



Wayzata Planning Commission

Meeting Agenda

Wednesday, September 6, 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. None
 - 4. Old Business 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
 - c. Wayzata Blu – 259, 269 and 275 Lake St E and 339 Barry Ave S
PUD General Plan, Design Review, Shoreland Impact
Plan/Conditional Use Permit, Preliminary and Final Plat
Subdivision
 - d. Boatworks Parking – 259 Lake St E and 294 Grove La E
Conditional Use Permit
 - 5. Public Hearing Items:**
 - a. Fretham 17th 2nd Addition – 1411 Holdridge Ter
Preliminary Plat Subdivision
 - 6. Other Items:**
 - a. Adding Consent Agenda
 - b. Review of development activities

c. Next meeting is September 18, 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.



City of Wayzata
600 Rice Street
Wayzata, MN 55391-1734

Mayor:

Ken Willcox

City Council:

Dan Koch
Johanna McCarthy
Alex Plechash
Steven Tyacke

City Manager:

Jeffrey Dahl

Date: August 31, 2017

To: Planning Commission

From: Jeff Thomson, Director of Planning and Building

Subject: Waytonka East End – 236 Central Ave S and 1101 Lasalle Street

Application Information

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.

Planning Commission Review

The Planning Commission reviewed the development application and held a public hearing at its meeting on August 7, 2017. The Planning Commission continued the item to the August 21st meeting, and requested that the applicant provide additional information regarding grading, tree removal, and house design.

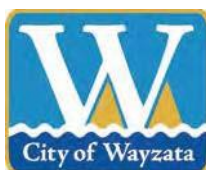
The Planning Commission reviewed the additional information at its meeting on August 21, 2017. After discussing the application, the Planning Commission voted 4 in favor and 3 opposed to direct staff to prepare a draft Planning Commission Report and Recommendation for denial of the development application.

Planning Commission Action

City staff has drafted the attached Planning Commission Report and Recommendation, which recommends denial of the development application.

Attachments

Draft Planning Commission Report and Recommendation



WAYZATA PLANNING COMMISSION

September 6, 2017

REPORT AND RECOMMENDATION OF DENIAL OF PROPOSED PRELIMINARY AND FINAL PLAT SUBDIVISION AT 236 CENTRAL AVE S AND 1101 LASALLE ST

DRAFT

SUMMARY OF RECOMMENDATION

Denial of Proposed Preliminary Plat and Final Plat subdividing two existing lots into four single-family residential lots

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 **Proposed Land Use.** Pillar Homes, and the property owners, AM Partners, LLC and Brian and Lauren Tholen, (collectively, the “Applicant”) have submitted a development application (the “Application”) to subdivide two existing lots at 236 Central Ave S and 1101 Lasalle Street (the “Property”) into four single-family residential lots. The Applicant’s plans call for demolishing the two existing duplexes on the Property and constructing four new single family homes.
- 1.2 **Approval Requested.** The Application requests simultaneous review and approval of preliminary and final plats to subdivide the two existing lots on the Property into four lots, pursuant City Code Section 805.14 and 805.15 (the “Proposed Subdivision” and “Preliminary Plat and Final Plat”).
- 1.3 **Property.** The address, property identification numbers and owners of the Property are:

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

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

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

- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Lakeshore Weekly News* on July 27, 2017. A copy of the notice was mailed to all property owners located with 350 feet of the Property on July 28, 2017. The required public hearing was held at the August 7, 2017 Planning Commission meeting.

Section 2. STANDARDS

2.1 Subdivision / Preliminary and Final Plat

- A. Review and approval of lot combinations and subdivisions of property are governed by the City's Subdivision Ordinance, Ch. 805 of City Code. The City may agree to review the preliminary and final plat simultaneously. (Sec. 805.15.A.)
- B. In reviewing requests for approval under the Subdivision Ordinance, the Planning Commission shall consider possible adverse effects of the proposed subdivision or lot combination reflected in the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors found in Section 805.14.E:
 - 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.

Section 3. FINDINGS

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

A. Preliminary / Final Plat. The adverse effects of the Proposed Subdivision and Preliminary Plat and Final Plat include:

1. The building pads that would result from the Proposed Subdivision would have negative impacts on sensitive areas of the Property and surrounding neighborhood, including the natural topography, adjacent wetlands, and significant trees on the Property, including several heritage trees.
2. The building pads that would result from the Proposed Subdivision would require significant alteration of natural topography, and require significant filing and grading, as detailed in the Staff Report on the Application and in the public testimony of the Applicant.
3. Existing stands of significant trees will be lost if the Proposed Subdivision is approved, and the building pads resulting from the Proposed Subdivision would not be sensitively integrated into existing trees. Nearly all trees in the front two-thirds of proposed new lots would be removed for the building pads and related grading.
4. The smaller lots; increased size, scale of density of the residential buildings; increased traffic; significant grading; and loss of significant trees associated with the Proposed Subdivision would adversely impact the scale, pattern or character of the surrounding neighborhood.
5. The design of the lots, the building pads, and the site layout reflected in the Preliminary Plat and Final Plat does not respond to and is not reflective of the surrounding lots and neighborhood character, in that the lots are generally smaller, narrower, pie-shaped lots, and would be less wooded with the removal of significant and heritage tree coverage.
6. The lot sizes resulting from the Proposed Subdivision are dissimilar from adjacent lots and lots found in the surrounding neighborhood, in terms of shape and size.
7. The scale, mass, proportion and scale of the buildings of the Proposed Subdivision would be dissimilar to the characteristics of existing

development in the neighborhood, in that they would be tightly massed in a row towards the front of the Property, with less side and front yard setbacks.

Section 4. RECOMMENDATION

- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **DENIAL** of the Proposed Subdivision and the Preliminary Plat and Final Plat.

Adopted by the Wayzata Planning Commission this 6th day of September 2017.

Voting In Favor:

Voting Against:

Abstaining:

Absent:



City of Wayzata
600 Rice Street
Wayzata, MN 55391-1734

Mayor:

Ken Willcox

City Council:

Dan Koch
Johanna McCarthy
Alex Plechash
Steven Tyacke

City Manager:

Jeffrey Dahl

Date: August 31, 2017

To: Planning Commission

From: Jeff Thomson, Director of Planning and Building

Subject: Glea Haven 3rd Addition – 190 Gleason Lake Rd and 121 Gleahaven Rd

Application Information

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.

Planning Commission Review

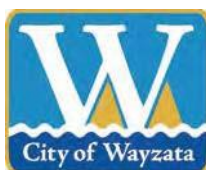
The Planning Commission reviewed the development application and held a public hearing at its meeting on August 7, 2017. After discussing the application, the Planning Commission voted 6 in favor and 0 opposed to direct staff to prepare a draft Planning Commission Report and Recommendation for denial of the development application.

Planning Commission Action

City staff has drafted the attached Planning Commission Report and Recommendation, which recommends denial of the development application.

Attachments

Draft Planning Commission Report and Recommendation



WAYZATA PLANNING COMMISSION

September 6, 2017

REPORT AND RECOMMENDATION OF DENIAL OF PRELIMINARY AND FINAL PLAT SUBDIVISION AT 190 GLEASON LAKE RD AND 121 GLEAHAVEN RD

DRAFT

SUMMARY OF RECOMMENDATION

Denial of Proposed Preliminary Plat and Final Plat subdividing two existing lots into five single-family residential lots

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 **Proposed Land Use.** David J. Heil and David W. Heil (collectively, the “Applicant”) have submitted a development application (the “Application”) to subdivide two existing lots at 190 Gleason Lake Road and 121 Gleahaven Road (the “Property”) into five single-family residential lots.
- 1.2 **Approval Requested.** The Application requests simultaneous review and approval of preliminary plat and final plat to subdivide the two existing lots on the Property into five lots, pursuant City Code Section 805.14 and 805.15 (the “Proposed Subdivision” and “Preliminary Plat and Final Plat”).
- 1.3 **Property.** The address, property identification numbers and owners of the Property are:

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

- 1.4 Land Use Designations. The Property falls within the following land use districts:

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

- 1.5 Notice and Public Hearing. Notice of a public hearing on the Application was published in the *Lakeshore Weekly News* on July 27, 2017. A copy of the notice was mailed to all property owners located within 350 feet of the Property on July 28, 2017. The required public hearing was held at the August 7, 2017 Planning Commission meeting.

Section 2. STANDARDS

2.1 Subdivision / Preliminary and Final Plat

- A. Review and approval of lot combinations and subdivisions of property are governed by the City's Subdivision Ordinance, Ch. 805 of City Code. The City may agree to review the preliminary and final plat simultaneously. (Sec. 805.15.A.)
- B. In reviewing requests for approval under the Subdivision Ordinance, the Planning Commission shall consider possible adverse effects of the proposed subdivision or lot combination reflected in the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors found in Section 805.14.E:
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 filling 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.

Section 3. FINDINGS

- 3.1 Based on the Application materials, additional materials submitted by the Applicant, staff reports, public comment and information presented at the public hearing, and the standards of the Wayzata Subdivision Ordinance, the Planning Commission of the City of Wayzata makes the following findings of fact:
 - A. Preliminary / Final Plat. The adverse effects of the Proposed Subdivision and Preliminary Plat and Final Plat include:
 1. The building pads that would result from the Proposed Subdivision would have negative impacts on sensitive areas of the Property and surrounding neighborhood, including its large natural and scenic lots, natural topography, and significant and heritage trees. The Commission appreciates and recognizes that the Proposed Subdivision would seek to address stormwater issues on the Property, but finds that there are other means of doing so that would

not require the Proposed Subdivision.

3. The building pads that would result from the Proposed Subdivision would require significant alteration of natural topography, and require significant filling and grading, as detailed in the Staff Report on the Application.
4. The Proposed Subdivision would remove a substantial amount of existing stands of significant trees, and the smaller lot sizes and number of proposed lots, it would result in building pads that are not sensitively integrated into existing stands of tree trees.
5. The proposed lots are significantly smaller than existing lots in the surrounding neighborhood, which would adversely impact the scale, pattern, and character of the surrounding neighborhood. In addition, the grading and tree removal associated with construction of the proposed building pads would also adversely impact the scale, pattern, and character of the surrounding neighborhood.
6. The design of the lots, the building pads, and the site layout reflected in the Preliminary Plat and Final Plat does not respond to and nor is it reflective of the surrounding lots and neighborhood character, which are significantly larger, wooded lots.
7. The lot sizes resulting from the Proposed Subdivision are dissimilar from adjacent lots and lots found in the surrounding neighborhood. The existing lots along Gleahaven Rd range in size from 13,381 to 38,126 sq. feet, with an average of 22,089 sq. ft. The proposed lots would range in size from 9,019 sq. ft. to 20,246 sq. ft., with an average proposed size of 12,290 sq. ft., which is significantly less than the existing neighborhood.
8. The Proposed Subdivision may depreciate the values of neighboring properties in the area in which it is proposed, given the small lot sizes.

Section 4. RECOMMENDATION

- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **DENIAL** of the Proposed Subdivision and the Preliminary and Final Plat.

Adopted by the Wayzata Planning Commission this 6th day of September, 2017.

Voting In Favor:

Voting Against:

Abstaining:

Absent:

DRAFT



City of Wayzata
600 Rice Street
Wayzata, MN 55391-1734

Mayor:

Ken Willcox

City Council:

Dan Koch
Johanna McCarthy
Alex Plechash
Steven Tyacke

City Manager:

Jeffrey Dahl

Date: August 31, 2017

To: Planning Commission

From: Jeff Thomson, Director of Planning and Building

Subject: Wayzata Blu – 259, 269 and 275 Lake St E and 339 Barry Ave S

Application Information

The applicant, Gatehouse Properties Ltd., has submitted a development application to redevelop the properties located at 259, 269 and 275 Lake St E and 339 Barry Ave S. The application includes demolition of the existing commercial buildings on the properties and construction of a new three story mixed use building consisting of office and retail uses and 18 residential condominiums. The proposal requires PUD general plan of development review, design review, shoreland impact plan/conditional use permit, and preliminary and final plat subdivision.

