXIMUM-10.0%

9. LO, SEWO, WO PADS 3:1 MAX. ALL OTHER SLOPES 4:1 MAX (UNLESS NOTED)

10. DEVELOPER WILL BE RESPONSIBLE FOR TEMPORARY DUST AND EROSION CONTROL UNTIL TURF IS ESTABLISHED. IF YARDS ARE ADJACENT TO A DITCH SWALE, THEN EROSION CONTROL MUST REMAIN UNTIL ALL ADJACENT PROPERTY HAS TURF ESTABLISHMENT.

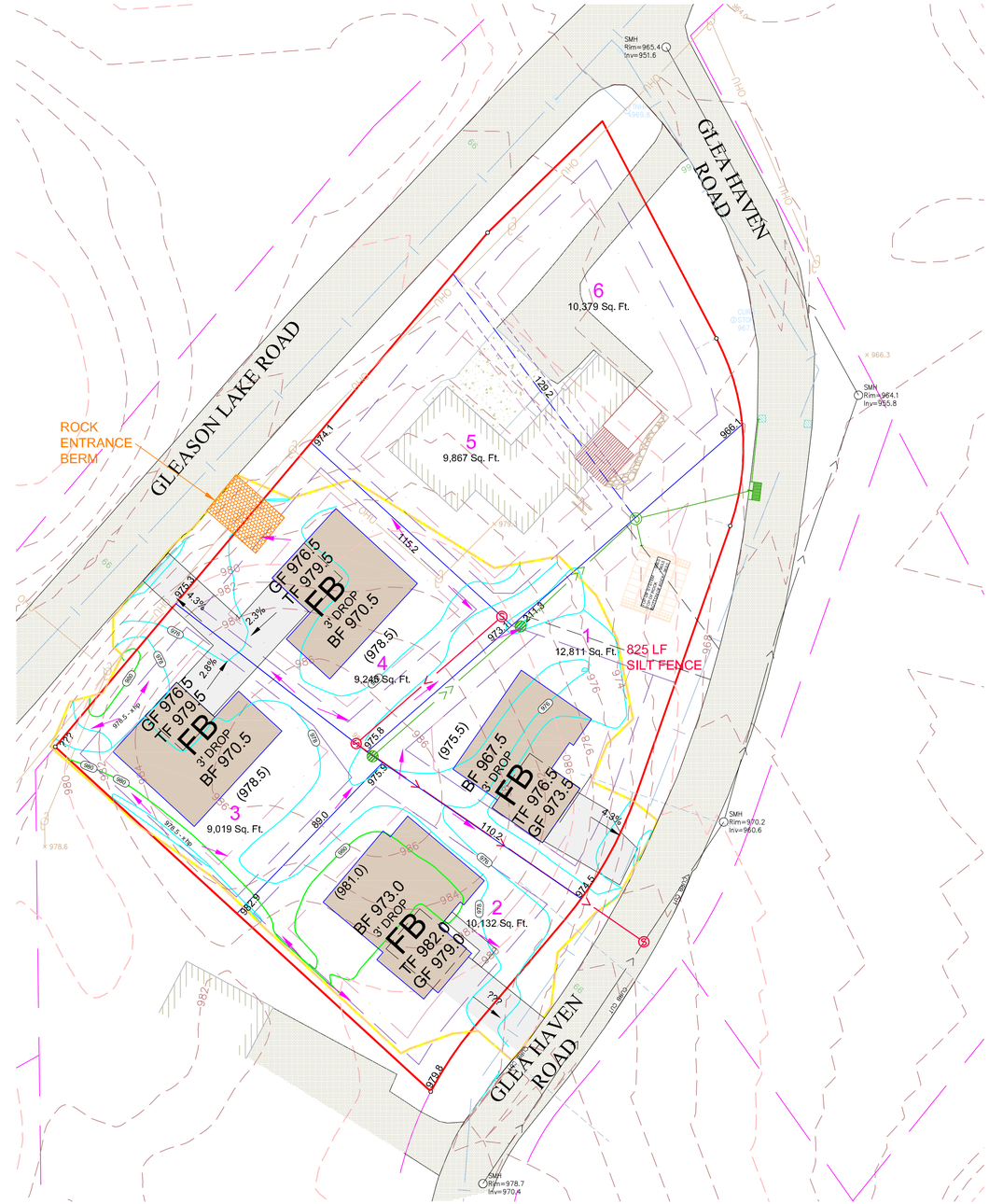
11. RESTORATION -1.0 ACRES
A. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF 6" OF TOPSOIL.
B. SEED POND SLOPES AND DETENTION AREAS WITH MN/DOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE.
C. SEED ALL OTHER DISTURBED AREAS WITH MNDOT 250 AND BWSR SEED MIX FOR WETLANDS AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
D. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
E. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
F. PLACE APPROVED STORM SEWER INLET PROTECTION IN OR AROUND ALL STORM SEWER INLETS AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED. REFER TO CITY DETAILS ST-22 & ST-23 FOR APPROVED DEVICES.
G. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
H. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.

12. MATERIALS THAT ARE PROHIBITED FROM RETAINING WALL CONSTRUCTION INCLUDE SMOOTH FACE CONCRETE, POURED IN PLACE CONCRETE, MASONRY, RAILROAD TIES, OR TIMBER. STAMPED OR PATTERNED CONCRETE IS ALLOWED IN RETAINING WALL CONSTRUCTION.