Planning Commission Review

The Planning Commission reviewed the development application and held a public hearing at its meeting on August 21, 2017. After discussing the application, the Planning Commission voted 7 in favor and 0 opposed to direct staff to prepare a draft Planning Commission Report and Recommendation for approval of the development application.

Updated Plans

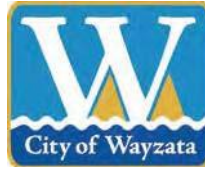
Since the Planning Commission meeting, the applicant submitted updated plans for the project. The plans remove the mechanical equipment from the roof of the building, so that the design deviation is no longer required. The mechanical equipment will now be located inside the building as required by the design standards. The updated plans also include minor modifications to the plans to further confirm that the plans meet the design standards. City staff has prepared an updated design critique based on the updated plans.

Planning Commission Action

City staff has drafted the attached Planning Commission Report and Recommendation, which recommends approval of the development application, subject to several conditions.

Attachments

Draft Planning Commission Report and Recommendation
Updated Design Critique
Updated Plans



WAYZATA PLANNING COMMISSION

September 6, 2017

REPORT AND RECOMMENDATION OF APPROVAL OF PUD GENERAL PLAN, PROJECT DESIGN, SHORELAND IMPERVIOUS SURFACE CUP, AND PRELIMINARY AND FINAL PLAT AT 259, 269 AND 275 LAKE ST E AND 339 BARRY AVE S

DRAFT

SUMMARY OF RECOMMENDATION

1. **Approval*** of PUD General Plan of Development
2. **Approval*** of Design of Project
3. **Approval*** of Shoreland Impact Plan/CUP for Impervious Surface
4. **Approval*** of Preliminary and Final Plat Subdivision

* with certain conditions listed at the end of this Report

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Proposed Land Use. Gatehouse Properties Ltd. and the property owners listed below (collectively, the "Applicant") have submitted a development application to redevelop the properties at 259, 269 and 275 Lake St E and 339 Barry Ave S (collectively, the "Property"). The proposed redevelopment involves the demolition of the existing commercial buildings on the properties and construction of a new three story mixed use building consisting of office and retail uses and 18 residential condominiums (the "Project").
- 1.2 Previous Approvals. On February 21, 2017, the City Council approved the PUD Concept Plan of Development for the Project and the rezoning to PUD/Planned Unit Development, contingent upon approval of the PUD General Plan of Development. The approved PUD Concept Plan showed the demolition of the existing commercial buildings, and construction of a new three story mixed use building comprising up to 15 residential dwelling units on the upper two levels,

and office, residential, and/or retail uses on the street level of the building. The City Council approval included a condition that the street level of the building must contain a minimum of 3,000 square feet of retail, office, or service commercial uses, and the remaining portion of the street level may contain up to two residential dwelling units.

1.3 Approvals Requested. The Application includes requests for approval of the following:

- A. PUD General Plan of Development (the “PUD” or “PUD General Plan”): The Project would be built according to an approved PUD Plan for the Property, including a new three story mixed use building comprising up to 16 residential dwelling units on the upper two levels (1 unit greater than the approved PUD Concept Plan), and office, residential, and/or retail uses on the street level of the building with a minimum of 3,000 square feet of retail, office, or service commercial uses, and the remaining portion of the street level containing up to two residential dwelling units, consistent with the conditions set by the approved PUD Concept Plan of development in February 2017, and as depicted in the plans listed in the Design Critique attached as Attachment A.
- B. Design (the “Design”): The newly constructed building of the Project is subject to the Design Standards of the Zoning Ordinance. The Applicant is requesting approval of the design of the building as well as a deviation from the Design Standards, further detailed in the Design Critique, that pertain to exterior building materials (the “Deviation”).
- D. Shoreland Impact Plan/Conditional Use Permit for Impervious Surface (the “Shoreland Impervious Surface CUP”): The Project requires a shoreland impact plan/conditional use permit for having impervious surface coverage that exceeds 75% of the lot area. The proposed Project would have an impervious surface coverage of approximately 78.5%.
- E. Preliminary and Final Plat Subdivision to combine the Lots (the “Subdivision”, “Preliminary and Final Plats” or “Lot Combination”): The Project would combine the four existing lots comprising the Property into a new single lot.

1.4 Property. The address, property identification numbers and owners of the Property involved in the Project are:

Address	PID	Owner
259 Lake St E	06-117-22-23-0005	Flagship Financial Group, Inc.
269 Lake St E	06-117-22-32-0006	Theodore T Asao et al Trustees
275 Lake St E	06-117-22-32-0005	Theodore T Asao et al Trustees
339 Barry Ave S	06-117-22-32-0004	Theodore T Asao et al Trustees

1.5 Land Use Designations. The Property is zoned and guided as follows:

Zoning:	PUD/ Planned Unit Development*
Comp Plan	Central Business District
Overlay districts:	S/Shoreland Overlay District

**The rezoning from C-4A to PUD approved by the City Council on February 21, 2017 is effective only upon approval of the PUD General Plan of Development.*

1.6 Notice and Public Hearing. Notice of the public hearing on the Application was published in the *Lakeshore Weekly News* on August 10, 2017 and mailed to all property owners located within 350 feet of the Property on August 11, 2017. The public hearing on the Application was held at the August 21, 2017 Planning Commission meeting.

Section 2. STANDARDS

2.1 General Plan of Development for Planned Unit Developments (PUDs).

- A. Approval Process for General Plan of Development. Approval of a Planned Unit Development is according to a multi-stage review and approval process (Concept Plan, General Plan, Final Plan) set forth in Section 33 of the Zoning Ordinance. Following the approval of a PUD Concept Plan, the Applicant must submit a new application for approval of a PUD General Plan of Development that depicts and outlines the proposed implementations of the approved Concept Plan, and that includes the information and materials outlined in Section 801.33.6. The same review procedure and criteria is followed for a General Plan of Development as is followed with a Concept Plan. Approval of a PUD Concept Plan in no way binds the City to subsequent approval of a General Plan of Development. Sec. 801.33.5.B.1.
- B. Intent and Purpose of PUDs. Section 801.33 of the Zoning Ordinance provides for the establishment of Planned Unit Developments to allow greater flexibility in the development of neighborhoods and/or non-residential areas by incorporating design modifications as part of a PUD conditional use permit or a mixture of uses when applied to a PUD District. The PUD process, by allowing deviation from the strict provisions of the Zoning Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage:
1. Innovations in development to the end that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments.

2. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
 3. More convenience in location and design of development and service facilities.
 4. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.
 5. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
 6. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.
 7. A development pattern in harmony with the objectives of the Wayzata Comprehensive Plan. (PUD is not intended as a means to vary applicable planning and zoning principles.)
 8. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.
- C. General Standards. Section 801.33.2.A of the Zoning Ordinance sets forth the general standards for review of a PUD application. These include:
1. Health Safety and Welfare; Council Discretion. In reviewing the PUD application, the Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations on design and any staff report on the application. The Council also shall evaluate the effects of the proposed project upon the health, safety and welfare of residents of the community and the surrounding area and shall evaluate the project's conformance with the overall intent and purpose of Section 33 of the PUD Ordinance. If the Council determines that the proposed project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area and that the project does conform with the overall intent and purpose of Section 33 of the PUD Ordinance, it may approve the PUD, although it shall not be required to do so.

2. Ownership. Applicant/s must own all of the property to be included in the PUD.
3. Comprehensive Plan Consistency. The PUD project must be consistent with the City's Comprehensive Plan.
4. Sanitary Sewer Plan Consistency. The PUD project must be consistent with the City's Sanitary Sewer Plan.
5. Common Open Space. The PUD project must provide common private or public open space and facilities at least sufficient enough to meet the minimum requirements established in the Comprehensive Plan, and contain provisions to assure the continued operation and maintenance of such.
6. Operating and Maintenance Requirements. Whenever common private or public open space or service facilities are provided within a PUD, the PUD plan must contain provisions to assure the continued operation and maintenance of such open space and service facilities to a predetermined reasonable standard. Common private or public open space and service facilities within a PUD must be placed under the ownership of one of the following, as approved by the City Council: (i) dedicated to the public, where a community-wide use is anticipated, (ii) Landlord control, where only tenant use is anticipated, or (iii) Property Owners Association, provided the conditions of 801.33.2.A.6.c are met.
7. Staging of Public and Common Open Space. When a PUD provides for common private or public open space, and is planned as a staged development over a period of time, the total area of common or public open space or land escrow security in any stage of development shall, at a minimum, bear the same relationship to the total open space to be provided in the entire PUD as the stages or units completed or under development bear to the entire PUD.
8. Density. The PUD project must meet the density standards agreed upon by the applicant and City, which must be consistent with the Comprehensive Plan.
9. Utilities. All utilities associated with the PUD must be installed underground and meet the utility connection requirements of Section 801.33.2.A.10.
10. Utility Connections. All utilities associated with proposed PUD must meet the utility connection requirements of Section 801.33.2.A.10.

11. Roadways. All roadways associated with the PUD must conform to the Design Standards and Wayzata Subdivision Regulations, unless otherwise approved by City Council.
 12. Landscaping. All landscaping associated with the PUD must be according to a detailed plan approved by the City Council. In assessing the plan, the City Council shall consider the natural features of the particular site, the architectural characteristics of the proposed structure and the overall scheme of the PUD plan.
 13. Setbacks. The front, rear and side yard restrictions on the periphery of the Planned Unit Development site at a minimum shall be the same as imposed in the underlying districts, if a PUD conditional use permit, or the previous zoning district, if a PUD District. No building shall be located less than fifteen (15) feet from the back of the curb line along those roadways which are part of the internal street pattern. No building within the PUD project shall be nearer to another building than one-half (1/2) the sum of the building heights of the two (2) buildings. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the allowable setbacks shall be as negotiated and agreed upon between the applicant and the City.
 14. Height. The maximum building height to be considered within a PUD District shall be thirty five (35) feet and three (3) stories, whichever is lesser. There shall be no deviation from the height standards applied within the applicable zoning districts for PUD conditional use permits. In PUD Districts for parcels that were zoned commercial prior to PUD and which exceed 13 acres, the maximum allowable height and number of floors shall be as negotiated and agreed upon between the applicant and the City.
- D. Residential and Non-Residential PUD Standards. Sections 801.33.3 and 4 set forth lot area, minimum frontage, municipal water and sewer availability, roadway and parking standards for PUDs which have a residential and non-residential components. In addition to the standards set forth in these sections, City Council may impose such other standards for a PUD project as are reasonable and as the Council deems are necessary to protect and promote the general health, safety and welfare of the community and the surrounding area.
- 2.2 Design Standards. All new nonresidential building construction in the City must comply with the Design Standards found in Section 9 of the Zoning Ordinance. The Project falls within the Lake Street Design District, and the relevant design standards applicable to the Project are outlined in the attached "Design Critique" (Attachment A). Deviations from the Design Standards may be permitted under

Sec. 801.09.21 (with the exception of Section 7 of the Design Standards) if City Council (after considering the Planning Commission's recommendation) makes a finding that the negative impact of such deviation is outweighed by one or more of the following factors:

1. The extent to which the project advances specific policies and provisions of the City's Comprehensive Plan.
2. The extent to which the deviation permits greater conformity with other Standards, policies behind the Standards, or with other Zoning Ordinance standards.
3. The positive effect of the project on the area in which the project is proposed.
4. The alleviation of an undue burden, taking into account current leasing, housing and commercial conditions.
5. The accommodation of future possible uses contemplated by the Design Standards, the Zoning Ordinance or the Comprehensive Plan.
6. A national, state or local historic designation.
7. The project is the remodeling of an existing building which largely otherwise conforms to the Design Standards.

2.3 Shoreland Impact Plan/Conditional Use Permit for Impervious Surface. The Shoreland Overlay District establishes a maximum impervious surface of 25% of the lot area, except impervious surface coverage may be allowed to exceed 75% of the lot area with a shoreland impact plan/conditional use permit pursuant to the criteria of Section 801.91, related to sediment control, water management, maintenance of landscaped features, and other shoreland management matters, and the general CUP criteria of Section 801.04.2.F. Section 801.04.2.F. states that the Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

- A. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
- B. The proposed use's compatibility with present and future uses of the area.
- C. The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).
- D. The proposed use's effect on the area in which it is proposed.

- E. The proposed use's impact upon property values in the area in which it is developed.
- F. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
- G. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

2.4 Subdivision / Preliminary and Final Plat. Review and approval of subdivisions of property, combinations of two or more lots, and preliminary/final plats are governed by the City's Subdivision Ordinance, Ch. 805 of City Code. The City may agree to review the preliminary and final plat simultaneously. Sec. 805.15.A. In reviewing such requests, 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 found in Section 805.14.E:

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.

Section 3. FINDINGS OF FACT

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

3.1 PUD General Plan.

- A. The PUD General Plan of Development would implement the approved PUD Concept Plan.
- B. The PUD General Plan meets the purpose and intent of the PUD Ordinance.
 1. The PUD reflects higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.

2. The PUD meets the land use designation for the Property, and is consistent with the goals and objectives of the comprehensive plan.
 3. The PUD creates a more desirable and creative environment than would be possible under the existing C-4A/Limited Central Business District.
- C. The PUD meets all of the standards listed in Section 801.33.3 for residential PUDs and the following general standards listed in Section 801.33.2 of the Zoning Ordinance:
1. Health Safety and Welfare. The Project will not be detrimental to the health, safety and welfare of residents of the community and the surrounding area, and conforms with the overall intent and purpose of the PUD Ordinance as noted in this Report.
 2. Ownership. The Applicant owns, or will own at the time of final approval, all of the property to be included in the PUD.
 3. Comprehensive Plan Consistency. The Project is consistent with the City's Comprehensive Plan as noted in this Report.
 4. Sanitary Sewer Plan Consistency. The Project is consistent with the City's Sanitary Sewer Plan.
 5. Common Open Space. The City's Comprehensive Plan does not identify the Property for a proposed or future park, playground, recreational area, or other public ground. As a condition of approval, the Applicant would be required to pay a parkland dedication fee in lieu of parkland dedication, in accordance with the City's Subdivision Ordinance.
 6. Operating and Maintenance Requirements. The Project does not include common private or public open space or service facilities. As noted, as a condition of approval, the Applicant would be required to pay a parkland dedication fee in lieu of parkland dedication.
 7. Staging of Public and Common Open Space. The Project does not include common private or public open space or service facilities. As noted, as a condition of approval, the Applicant would be required to pay a parkland dedication fee in lieu of parkland dedication.

8. Density. The Project density standards are acceptable to the City and consistent with the Comprehensive Plan.
9. Utilities. All utilities would be installed underground.
10. Utility Connections. The proposed utility plan meets the City's requirements for utility connections.
11. Roadways. The Project will not have public roadways.
12. Landscaping. The Applicant has submitted a detailed and acceptable landscaping plan that considers the natural features of the Property and surrounding area, the architectural characteristics of the proposed structure and the overall scheme of the Project.
13. Setbacks. The front, rear and side yard restrictions on the periphery of the Project meet the standards of the previous zoning district.
14. Height. The maximum building height in the Project will not exceed thirty five (35) feet and three (3) stories.

3.2 Project Design. The Project meets the applicable provisions of the Design Standards except for the exterior building materials Deviation. The Commission finds that there would be very little, if any, negative impacts of using the proposed exterior building materials for the Project, as the proposed materials are of high quality and are appropriate for the design of the Project. To the extent there are any negative impacts of the Deviation, those impacts are outweighed by one or more of the following factors:

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

3.3 Shoreland Impact Plan/Conditional Use Permit for Impervious Surface. The provisions of Section 801.91.19 and 801.04.2(F) of the Zoning Ordinance have been considered and are satisfactorily met.

1. All structures and practices are or will be in place for the treatment of storm water runoff for the Project as reviewed and approved by the City Engineer.
2. A Shoreland Impact Plan has been submitted for review and approval by the City Engineer.

Section 801.04.2(F) Findings

1. The proposed action is compatible with the specific policies and provisions of the official City Comprehensive Plan.
2. The proposed use is compatible with present and future uses of the area.
3. The proposed use conforms with all performance standards contained in the Zoning Ordinance, except those for which a CUP is requested.
4. The proposed structure and associated uses will not have a negative effect upon the surrounding area.
5. The proposed structure and associated use will not have a negative impact upon surrounding property values.
6. The proposed structure and associated use will not increase traffic above capacity.
7. The proposed structure and associated use will not negatively impact existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

3.4 Preliminary / Final Plat Subdivision for Lot Combination. The Planning Commission finds that there would be no significant adverse effects of the proposed Preliminary and Final Plats based upon the findings related to the PUD and the following factors found in Section 805.14.E:

1. The Subdivision is consistent with the Wayzata Comprehensive Plan.
2. The building pad that results from the Subdivision will not impact sensitive areas on the Property.
3. The building pad that results from the Subdivision has been selected and located with respect to natural topography to minimize filing or grading.

4. There are no existing stands of significant trees on the Property impacted by the Project.
5. The Subdivision does not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
6. The design of the lot, the building pad, and the site layout responds to and is reflective of the surrounding lots and neighborhood character.
7. The lot size resulting from the Subdivision is not dissimilar from adjacent lots or lots found in the surrounding neighborhood.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of the building proposed is similar to the characteristics and quality of existing development in the City and surrounding neighborhood.
9. The building proposed for the Subdivision meets the applicable Design Standards outlined in Section 9 of the Wayzata Zoning Ordinance.
10. The proposed lot layout and building pad conforms with all performance standards contained in the Subdivision Ordinance with the exception of those for which a CUP are being requested.
11. The Subdivision will not tend to or actually depreciate the values of neighboring properties in the area in which it is proposed.
12. The Subdivision will be accommodated with existing public services, including those related to transportation and utility systems, and will not overburden the City's service capacity.

Section 4. RECOMMENDATION

- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of the following requests made in the Application: (i) PUD General Plan of Development; (ii) Design of the Project; (iii) Shoreland Impervious Surface CUP; and (iv) Preliminary and Final Plat Subdivision to combine the existing four lots into a single lot, subject to the following conditions:

- A. The Parking CUP and related agreements for the property at 294 Grove Lane East must be amended to allow for the Project and PUD.
- B. The Property Owner must comply with all current and future parking requirements for the uses associated with the Project.
- C. Before the City issues a building permit for the Project, the final civil engineering plans, including Site Plan, Grading and Drainage Plan, Utility Plan, Stormwater Management Plan, and SWPP must be reviewed and approved by the City Engineer
- D. Before the City issues a building permit for the Project, the final landscape plans must be reviewed and approved by the City Forester.
- E. The Final Plat must be revised to dedicate additional public right of way along Lake St E and Barry Ave S from the existing property line to the back of the public sidewalk shown on the plans.
- F. Before the City releases the Final Plat for recording at Hennepin County, park dedication fees, equal to \$2,500 per residential dwelling unit or 10% of the determined land value, whichever is greater, must be paid as required by the Subdivision Ordinance.
- G. Before the City issues a building permit for the Project, the Applicant must record the Final Plat with the appropriate Hennepin County officials within one hundred twenty (120) days in conformance with Section 805.15.E.7 of the Subdivision Ordinance, and provide a recorded copy to the City.
- H. The Applicant must provide the City with an easement that would allow for the construction, access, and operation of public parking on the back of the Property, either entirely on the Property, or in conjunction with other development or changes on surrounding properties.
- I. The Applicant must enter into a stormwater maintenance agreement with the City that meets with the approval of the City Engineer, covering the design, installation, maintenance, and inspection of all stormwater management systems approved as part of the Application, which must be recorded against the Property.

- J. The Applicant must enter into a Development Agreement with the City, in a form acceptable to the City Attorney, that incorporates the approvals and conditions hereof, and in which the Applicant agrees to fully defend and indemnify the City for anything related to the Project, the Property and property-related rights.
- K. The Applicant must secure all approvals and the street vacation along Barry Avenue that are necessary for the Project as depicted in the PUD General Plan.
- L. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

Adopted by the Wayzata Planning Commission this 5th day of September 2017.

Voting In Favor:

Voting Against:

Abstaining:

Absent:

Attachment A
(the “Design Critique”)

DRAFT

Design Review Critique

Wayzata Blu - 259, 269, and 275 Lake St E, 339 Barry Ave S
August 30, 2017

The Design Review Critique is based on the following plans submitted by the applicant:

1. Street Level Plan prepared by ESG Architecture & Design and dated August 29, 2017
 2. Upper Level Plans prepared by ESG Architecture & Design and dated August 29, 2017
 3. Exterior Elevations prepared by ESG Architecture & Design and dated August 29, 2017
 4. Stepback Diagrams prepared by prepared by ESG Architecture & Design and dated August 29, 2017
 5. Pedestrian View prepared by prepared by ESG Architecture & Design and dated August 29, 2017
 6. Birdseye View prepared by ESG Architecture & Design and dated August 29, 2017
 7. Street Level Layouts dated August 29, 2017
 8. Second Level Layouts dated August 29, 2017
 9. Third Level Layouts dated August 29, 2017
 10. Development Site Plan prepared by Civil Engineering Site Design and dated July 7, 2017 and last revised August 30, 2017
 11. Grading Plan prepared by Civil Engineering Site Design and dated July 7, 2017 and last revised August 30, 2017
 12. Sanitary and Water Utility Plan prepared by Civil Engineering Site Design and dated July 7, 2017 and last revised August 30, 2017
 13. Storm Sewer Utility Plan prepared by Civil Engineering Site Design and dated July 7, 2017 and last revised August 30, 2017
 14. Stormwater Pollution Prevention Plan prepared by Civil Engineering Site Design and dated July 7, 2017 and last revised August 30, 2017
 15. Existing Conditions and Removal Plan prepared by Civil Engineering Site Design and dated July 7, 2017 and last revised August 30, 2017
 16. Details prepared by Civil Engineering Site Design and dated July 7, 2017 and last revised August 30, 2017
 17. Landscape Cover Page prepared by Oslund and Assoc and dated August 29, 2017
 18. Landscape Overall Plan prepared by Oslund and Assoc and dated August 29, 2017
 19. Landscape Enlarged Plan – North prepared by Oslund and Assoc and dated August 29, 2017
 20. Landscape Enlarged Plan – South prepared by Oslund and Assoc and dated August 29, 2017
 21. Illumination Plan
 22. Preliminary Plat prepared by Lot Surveys Compay, Inc. and dated June 2, 2017 and last revised July 6, 2017
 23. Final Plat prepared by Lot Surveys Company
-

Design Review Critique

Wayzata Blu - 259, 269, and 275 Lake St E, 339 Barry Ave S

August 30, 2017

	Comments	Compliance
Building Uses		
<u>801.09.2.1 – Lake Street District</u> All new buildings east of Barry Avenue on Lake Street shall have retail usage at least eighty percent (80%) of the ground floor facing Lake Street. The remaining twenty percent (20%) of the ground floor frontage may only be used for walkways, public access, or public facilities. Retail activities shall comprise a total of at least fifty percent (50%) of the usage of the total building footprint.	The site is located west of Barry Avenue.	Not Applicable
	Comments	Compliance
Building Recesses		
<u>801.09.3.1.A – All Districts</u> Building facades shall be articulated through the use of pilasters and/or recesses that create visible shadow lines and dimensions especially on the street level	The proposed building includes building recesses on all sides of the building, which provide articulation of the façades.	Yes
<u>801.09.3.1.B</u> Street level landscaped courtyards, outdoor seating areas and gathering areas shall be incorporated into building and site plan design.	The proposed plans include a landscaped courtyard on the west side of the site. The courtyard would consist of a water feature, water “wall”, and a granite seating wall.	Yes

Design Review Critique

Wayzata Blu - 259, 269, and 275 Lake St E, 339 Barry Ave S

August 30, 2017

	Comments	Compliance
Building Width		
<u>801.09.4.1 All Districts – New Buildings</u> In order to reduce the scale of longer façades and to eliminate the long horizontal expressions of buildings, divisions or breaks in materials shall be included and at least three of the following design strategies shall be incorporated into the design: 1. Window bays 2. Special treatment at entrances 3. Variations in roof lines or parapet detailing 4. Awnings 5. Building setbacks or articulation of the facade 6. Rhythm of elements	The proposed building includes variations in roof lines, building setbacks and articulation of the façade, and a rhythm of elements to reduce the scale of longer facades. The proposed building design does not include long horizontal expressions.	Yes