13. BOULDERS MAY NOT BE USED ON WALLS TALLER THAN 6' IN HEIGHT.

14. SILT FENCE: BEFORE GRADING - 825 LF

15. WOODFIBER BLANKET - 0 SY



PROJECT NAME AND NUMBER

DRAWING NAME	NO.	BY	DATE	REVISIONS
HEIL BASE	1	DLS	06/22/2017	City Comments
DRAWN BY				
MDM				
CHECKED BY				
DLS				
DATE				
03/31/17				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel L. Schmidt

Daniel L. Schmidt, P.E.
Date: 05-16-2017 Lic. No. 26147

ENGINEERS SURVEYORS DESIGNERS PLANNERS
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

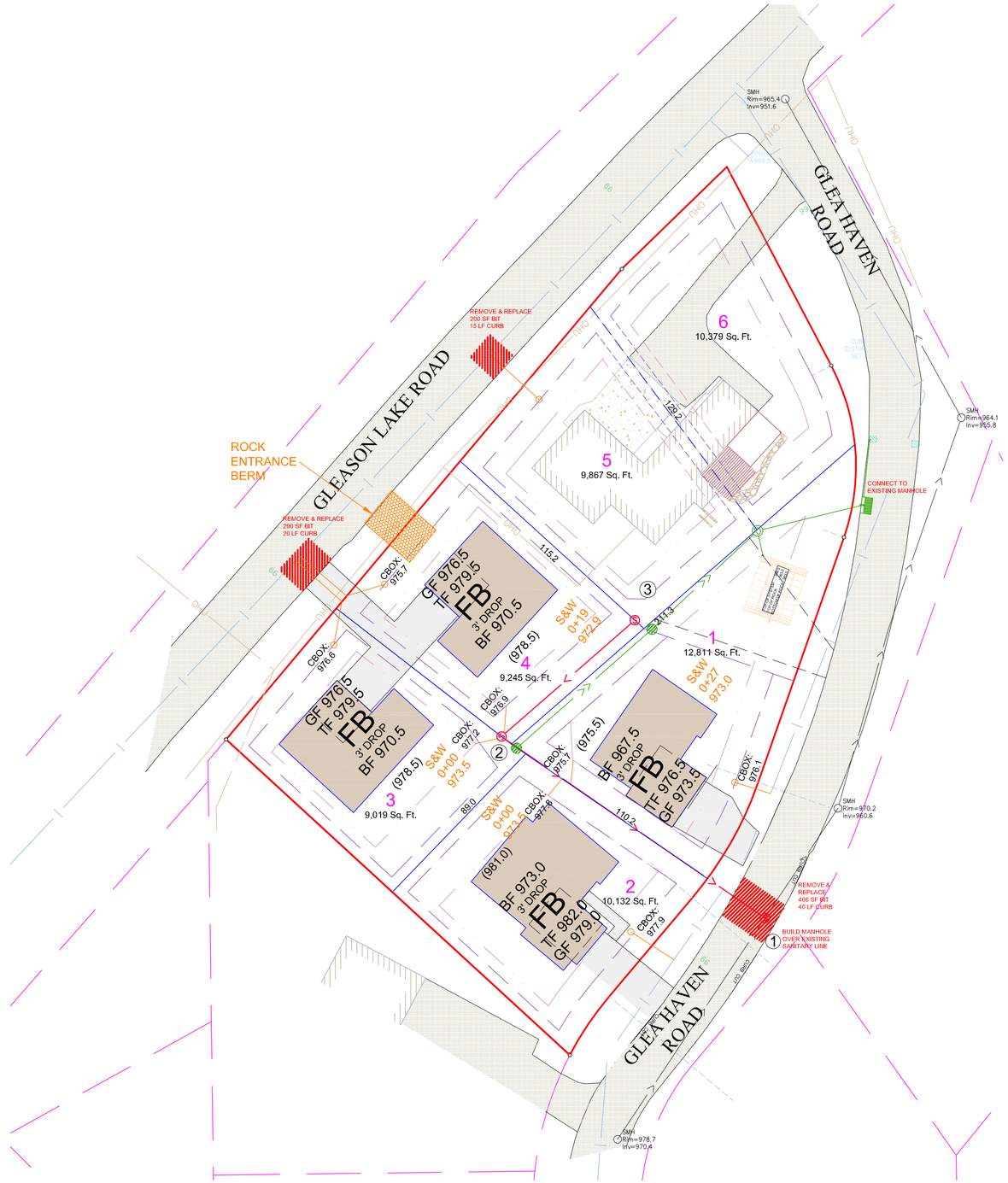
CITY PROJECT NO.