Design Review Critique

Wayzata Blu - 259, 269, and 275 Lake St E, 339 Barry Ave S

August 30, 2017

	Comments	Compliance
Upper Story Setbacks		
<u>801.09.5.1.A – All Districts – New Buildings</u> Building height shall conform to the height of the applicable zoning district. Where three (3) story buildings are permitted, the third (3rd) story must be recessed from all façades fronting public right of ways at least a distance equal to the vertical distance of the 3rd story height from the second (2nd) floor footprint, or an average of ten (10) feet across the facade, but no portion of the 3rd story structure shall be closer than six (6) feet to the 2nd story façade. The 3rd story façade shall be designed with railings, pillars, dimensional windows, building recesses or other similar design techniques to break up the 3rd story façade.	The third level is fully recessed from the lower levels of the building along the entire length of the public right of way frontages. The third floor is stepped back 10 feet along both Lake Street and Barry Avenue. The third story includes railings and variations in the building line and exterior materials to break up the third story façade.	Yes
<u>801.09.5.1.B – All Districts – New Buildings</u> The façades fronting public right-of-ways of every two and three story building, longer than sixty (60) feet, must have a recessed second story of approximately twenty-five percent (25%) of the façade's length, setting back a minimum of six (6) feet from the face of the first floor façade. The required third floor setback must follow the frontal plane of the second story setback.	The building is greater than 60 feet in width along Lake Street and Barry Avenue. The second floor of the building is stepped back at the Lake Street and Barry intersection. Along Lake Street, the second floor is stepped back six feet for 32% of the building width, and along Barry Avenue, the second floor is stepped back six feet for 30% of the building width.	Yes
<u>801.09.5.1.C – All Districts – New Buildings</u> Wintertime sun orientation, solar access, and views of Lake Minnetonka are significant issues within the Design Districts. Building height should not negatively and significantly impact neighboring properties.	The proposed building would comply with the maximum height requirement of the PUD district. The proposed building height is similar to surrounding buildings, and would not impact neighboring properties.	Yes

Design Review Critique

Wayzata Blu - 259, 269, and 275 Lake St E, 339 Barry Ave S

August 30, 2017

	Comments	Compliance
Roof Design		
<u>801.09.6.1 – All Districts</u> “Green” roofs, roof garden terraces, arbors and other similar structures are encouraged on roofs of building.	The proposed building does not include any green roofs.	Not Applicable
<u>801.09.6.2.A – All Districts – Roof Materials</u> The roof material for all sloped roofs in all districts shall be slate, untreated copper, pre-finished metal, cedar shake or asphalt shingle in dark colors. <u>801.09.6.2.B – All Districts – Roof Materials</u> The roof material for all flat roofs in all districts shall be treated synthetic membrane or other similar material in dark colors.	The proposed building has a flat roof which would consist of a dark colored membrane material.	Yes
Screening of Rooftop Equipment		
<u>801.09.7.1 – Lake Street and Bluff Districts</u> No mechanical equipment for a building may be located on the roof deck. All such mechanical equipment must be located within the interior of the structure.	The proposed plans do not include mechanical units on the rooftop. The mechanical equipment would be located inside the building.	Yes

Design Review Critique

Wayzata Blu - 259, 269, and 275 Lake St E, 339 Barry Ave S

August 30, 2017

	Comments	Compliance
Facade Transparency		
801.09.8.2 – Lake Street District No less than fifty percent (50%) of the ground level façade of any building fronting Lake Street shall be transparent glass. No less than twenty-five percent (25%) of the ground level side and rear façade facing a public right of way, parking area or open space shall be transparent glass.	The proposed building is comprised of 53% glass on the ground level along Lake Street, and 25% glass along Barry Avenue.	Yes
Ground Level Expression		
801.09.9.1 – All Districts In multi-story buildings, the ground floor shall be distinguished from the floors above by the use of at least three of the following elements: 1. An intermediate cornice line 2. A difference in building materials or detailing 3. An offset in the façade 4. An awning, trellis, or loggia 5. Arcade 6. Special window lintels 7. Brick/stone corbels	The proposed building includes a difference in building material, an offset of the façade, and an arcade to distinguish between the first and second floors of the building.	Yes
Entries		
801.09.10.1 – All Districts The front facade of all buildings shall be landscaped with window boxes or planters with seasonally appropriate plantings. The main entries shall face the primary street at sidewalk grade.	The proposed landscape plans include planting beds along both public street frontages. The main entrances to the ground floor of the building are located along Lake Street.	Yes

Design Review Critique

Wayzata Blu - 259, 269, and 275 Lake St E, 339 Barry Ave S
August 30, 2017

	Comments	Compliance
Building Materials and Quality		
<u>801.09.11.1.A – Primary Opaque Surfaces – All Districts</u> Other than the accent materials listed in 801.09.11.G, ninety percent (90%) of the non-glass surfaces of each elevation of the exterior building façade shall be composed of one or more of the following materials: 1. Brick 2. Stone 3. Cast stone 4. Factory finished and certified wood, including, but not limited to: a. Wood shingles (cedar shingles six (6) inch maximum exposure) b. Lap-siding (six (6) inch maximum width) 5. Stucco	The non-glass surfaces of the building are comprised of limestone, ipe wood, laminate panel, and metal panel. The north side elevation also includes stucco as a primary building material. The use of laminate and metal panels requires a deviation from the design standards.	Deviation Required
<u>801.09.11.1.B – Façade Coverage – All Districts</u> The primary opaque surface materials of all free standing buildings must be the same on all facades of the building.	The proposed building includes the same materials – stone, wood, laminate and metal panel – on all four sides of the building. The north elevation of the building also includes the use of stucco, which is a permitted building material.	Yes
<u>801.09.11.1.C – Type of Brick – All Districts</u> On all facades of a free-standing building where brick is used, full course modular, Roman, Norman or other standard size brick must be used.	The proposed building does not include any brick.	Not Applicable

Design Review Critique

Wayzata Blu - 259, 269, and 275 Lake St E, 339 Barry Ave S

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<u>801.09.11.1.D – Façade Detail – All Districts</u> 1. Brick and/or stone façades shall be well detailed and dimensionally designed in order to avoid fractional cuts and odd pieces. All outside brick corners must be full bricks (custom if necessary), with no mitering, forming continuous vertical joints. 2. The narrow face of an exposed stone butt joint, at corners, must be a minimum dimension of two (2) inches. Mitered and quirked stone corners are also acceptable.	The stone detail would be reviewed with the final building design.	Yes
<u>801.09.11.1.E – Brick Joints – All Districts</u> 1. The mortar for brick must be dark grey or in the color range of the brick. All joints must be concave or 'v' joint. No mortar may be used beyond the face of the brick. 2. All brick walls must be built to avoid efflorescence	The proposed building does not include any brick.	Not Applicable
<u>801.09.11.1.F – Stone Joints – All Districts</u> Stone joints shall be no larger than one-fourth (1/4) inch.	The stone detail would be reviewed with the final building design.	Yes

Design Review Critique

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<u>801.09.11.1.G – Accent Materials – All Districts</u> Only the following materials may be used for lintels, sills, cornices, bases, and decorative accent trims, and must be no more than 10 percent (10%) of the non-glass surfaces of each elevation of the exterior building façade: 1. Stone 2. Cast stone 3. Copper (untreated) 4. Rock faced stone 5. Aluminum or painted steel structural shapes 6. Fiber cement board 7. Premium grade wood trim with mitered outside corners. Examples of premium grade wood are cedar, redwood, and fir. 8. EIFS	The proposed building design does not include lintels, bases, cornices, or decorative accent trims. The window sills would be aluminum.	Yes
<u>801.09.11.1.H - Parapets, Flashing, Coping – All Districts</u> 1. Only the following materials may be used for parapets, flashing and coping: a. copper (untreated) b. brick c. stone d. cast stone e. premium grade wood. 2. Pre-finished, painted .032 aluminum may only be used as a standard parapet coping with a maximum exposed edge of five (5) inches.	The proposed building does not include any parapet walls.	Not Applicable

Design Review Critique

Wayzata Blu - 259, 269, and 275 Lake St E, 339 Barry Ave S

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<u>801.09.11.1.I – Awnings – All Districts</u> 1. Only the following types of awnings may be used: a. Fabric awnings of a heavy canvas in dark solid colors or other colors that are approved as part of the design review process b. Highly detailed, ornate metal in dark colors c. Glass awnings 2. Backlit awnings are prohibited. 3. Awnings with text or graphic material may be permitted but require approval via the sign permit process of the Zoning Ordinance.	The proposed building plans do not include any awnings.	Not Applicable
<u>801.09.11.1.J – Balconies – All Districts</u> Balconies shall be accessible and useable by persons. Fake or unusable balconies are prohibited. All balconies shall remain within the property line. Metal railings with members painted dark, or glass panels are permitted.	The proposed building includes balconies on all sides of the building, which would not extend over property lines and would be accessible. The balconies would be surrounded by either dark metal railing or glass panels.	Yes
<u>801.09.11.1.K – Glass – All Districts</u> Glass shall not be mirrored, reflective or darkened. Slight green, bronze and grey tints are acceptable. Spandrel glass shall not be counted as transparent glass for the purposes of calculations under the transparency requirements of Section 801.09.8 of the Standards, but may be used for detailing purposes. Environmentally appropriate glass, such as Low-emissivity glass, shall be used in all projects	The proposed glass would not be mirrored, reflective, or darkened.	Yes

Design Review Critique

Wayzata Blu - 259, 269, and 275 Lake St E, 339 Barry Ave S

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<u>801.09.11.1.L – Door Systems – All Districts</u> Unless there are building security concerns, main entry doors shall be primarily glass. If, for security reasons, a main entry door is not possible or practical, a main entry door must be well detailed. Appropriately designed wood doors may be utilized for retail and office buildings.	The proposed entry doors would be glass.	Yes
	Comments	Compliance
Franchise Architecture		
<u>801.09.12.1 – All Districts</u> A. Typical or standardized franchise architecture (including building design that is the trade dress of, or identified with a particular chain, franchise or business and is repetitive in nature) is prohibited. B. Large, bold or bright signage, trade dress or logos must be altered and scaled down to meet the purpose of these standards as articulated herein, and must not be repeated on the facades of the principal structure more than once. All new, altered and/or proposed signage for buildings must be submitted for review under Section 801. 09.18 by the Planning Commission at the time of Design Standards Review application	The proposed building would not be franchise architecture.	Not Applicable

Design Review Critique

Wayzata Blu - 259, 269, and 275 Lake St E, 339 Barry Ave S

August 30, 2017

	Comments	Compliance
Walkways		
<u>801.09.13.1 – Lake Street District</u> A. Continuous sidewalks at least twelve (12) feet in width shall be provided along all public street frontages. B. Lighted sidewalks shall extend between rear and side parking areas and building entrances. All sidewalk lighting must project downward. C. Buildings with street frontage exceeding fifty (50) feet shall have at least one (1) bench. D. All sidewalk surfaces must match the exposed aggregate/brick accent sidewalks on Lake Street.	The proposed site plan includes a 12-foot sidewalk along Lake St and Barry Ave. The proposed sidewalk meets the Lake Street design standards, and include lighting and benches.	Yes

Design Review Critique

Wayzata Blu - 259, 269, and 275 Lake St E, 339 Barry Ave S

August 30, 2017

	Comments	Compliance
Landscaping		
<u>801.09.14.1 – All Districts</u>		
A. Seasonal landscaping shall be used in all Design Districts, including use of window boxes, hanging flowers baskets, vines and/or other similar seasonal landscaping. If feasible, garden areas and ornamental trees shall be used at the street level.	The proposed landscape plan includes landscaped planters with seasonal plantings at the building entrance and along Lake Street and Barry Avenue.	Yes
B. Window boxes, hanging baskets and planters with seasonally appropriate plantings shall be used around entries to buildings.	The proposed streetscaping along Lake Street includes planters with 10 crabapple trees. The trees would be planted 22 feet on center and would be 12 feet in height.	
C. Vines shall be used to cover walls with more than one hundred (100) square feet of uninterrupted surface area.		
D. Streetscaping shall include all of the following: 1. Boulevard species trees, with at least three (3) caliper inches. 2. Exposed aggregate sidewalks with brick accents 3. Street lights 4. Benches (if building length is 50 feet or greater), which utilize existing city bench designs. 5. Flowers		