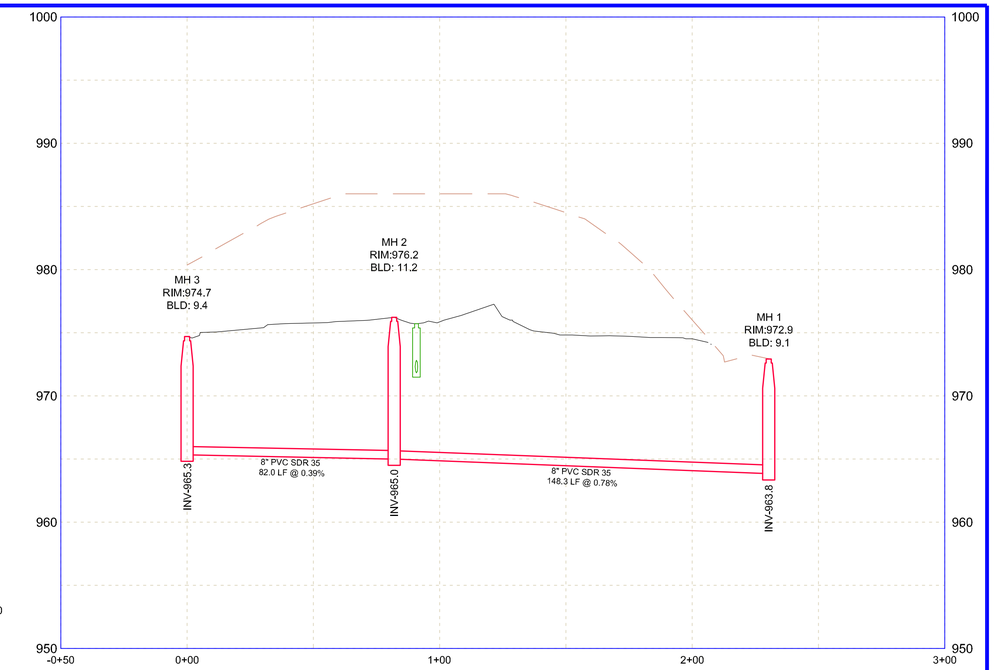
WAYZATA, MINNESOTA

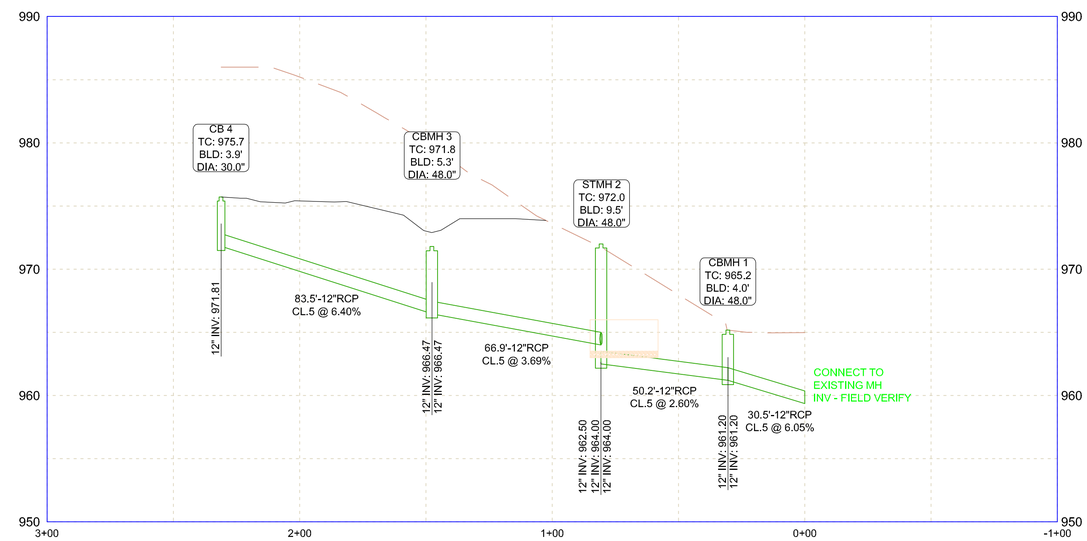
GRADING PLAN
GLEA HAVEN 3RD ADDITION
DAVID HEIL

FILE NO.
35151-001

C1 / C5







UTILITY NOTES:

1. EXISTING WATER SERVICES TO BE ABANDONED AT MAIN. ANY ABANDONED WATERMAIN TO BE FILLED WITH FLOWABLE FILL AND BULKHEAD. PROVIDE CITY A COPY OF WELL SEALING DOCUMENTATION

PROJECT NAME AND NUMBER

DRAWING NAME	NO.	BY	DATE	REVISIONS
HEIL BASE	1	DLS	06/22/2017	City Comments
DRAWN BY				
MDM				
CHECKED BY				
DLS				
DATE				
03/31/17				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel L. Schmidt

Daniel L. Schmidt, P.E.
Date: 05-16-2017 Lic. No. 26147

ENGINEERS SURVEYORS DESIGNERS PLANNERS
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.

WAYZATA, MINNESOTA

UTILITY PLAN
GLEA HAVEN 3RD ADDITION
DAVID HEIL

FILE NO.
35151-001

C2
C5

4/18/2017 ADS Design Tool Site

StormTech

User Inputs

Chamber Model	SC-740
Outlet Control Structure	Yes (Outlet)
Project Name	HEIL ADDITION
Engineer	DAN SCHMIDT
Project Location	Wayzata, MN
Project Date	04/18/2017
Measurement Type	Imperial
Required Storage Volume	1,100 cubic ft.
Stone Porosity	40%
Stone Foundation Depth	6 in.
Stone Above Chambers	6 in.
Average Cover Over Chambers	18 in.
Design Constraint	Width
Design Constraint Dimension	50 ft.