Design Review Critique

Wayzata Blu - 259, 269, and 275 Lake St E, 339 Barry Ave S

August 30, 2017

<u>801.09.14.2 – Lake Street District</u> A. Established Lake Street landscape treatments shall be followed in accordance with the specifications of the Wayzata Engineering Guidelines set forth in Wayzata City Code. Exposed aggregate with brick accent sidewalks shall be used. B. Approved boulevard trees, planted in sidewalk areas, shall be planted no more than twenty six (26) feet on center from each other.	The proposed sidewalk along Lake Street meets the design guidelines for downtown. The proposed streetscaping along Lake Street includes planters with 10 crabapple trees. The trees would be planted 22 feet on center and would be 12 feet in height.	Yes
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Design Review Critique

Wayzata Blu - 259, 269, and 275 Lake St E, 339 Barry Ave S

August 30, 2017

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

Design Review Critique

Wayzata Blu - 259, 269, and 275 Lake St E, 339 Barry Ave S

August 30, 2017

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

Design Review Critique

Wayzata Blu - 259, 269, and 275 Lake St E, 339 Barry Ave S

August 30, 2017

<u>801.09.17.2 – Lake Street District</u> A. If any part of a parking structure abuts Lake Street, that entire portion of the ground floor façade shall be occupied by at least eighty percent (80%) retail usage, extending to a depth of at least thirty (30) feet. B. The ground floor level of a parking structure shall not come within forty (40) feet of Lake Street. C. The top decks of parking structures visible from adjacent properties shall be designed with trellises and landscaping sufficient to screen at least fifty percent (50%) of the visible area.	This section is not applicable, as there is no parking ramp associated with the project.	Not Applicable
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Design Review Critique

Wayzata Blu - 259, 269, and 275 Lake St E, 339 Barry Ave S

August 30, 2017

	Comments	Compliance
Signs		
<u>801.09.18.1 – All Districts</u> A. Compatibility 1. Signs shall be architecturally compatible with the style, composition, materials, colors and details of the building, and with other signs on nearby buildings. Signs shall be an integral part of the building and site design. 2. A sign plan shall be developed for buildings which house more than one (1) business. Signs need not match, but shall be compatible with one another. Franchise or national chains must comply with these Sign Standards to create signs compatible with their context. 3. When illuminated signs are proposed, only the text and/or logo portion of the sign may be illuminated. Illuminated signs must be compatible with the location. Illumination of the sign to highlight architectural details is permitted. Fixtures shall be small, shielded, and directed towards the sign rather than toward the street, so as to minimize glare for pedestrians and adjacent properties. 4. Sign plans must be submitted for review as part of an Applicant for Design Approval. Proposed signs must also conform to the requirements of Section 801.27 of the Wayzata Zoning Ordinance.	The building includes two wall signs on the ground floor elevation of the building along Lake Street to identify the condominium entrance and the commercial tenants.	Yes
<u>801.09.18.2 – Permitted Signs – Lake Street District</u> A. Only the following types of signs are permitted in the Lake Street District: 1. Awning, canopy or marquee signs	The proposed signs are both wall signs.	Yes

Design Review Critique

Wayzata Blu - 259, 269, and 275 Lake St E, 339 Barry Ave S

August 30, 2017

2. Wall signs 3. Monument or ground signs 4. Projecting signs 5. Window signs (small accent signs) 6. Roof signs if located on pitched-roof buildings, below the peak of the roof			
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Design Review Critique

Wayzata Blu - 259, 269, and 275 Lake St E, 339 Barry Ave S

August 30, 2017

	Comments	Compliance
Parking Lot and Building Lighting		
<u>801.09.19.1 – All Districts</u>		Yes
A. Parking lot lighting shall be designed in such a way as to be in scale with its surroundings, and reduce glare.	The parking lot would be lit by four light poles along the west side of the parking lot. The proposed light poles would be 15 feet in height and would include downcast lighting fixtures.	
B. Cutoff fixtures shall be located below the mature height of trees located in parking lot islands so as to minimize ambient glow and light pollution.		
C. Pedestrian-scale lighting, not exceeding thirteen (13) feet in height, shall be located on walkways and adjacent to store entrances. All sidewalk lighting must be projected downwards. City light standard shall be followed for all public streets.	The existing street lights along Lake Street and Barry Ave would be salvaged and reinstalled along the sidewalk.	
D. Light posts shall be of a dark color.	The proposed plans also include wall sconces on the first floor of the building along Lake Street and Barry Avenue.	
E. Lighting fixtures shall be compatible with the architecture of the building.		
F. Lights attached to buildings shall be screened by the building's architectural features to eliminate glare to adjacent properties. All façade lighting must be projected downwards.		
G. All lighting fixtures shall comply with City Code Section 801.16.6 as it relates to glare.		

General Narrative for:
WAYZATA BLU CONDOMINIUMS

Introduction:

Wayzata Blu is a 3 story building located on the corner of Lake Street and Barry Avenue. It uses two properties as shown on the submitted survey. The building contains office/retail space and 18 condos with 37 enclosed parking spaces and accommodating the 85 car parking easement relating to the Boat Works building. We are requesting concept approval before submission of the General Plan and Design Review.

The current project team includes;

Developer
Gatehouse Properties Ltd.
2249 Portico Green
Wayzata, MN 55391

Design Architect
ESG Architects
500 Washington Avenue South
Minneapolis, MN 55415

Civil Engineering
Civil Engineering Site Design
118 East Broadway
Monticello, MN 55302

Present Site Status:

Gatehouse Properties currently controls the properties pending project approval. The properties are currently zoned C4A. We are requesting a rezoning to a PUD.

Site Conditions:

The property's current status is:

- Essentially a flat site with a slight slope to the north towards a piece of wetland
- A low grade wetland on the north portion of the site as shown on the survey
- There are no significant trees or landscaping currently on the site
- Soil conditions would require soil correction but not a piling system.
- Required utilities are located in the street right of way on Lake and Barry.

Drawings:

- Site Plan/Ground Level Plan
- Floor and unit plans
- Building images and elevations
- Civil drawings

Building;

- 2 condos and office/retail are shown on ground level
- Office/retail use is shown at the west side of the building. The plan shows a 1600 sf retail being accessed from the south and a 1200 sf office accessed from the west.
- Elevator is shown which allow access from the parking area to the condo units.
- Has 37 enclosed parking spaces for the 18 condo units.

Site;

- Setback from street—The building is set back from the edge of the curb to allow a 12' wide sidewalk on Lake Street and Barry Avenue.
- Parking on Barry—The perpendicular parking on Barry has been eliminated and replaced by 5 parallel spaces. Removal of perpendicular parking will make the street safer due to vastly improved site lines provided by parallel parking vs backing out blind from the perpendicular spaces. Parking on E. Lake Street---The drive access to the parking lot on the Flagship parcel along with the curb cut on the western portion of the Flagsip site will be replaced with parallel parking spaces. The current condition is 9 perpendicular spaces on Barry and 5 parallel parking spaces on E. Lake Street. The proposed plan results in 9 parallelel parking spaces on E. Lake Street and 5 parallel parking spaces on Barry Ave.
- Access to Zitzloff property and on grade parking
- Outside access to office use—There is a sidewalk from the parking area to Lake Street which would also allow access to the office/retail.
- This development is willing to enter into a agreement for a future easement granted to the City of Wayzata which would allow for a construction of a parking structure for the purpose of providing additional parking which would be open to the public. This could be done on this site or in combination with adjacent sites.
- Boat Works parking easement—
 - As stated earlier we are parking 37 cars enclosed for the 18 condo units.
 - the Boat Works has a perpetual easement dated 26 March 1997 for 85 spaces to be accessed by valet parking. This is

accommodated by showing 85 spaces (with a drive aisle of 26' on grade behind the condo building. Access for this parking is off of Barry with an access drive of 24'. It is the intention of this proposal to meet all the requirements and conditions of the easement agreement. Since the parking it required to be accessed by valet parking we are showing spaces between #32 and #85 as a double row of tandem parking. The Boat Works will have the use of spaces #1 thru #57 without needing to use tandem parking. Spaces #1 thru #9 would be shared with the tenants of the Wayzata Blu Condominium.

Second Floor Plan

This floor contains 9 condo units with plan layouts as shown. The elevation facing Lake street is set back 6 feet for 32% of total length. The elevation along Barry Avenue is set back 6 feet for 30% of total length.

Third Floor Plan

This floor contains 7 condo units with plan layouts as shown. The floor is set back 10 feet along Lake Street and Barry Street.

Step Back Diagram/Building Section

This diagram clearly shows the setbacks of the second and third floors and the general concept of elevation variations on Lake and Barry. The building section shows the height of the top floor parapet being at the 36.5' level with the 6 foot and 10 foot setbacks at the second and third levels. The allowed height calculation due to changes in grade has been determined by the City Planner to be 36.5'.

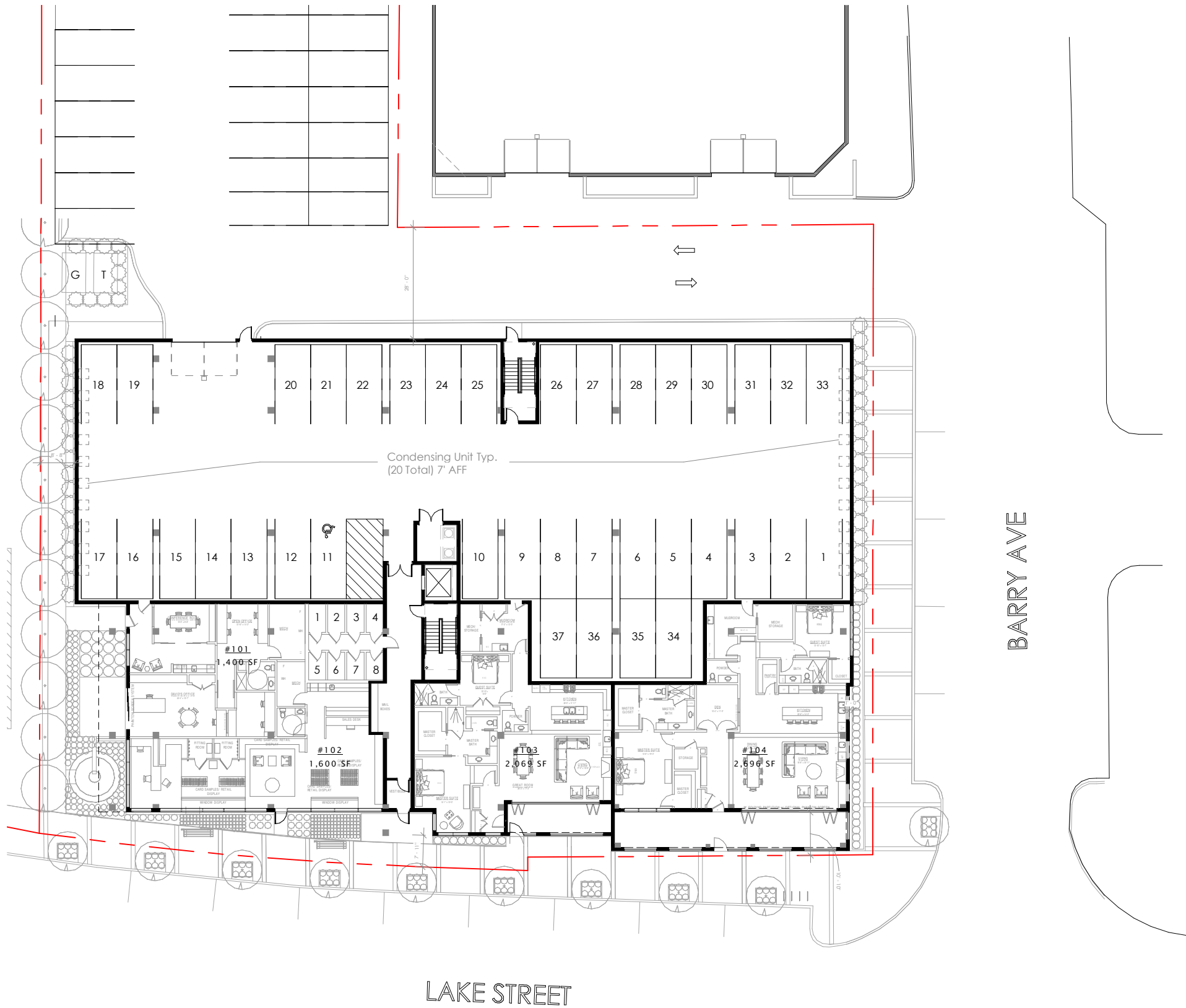
Site Tabulation:

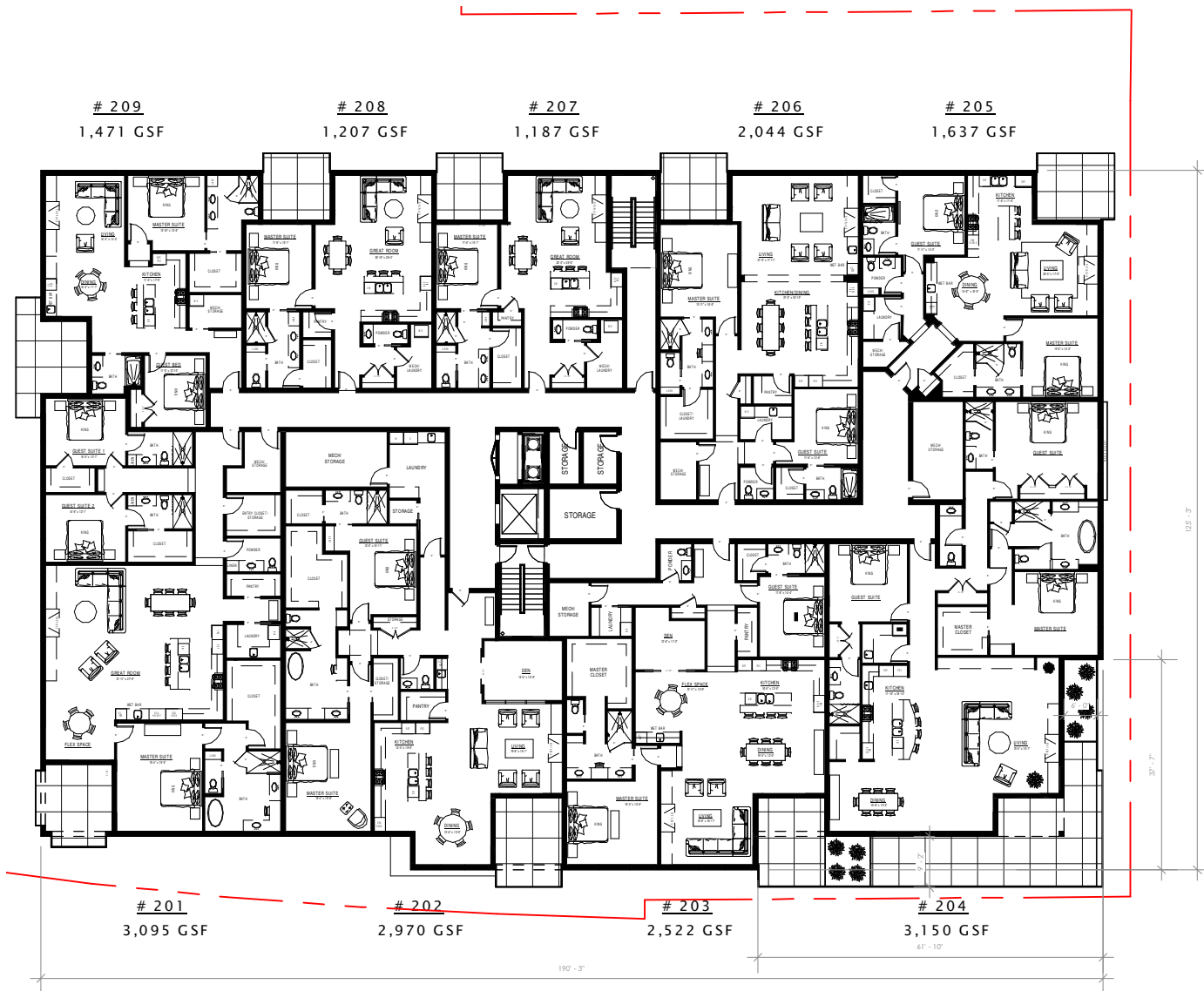
Total site area	64,964 sf
Ground floor area	20,666 sf
Second floor area	21,476 sf
Third floor area	19,071 sf
Total building area	61,213 sf
FAR	.94
Residential density	3,821 sf/unit
Project schedule	October 2017 Construction Start Date October 2018 First Move in Date

Conclusion:

We are requesting approval of this General Plan and design review

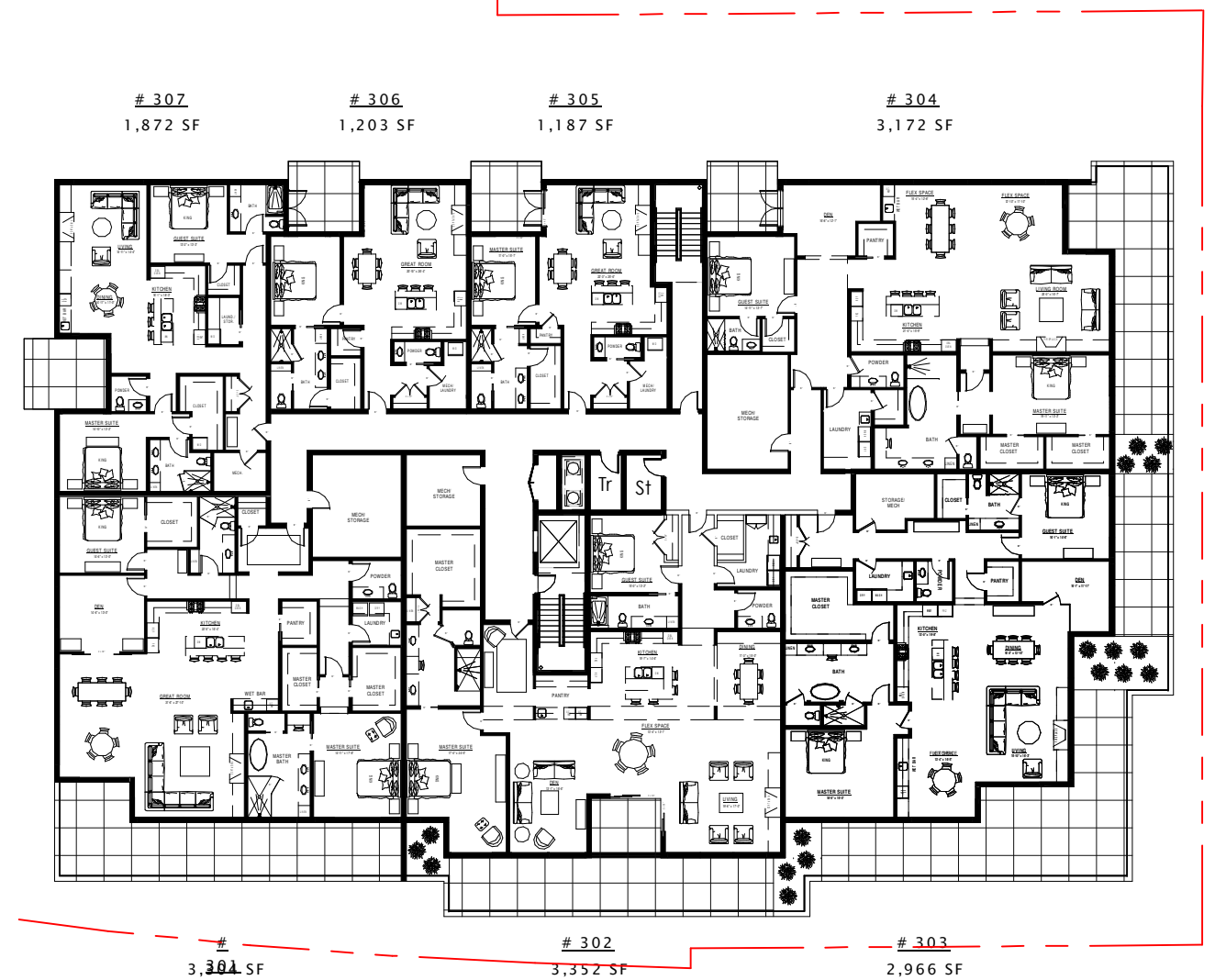
submittal so we can proceed with final construction documents. The submittal will have no requests for variances from the zoning requirements or deviations of the design standards. We believe that this project meets the market demand for this property. It will successfully improve an area of Wayzata that is in need of re-development and provides a potential for shared public parking at the west end of Wayzata into the future.





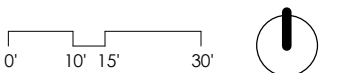
LEVEL 2 PLAN

1" = 30'-0"



LEVEL 3 PLAN

1" = 30'-0"





GLAZING CALCULATIONS (@ 1ST FLOOR) - NORTH		
TOTAL AREA	AREA OF GLAZING	% OF GLAZING
1,720	288	17%

TOTAL MATERIAL CALCS - NORTH & WEST ELEVS		
MATERIAL	NORTH	WEST
GLAZING	27%	30%
LIMESTONE	9%	27%
STUCCO	28%	0%
IPE	0%	0%
HPL (1)	9%	11%
HPL (2)	13%	8%
MTL PNL (1)	0%	1%
MTL PNL (2)	5%	3%
MTL PNL (WD)	2%	14%
MTL PARAPET	5%	5%
STL CANOPY	1%	1%

GLAZING CALCULATIONS (@ 1ST FLOOR) - WEST		
TOTAL AREA	AREA OF GLAZING	% OF GLAZING
1,478	387	26%

NORTH ELEVATION

1/16" = 1'-0"



WEST ELEVATION

1/16" = 1'-0"



GLAZING CALCULATIONS (@ 1ST FLOOR) - SOUTH		
TOTAL AREA	AREA OF GLAZING	% OF GLAZING
2,262	1,203	53%

TOTAL MATERIAL CALCS - SOUTH & EAST ELEVS		
MATERIAL	SOUTH	EAST
GLAZING	44%	30%
LIMESTONE	19%	33%
STUCCO	0%	0%
IPE	1%	3%
HPL (1)	10%	14%
HPL (2)	4%	4%
MTL PNL (1)	9%	7%
MTL PNL (2)	4%	2%
MTL PNL (WD)	2%	0%
MTL PARAPET	5%	5%
STL CANOPY	1%	2%

GLAZING CALCULATIONS (@ 1ST FLOOR) - EAST		
TOTAL AREA	AREA OF GLAZING	% OF GLAZING
1,017	251	25%

SOUTH ELEVATION

1/16" = 1'-0"



EAST ELEVATION

1/16" = 1'-0"