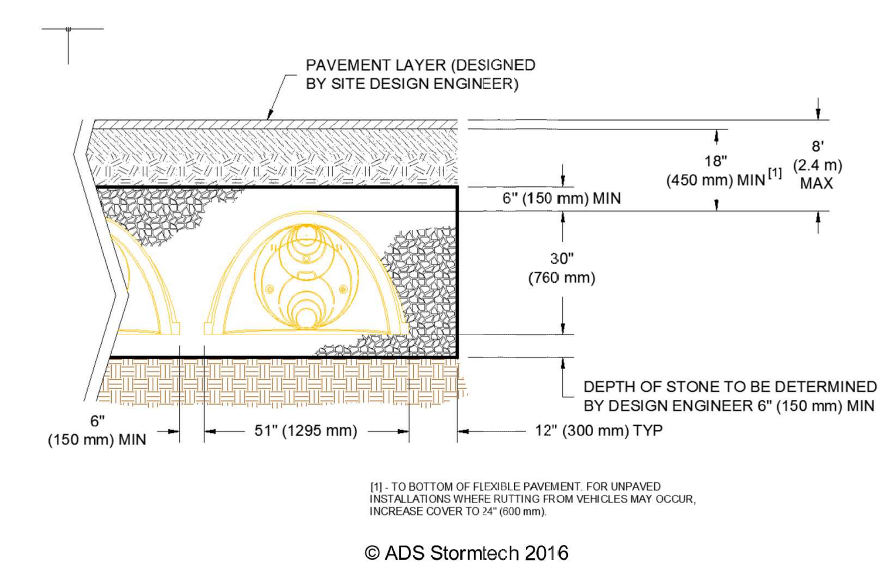
Results

System Volume and Bed Size

Installed Storage Volume	1172 cubic ft.
Storage Volume Per Chamber	74.90 cubic ft.
Number Of Chambers Required	13 each
Number Of End Caps Required	10 each
Rows/Chambers	5 row(s) of 2 chamber(s)
Maximum Length	25.33 ft.
Maximum Width	25.85 ft.
Approx. Bed Size Required	581 square ft.

System Components

Amount Of Stone Required	53 cubic yards
Volume Of Excavation (Not Including Fill)	75 cubic yards
Non-woven Filter Fabric Required	181 square yards
Length Of Isolator Row	15.84 ft.
Non-Woven Isolator Row Fabric	13 square yards
Woven Isolator Row Fabric	16 square yards



[1] - TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 24" (600 mm).

© ADS Stormtech 2016

http://stormtechcalc.azurewebsites.net/index.html 1/1

HARDCOVER CALCULATION WORKSHEET

CLIENT: David Heil JOB # 35151-001 ADDRESS: Gleason Lake Road, Wayzata
DATE: 4/19/2017 Maximun Hard Cover Allowed Per Lot 25% *(35% W/ 20% Treatment)*

PROPOSED HARDCOVER IN LOT 1 (existing)

Hardcover Item		*AREA*		*COMMENTS*
LOT AREA	=	9,724.00	S.F.	
HOUSE	=		S.F.	
DRIVEWAY+SIDEWALK	=		S.F.	
Total Allowable Hardcover W/ 25% Max				2,431.0 S.F.
Total Allowable Hardcover W/ 35% Max				3403.4 S.F.
Storm Treatment required for 35% Hardcover				1944.8 S.F.

PROPOSED HARDCOVER IN LOT 2

Hardcover Item		*AREA*		*COMMENTS*
LOT AREA	=	10,003.00	S.F.	
HOUSE	=		S.F.	
DRIVEWAY+SIDEWALK	=		S.F.	
Total Allowable Hardcover W/ 25% Max				2,500.8 S.F.
Total Allowable Hardcover W/ 35% Max				3501.1 S.F.
Storm Treatment required for 35% Hardcover				2000.6 S.F.

PROPOSED HARDCOVER IN LOT 3

Hardcover Item		*AREA*		*COMMENTS*
LOT AREA	=	9,900.00	S.F.	
HOUSE	=		S.F.	
DRIVEWAY+SIDEWALK	=		S.F.	
Total Allowable Hardcover W/ 25% Max				2,475.0 S.F.
Total Allowable Hardcover W/ 35% Max				3465.0 S.F.
Storm Treatment required for 35% Hardcover				1980 S.F.

PROPOSED HARDCOVER IN LOT 4

Hardcover Item		*AREA*		*COMMENTS*
LOT AREA	=	9,008.00	S.F.	
HOUSE	=		S.F.	
DRIVEWAY+SIDEWALK	=		S.F.	
Total Allowable Hardcover W/ 25% Max				2,252.0 S.F.
Total Allowable Hardcover W/ 35% Max				3152.8 S.F.
Storm Treatment required for 35% Hardcover				1801.6 S.F.

PROPOSED HARDCOVER IN LOT 5/6

Hardcover Item		*AREA*		*COMMENTS*
LOT AREA	=	20,642.75	S.F.	
HOUSE	=	3,745.20	S.F.	
DRIVEWAY+SIDEWALK	=	3,459.79	S.F.	
TOTAL		7,204.99		
Total Allowable Hardcover W/ 25% Max				5,160.7 S.F.
Total Allowable Hardcover W/ 35% Max				7225.0 S.F.
Storm Treatment required for 35% Hardcover				4128.55 S.F.

Total Hardcover Treatment needed for 35% Hardcover	11,855.55	S.F.
Volume for 1.1" over additional hardcover	1086.75875	C.F.

We are proposing an underground storage system that will store 1,100 cf of water. The underground system will include an draintile system to drain the stromwater if it will not infiltration. The valve we install we be left closed unless it is needed. A

PROJECT NAME AND NUMBER

DRAWING NAME	NO.	BY	DATE	REVISIONS
HEIL BASE	1	DLS	06/22/2017	City Comments
DRAWN BY				
MDM				
CHECKED BY				
DLS				
DATE				
03/31/17				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel L. Schmidt, P.E.
Date: 05-16-2017 Lic. No. 26147

ENGINEERS SURVEYORS DESIGNERS PLANNERS
SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO. ---

WAYZATA, MINNESOTA

HARDCOVER AND STORM WATER CALCULATIONS
GLEA HAVEN 3RD ADDITION
DAVID HEIL

FILE NO. 35151-001

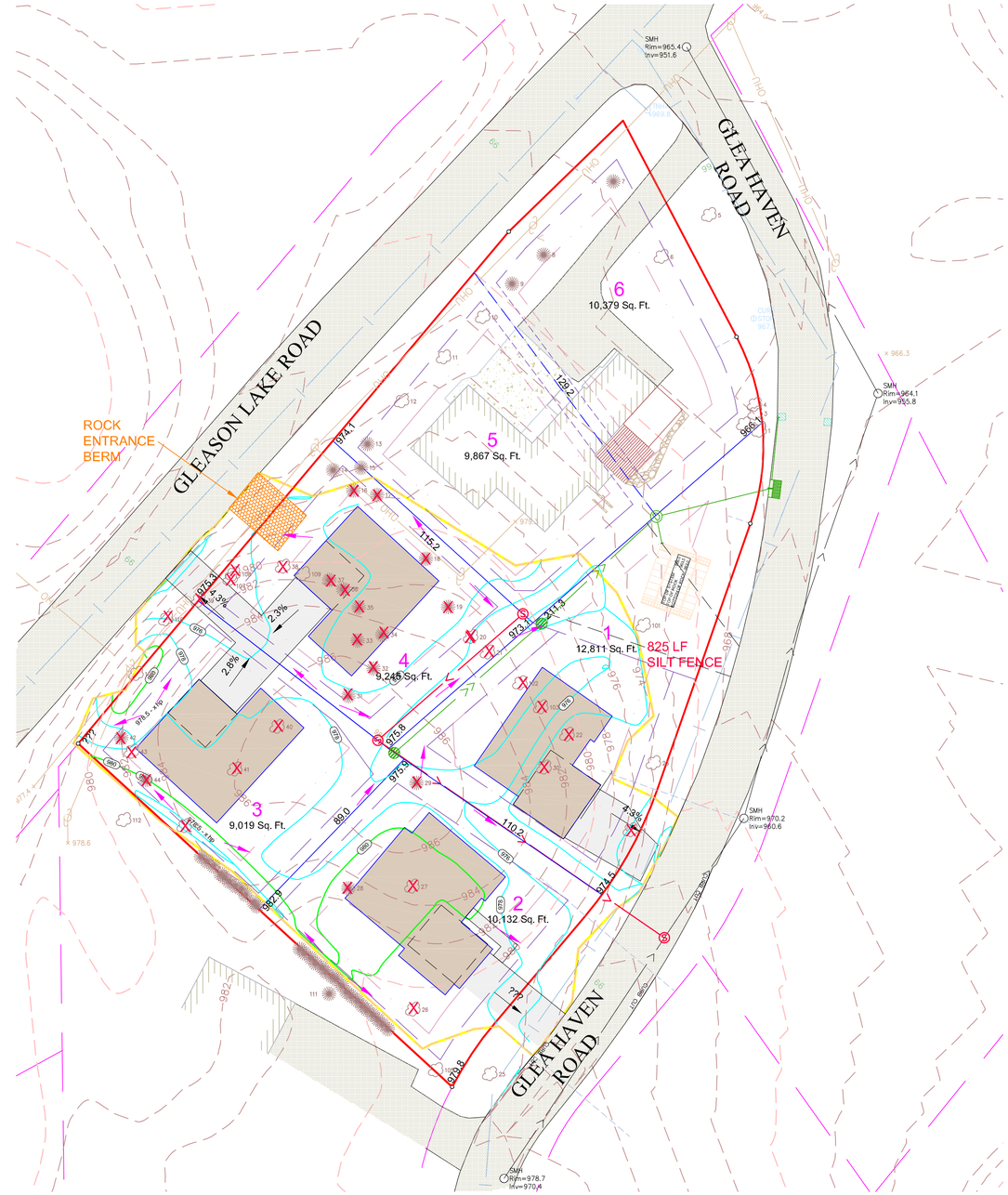
C3 / C5

Tree #	Species	DBH	Condition	Stems	Heritage	Removed Exempt Cal. In.	Removed Herritage Cal In.	Removed Removed Cal. In.	Saved Saved Cal. In.
1	Ash, green	26.5	Poor	1	Yes				26.5
2	Ash, green	21.5	Good	1					21.5
3	Ash, green	21.5	Good	1					21.5
4	Ash, green	38.5	Good	2	Yes				38.5
5	Ash, green	38.0	Fair	1	Yes				38.0
6	Birch, paper	12.5	Good	1					12.5
7	Spruce, white	17.0	Good	1					17.0
8	Spruce, white	14.0	Fair	1					14.0
9	Fir, balsam	10.0	Fair	1					10.0
10	Birch, paper	18.0	Good	1					18.0
11	Maple, sugar	26.5	Fair	1	Yes				26.5
12	Maple, sugar	25.0	Fair	1	Yes				25.0
13	Pine, red	14.0	Good	1					14.0
14	Spruce, blue	11.5	Fair	1					11.5
15	Pine, red	13.5	Good	1					13.5
16	Birch, paper	22.5	Good	2				22.5	
17	Pine, red	13.0	Good	1				13	
18	Pine, red	16.0	Good	1				16.0	
19	Spruce, white	11.0	Fair	1				11.0	
20	Honeylocust	10.5	Good	1				10.5	
21	Honeylocust	8.0	Fair	1				8.0	
22	Honeylocust	6.0	Good	1				6.0	
23	Ash, green	36.5	Fair	1	Yes				36.5