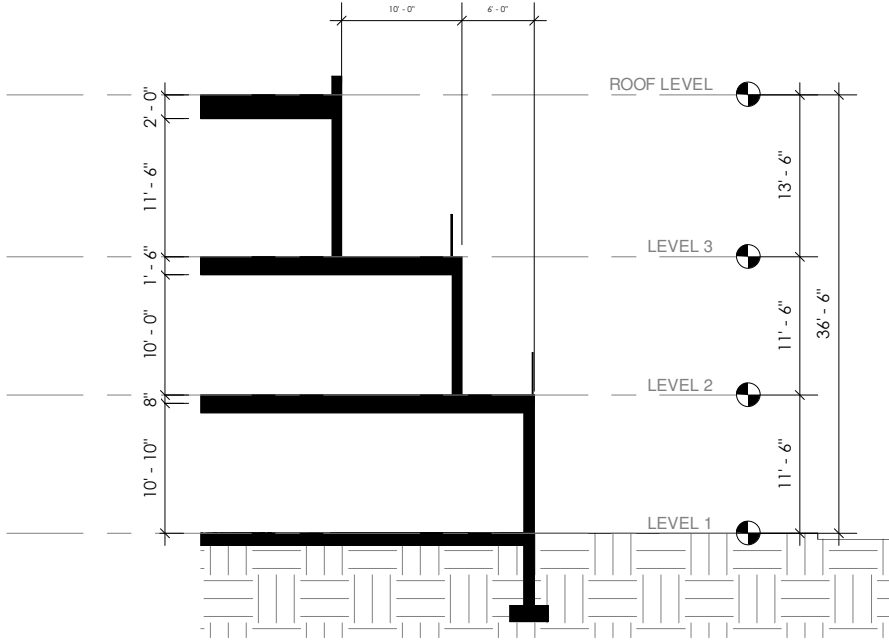
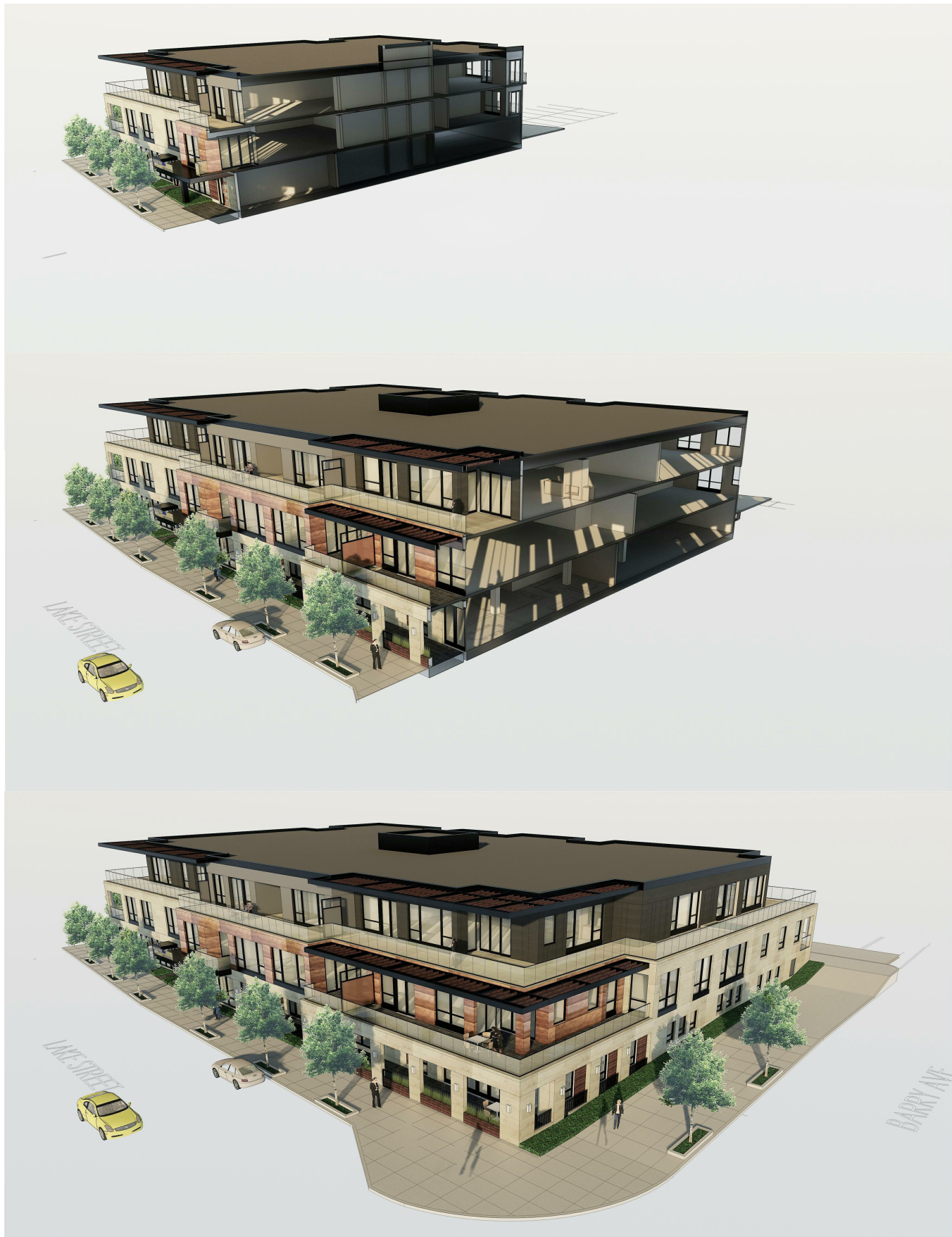


DIAGRAM SECTION

1/16" = 1'-0"