24	Ash, green	25.0	Poor	1	Yes		25		
25	Ash, green	16.5	Good	1					16.5
26	Ash, green	19.0	Good	1				19.0	
27	Maple, Norway	11.5	Good	1				11.5	
28	Pine, red	17.0	Good	1				17.0	
29	Pine, Scots	5.5	Fair	1				5.5	
30	Ash, green	11.0	Good	1				11.0	
31	Spruce, blue	19.0	Fair	1				19.0	
32	Spruce, white	14.5	Fair	1				14.5	
33	Spruce, blue	17.0	Fair	1				17.0	
34	Pine, red	19.0	Good	1				19.0	
35	Pine, red	13.5	Good	1				13.5	
36	Pine, red	14.0	Good	1				14.0	
37	Pine, red	10.5	Good	1				10.5	
38	Ash, green	22.0	Good	1				22.0	
39	Boxelder	14.0	Fair	1				14.0	
40	Mountainash	8.0	Good	1				8.0	
41	Honeylocust	15.0	Fair	1				15.0	
42	Redcedar	16.5	Good	1				16.5	
43	Birch, paper	22.0	Good	1				22.0	
44	Pine, jack	14.0	Fair	1				14.0	
45	Ash, green	15.0	Good	1				15.0	
101	Boxelder	9.0	Fair	1				9.0	
102	Mulberry	18.0	Good	1				18.0	
103	Honeylocust	6.0	Poor	1				6.0	
104	Apple	9.0	Poor	1				9.0	
105	Boxelder	10.0	Good	1				10.0	10
106	American Elm	7.0	Fair	1				7.0	
107	American Elm	8.0	Fair	1				8.0	
108	Boxelder	7.0	Fair	1				7.0	
109	Green Ash	13.0	Poor	1				13.0	
110	Boxelder	7.0	Fair	1				7.0	

			Removed Exempt Cal. In.	Removed Herritage Cal In.	Removed Removed Cal. In.	Saved Saved Cal. In.
Total Cal. In	865.0	Caliper Inches	0	25	479	371

Allowable Removed(25%):	216	Caliper Inches
Trees Removed	479	Caliper Inches
Significant to be replaced:	263	Caliper Inches
Herritage to be replaced:	50	Caliper Inches
	========	=========
Total Replacement	363	Caliper Inches
	145	Number of 2.5" in Trees

Herritage tree replacement - 2" to 1"
significant tree replacement - 25% allowable remove, 1-1 replacement after



PROJECT NAME AND NUMBER

DRAWING NAME	NO.	BY	DATE	REVISIONS
HEIL BASE	1	DLS	06/22/2017	City Comments
DRAWN BY				
MDM				
CHECKED BY				
DLS				
DATE				
03/31/17				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel L. Schmidt

Daniel L. Schmidt, P.E.
Date: 05-16-2017 Lic. No. 26147

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

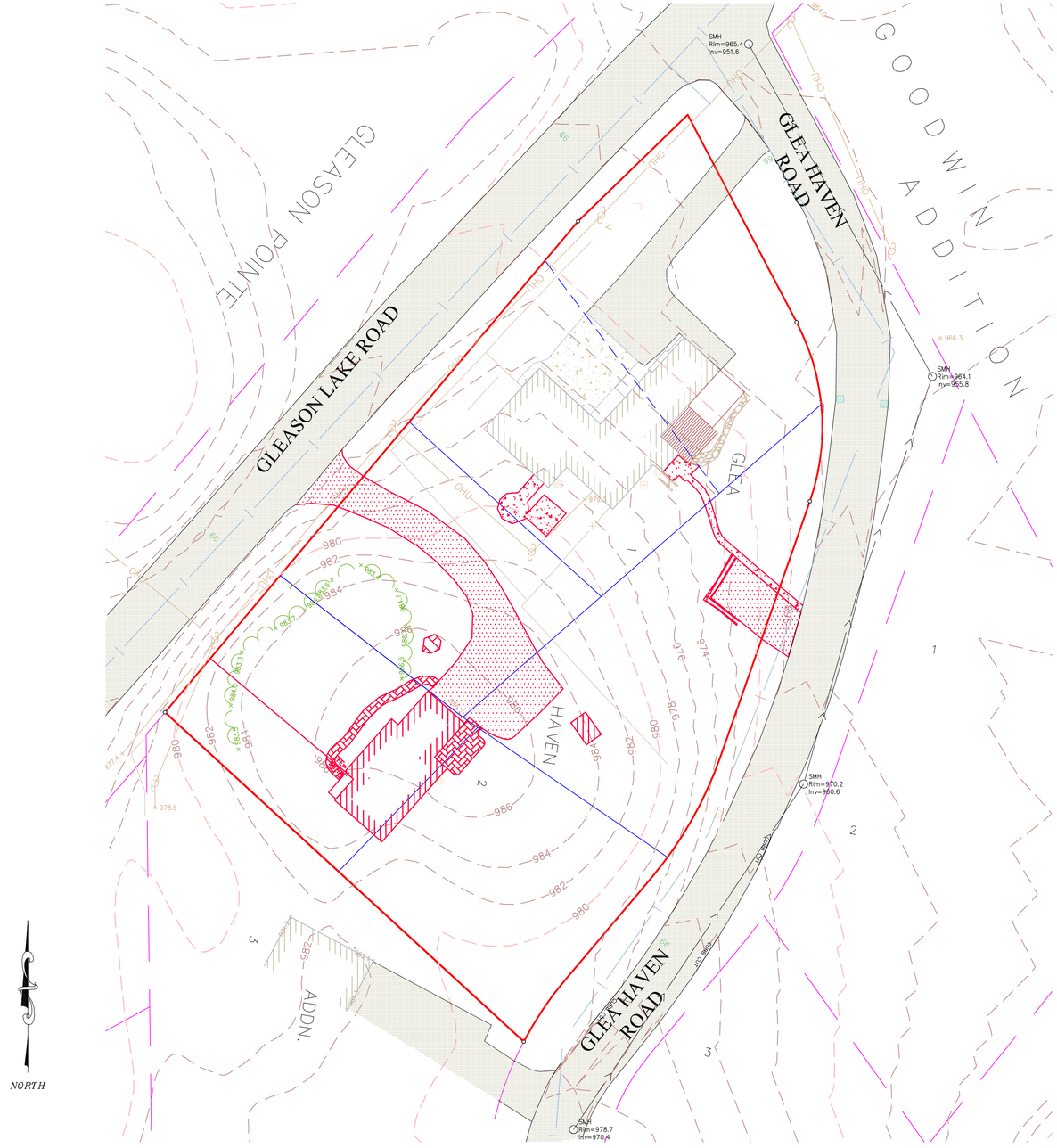
CITY PROJECT NO.

WAYZATA, MINNESOTA

TREE SURVEY
GLEA HAVEN 3RD ADDITION
DAVID HEIL

FILE NO. 35151-001

C5 / C5



PROJECT NAME AND NUMBER

DRAWING NAME	NO.	BY	DATE	REVISIONS
HEIL BASE	1	DLS	06/22/2017	City Comments
DRAWN BY				
MDM				
CHECKED BY				
DLS				
DATE				
03/31/17				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel L. Schmidt

Daniel L. Schmidt, P.E.
Date: 05-16-2017 Lic. No. 26147

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.

WAYZATA, MINNESOTA

REMOVAL PLAN
GLEA HAVEN 3RD ADDITION
DAVID HEIL

FILE NO.
35151-001

C4
C5

GLEA HAVEN 3RD ADDITION

C.R. DOC. NO._____

KNOW ALL PERSONS BY THESE PRESENTS: That XXX LLC, a Minnesota limited liability company, owner of the following described property situated in the State of Minnesota, County of Hennepin, to wit:

Lot 1, Block 1, GLEA HAVEN ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.
Parcel 2 - That part of Lots 2 & 3, Block 1, GLEA HAVEN ADDITION, lying northeasterly of the following described line

Beginning at a point on the northwesterly line of said Lot 3 a distant of 12 feet southwesterly of most northerly corner thereof; thence southeasterly to a point on the southeasterly line of said Lot 2 a distant of 12 feet northeasterly of the most southerly corner thereof and said line there terminating.

Has caused the same to be surveyed and platted as HEIL ADDITION and does hereby dedicate to the public for public use forever the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said ZXXXX a Minnesota limited liability company, has caused these presents to be signed by its proper officer this_____ day of _____, 2017

_____
XXXX

STATE OF MINNESOTA, COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by XXXXXX , LLC, a Minnesota limited liability company on behalf of the company.

Notary Public, Hennepin County, Minnesota	Notary Printed Name	My Commission Expires

I, David B. Pemberton do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year; that all water boundaries and wet lands, as defined by Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2017.

_____
David B. Pemberton, Licensed Land Surveyor
Minnesota License No. 40344

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____day of _____, 2017, by David B. Pemberton.

Notary Public, Hennepin County, Minnesota	Notary Printed Name	My Commission Expires

MINNETONKA, MINNESOTA

This plat of LINNER ROAD ESTATES was approved and accepted by the City Council of Minnetonka, Minnesota at a regular meeting held this_____ day of_____, 2017. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

By:_____, Mayor By:_____, City Clerk

RESIDENT AND REAL ESTATE SERVICES
Hennepin County, Minnesota

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of
, 2017.

Mark V. Chapin, Hennepin County Auditor

By:_____, Deputy

SURVEY DIVISION
Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____day of _____, 2017.

Chris F. Mavis, Hennepin County Surveyor

By:_____

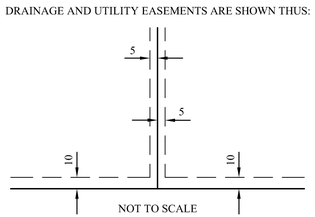
COUNTY RECORDER
Hennepin County, Minnesota

I hereby certify that the within plat of XXXX was recorded in this office this_____ day of _____, 2017, at _____o'clock ____M.

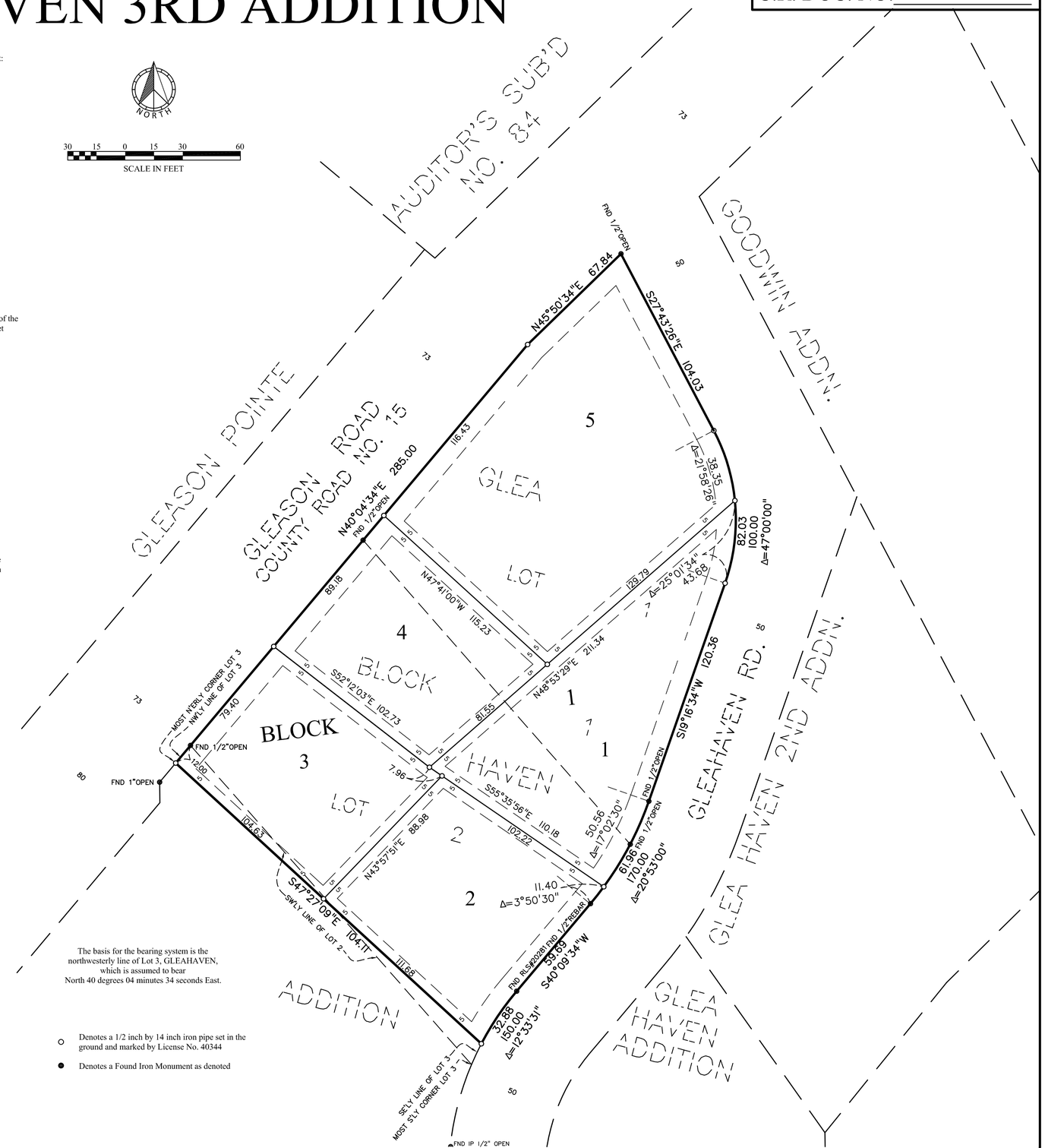
Martin McCormick, County Recorder

By:_____, Deputy

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.



The basis for the bearing system is the northwesterly line of Lot 3, GLEAHAVEN, which is assumed to bear North 40 degrees 04 minutes 34 seconds East.

○ Denotes a 1/2 inch by 14 inch iron pipe set in the ground and marked by License No. 40344

● Denotes a Found Iron Monument as denoted

SATHRE-BERGQUIST, INC.