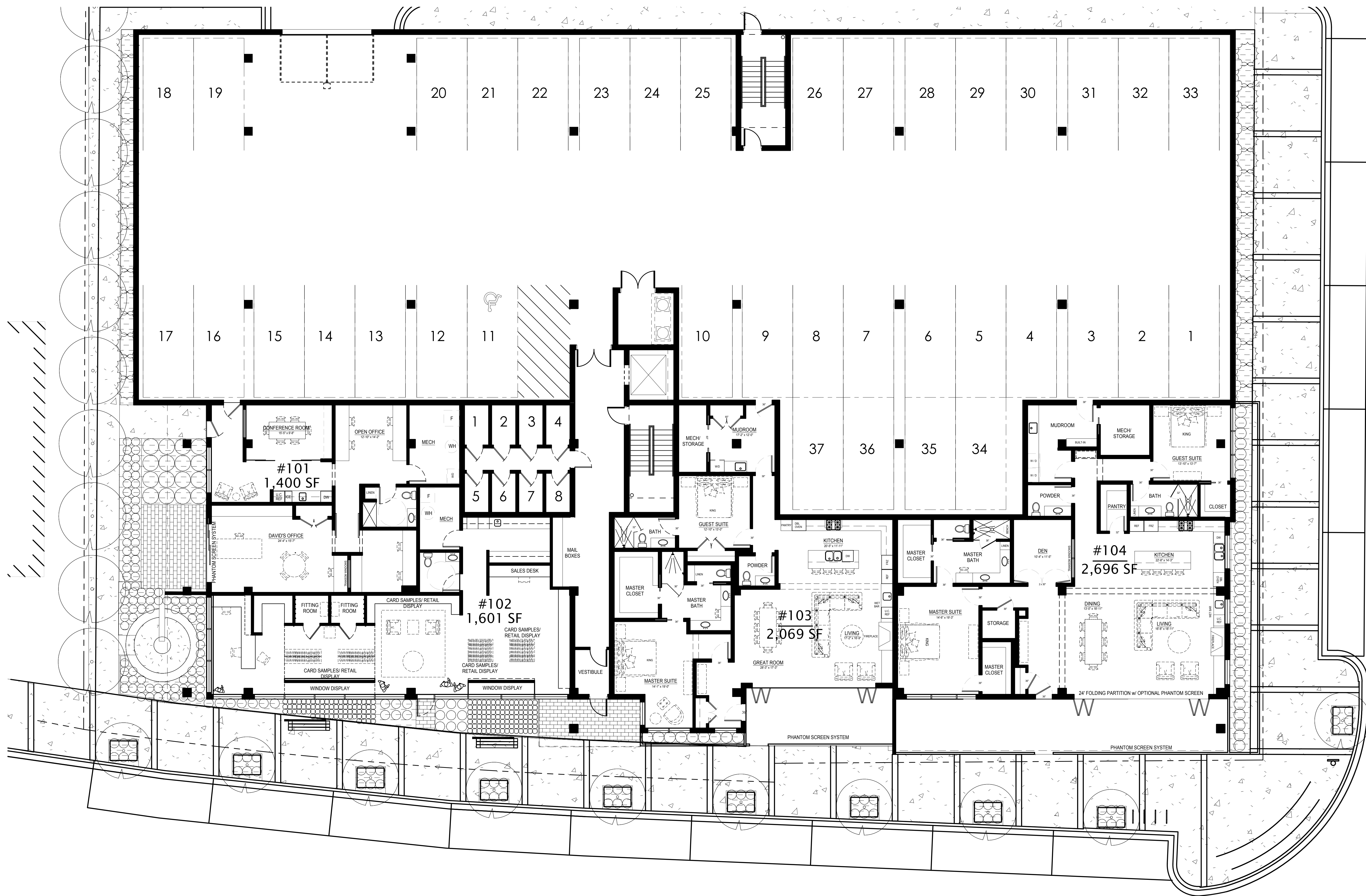






ELEVATOR OVERRUN

TREATED SYNTHETIC MEMBRANE
OR OTHER SIMILAR MATERIAL -
DARK COLOR



LAKE STREET

WAYZATA BLU CONDOS
STREET LEVEL LAYOUTS

BARRY AVE

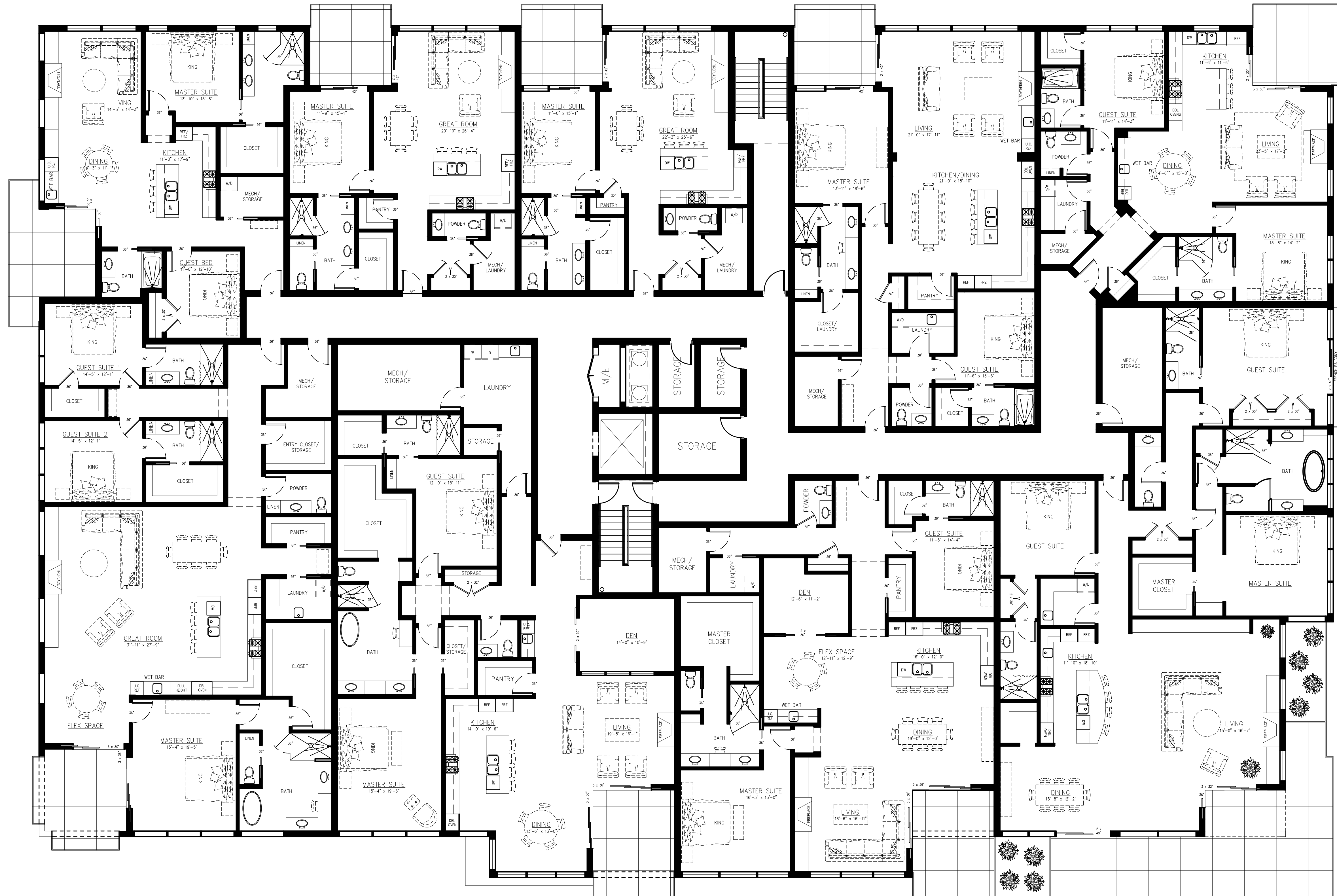
209
1,471 GSF

208
1,207 GSF

207
1,187 GSF

206
2,044 GSF

205
1,637 GSF



201
3,095 GSF

202
2,970 GSF

203
2,522 GSF

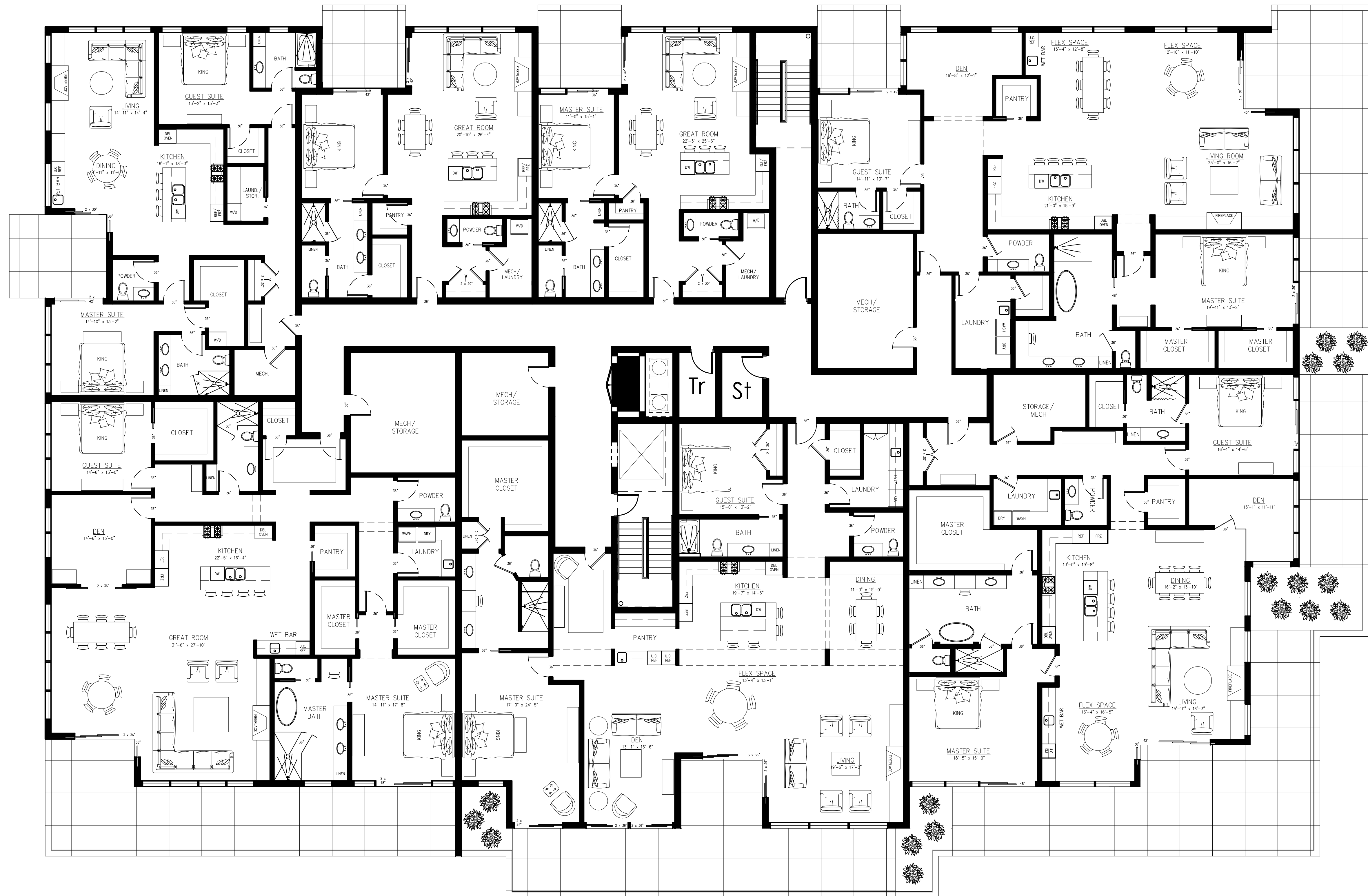
204
3,150 GSF

307
1,872 SF

306
1,203 SF

305
1,187 SF

304
3,172 SF



301
3,304 SF

302
3,352 SF

303
2,966 SF

WAYZATA BLU CONDOS
THIRD LEVEL LAYOUTS

WAYZATA BLU
RESIDENTIAL DEVELOPMENT PROJECT
WAYZATA, MN

PRELIMINARY
NOT FOR
CONSTRUCTION



MINNESOTA



HENNEPIN COUNTY



WAYZATA, MN

INDEX OF CIVIL SITE DRAWINGS:

C0	PROJECT LOCATION PLAN
C1	DEVELOPMENT SITE PLAN
C2	GRADING PLAN
C3	SANITARY AND WATER UTILITY PLAN
C4	STORM SEWER UTILITY PLAN
C5	STORM WATER POLLUTION PREVENTION PLAN
C6	EXISTING CONDITIONS AND REMOVALS PLAN
C7	DETAILS
C8	DETAILS

CLIENT:

Gatehouse Properties Ltd.

2249 Portico Green
Wayzata, MN 55391

David Carlson
612-275-8255
david@gatehousepropertiesltd.com

WAYZATA BLU

RESIDENTIAL DEVELOPMENT PROJECT

275 Lake Street East
Wayzata, MN 55391

PROJECT LOCATION PLAN

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

David Carlson

Date: 08/28/17 Reg. No. 24348

PREPARED BY: **CIVIL ENGINEERING SITE DESIGN**

118 East Broadway St.
PO Box 566
Monticello, Mn 55362
Phone: 763-314-0929
www.civilesco.com

REVISIONS	DATE	DRAWN BY	SD	DESIGNED BY	SD	CHECKED BY	SD
02/12/17 ADDED ON-STREET PARKING LAKE ST.	07/07/17						
08/10/17 MODIFY ON-STREET PARKING LAKE ST.							
08/28/17 CITY COMMENTS							
08/30/17 INDICATE PROPOSED LAKE ST AND BARRY AVE R/W							

HORIZONTAL SCALE 1 inch = 100 feet (SEE SHEET 22, 30)	VERTICAL SCALE 1 inch = 10 feet
---	------------------------------------

FILE NO. 00625

C0

Project Location Plan

PROJECT LOCATION

PART OF NW¼ and NE¼,
SECTION 06 TOWNSHIP 117, RANGE 22,
HENNEPIN COUNTY, MINNESOTA.

LEGAL DESCRIPTION

PART OF LOTS 12, 13, 14, 15, 16, AND 17;
AUDITORS SUBDIVISION NUMBER 184,
HENNEPIN COUNTY, MINNESOTA.

PROJECT DESCRIPTION

REDEVELOPMENT OF
275 LAKE STREET EAST
WAYZATA, MN 55391

PROPOSED DEVELOPMENT

REDEVELOPMENT OF
275 LAKE STREET EAST
WAYZATA, MN 55391

PROPOSED LOT LAYOUT

REDEVELOPMENT OF
275 LAKE STREET EAST
WAYZATA, MN 55391

PROPOSED IMPERVIOUS AREA

REDEVELOPMENT OF
275 LAKE STREET EAST
WAYZATA, MN 55391

PROPOSED DISTURBED AREA

REDEVELOPMENT OF
275 LAKE STREET EAST
WAYZATA, MN 55391

PROPOSED PARKING STALLS

REDEVELOPMENT OF
275 LAKE STREET EAST
WAYZATA, MN 55391

PROPOSED PARKING STALLS ON-STREET

REDEVELOPMENT OF
275 LAKE STREET EAST
WAYZATA, MN 55391

PROPOSED PARKING STALLS ON-STREET

REDEVELOPMENT OF
275 LAKE STREET EAST
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PROPOSED PARKING STALLS ON-STREET

REDEVELOPMENT OF
275 LAKE STREET EAST
WAYZATA, MN 55391

LEGEND:

- EXISTING BOUNDARY
- EXISTING WETLAND BOUNDARY
- PROPOSED LOT LINE
- PROPOSED CURB AND GUTTER STANDARD
- PROPOSED CURB AND GUTTER TIP-OUT
- PROPOSED PARKING STALLS

SITE DATA:

EXISTING DEVELOPMENT LOT AREA:	64,964 SF
PROPOSED R/W DEDICATION AREA:	1,328 SF
PROPOSED DEVELOPMENT LOT AREA:	63,647 SF
PROPOSED BUILDING FOOTPRINT AREA:	23,520 SF
PROPOSED IMPERVIOUS AREA: (proposed bldg and pav't within ex lot boundary)	49,747 SF
PROPOSED IMPERVIOUS AREA PERCENT: (% of proposed lot area)	78.2 %
EXISTING IMPERVIOUS AREA: (building, sidewalk, & pavement)	51,819 SF
EXISTING IMPERVIOUS AREA PERCENT: (% of proposed lot area)	81.4 %
PROPOSED DISTURBED AREA: (within ex lot boundary and adjacent properties)	65,262 SF

PARKING DATA:

PROVIDED PARKING STALL ON-SITE INSIDE BUILDING:

STANDARD 9' x 20' = 37 SPACES

PROVIDED PARKING STALLS ON-SITE PARKING LOT:

STANDARD 9' x 20'	= 13 SPACES
STANDARD 9' x 18'	= 27 SPACES
COMPACT 8' x 20'	= 15 SPACES
COMPACT 8' x 18'	= 30 SPACES
	85 SPACES

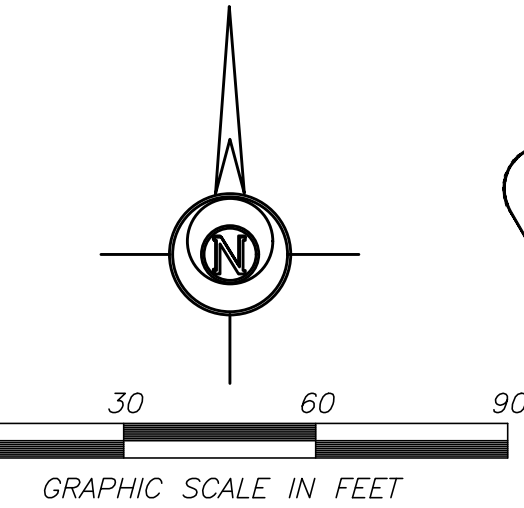
TOTAL ON-SITE = 37 + 85 = 122 SPACES

PROVIDED PARKING STALLS ON-STREET:

PARALLEL 7.5' x 22.0' = 5 SPACES (BARRY AVE.)
PARALLEL 8.0' x 21.5' = 9 SPACES (LAKE ST.)

KEY NOTES:

- BITUMINOUS PAVEMENT; SEE SECTION ON DETAIL SHEET
- CONCRETE PAVEMENT LIGHT DUTY, WIDTH VARIES. 4" CONCRETE W/6"x6"-#10/10 W.W.M. (CONST. JTS @ 12' O.C.) OVER 4" CLASS 5 AGGREGATE BASE. MnDOT 2461 MIX 3Y22A SLIPFORM PLACEMENT OR MnDOT 2461 MIX 3Y32A MANUAL PLACEMENT.
- PUBLIC SIDEWALK CONCRETE PAVEMENT. CONSTRUCT MEETING CITY OF WAYZATA SPECIFICATIONS WITH EXPOSED AGGREGATE FINISH AND BANDING. 4" CONCRETE OVER 4" CLASS 5 AGGREGATE BASE, NO REINFORCEMENT. MnDOT 2461 MIX 3Y22A SLIPFORM PLACEMENT OR MnDOT 2461 MIX 3Y32A MANUAL PLACEMENT.
- B612 CONCRETE CURB & GUTTER MIX 3Y22A FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3Y32A FOR MANUAL PLACEMENT (MnDOT 2461)
- B612 CONCRETE CURB WITH TIP-OUT GUTTER MIX 3Y22A FOR MACHINE PLACEMENT (MnDOT 2461) MIX 3Y32A FOR MANUAL PLACEMENT (MnDOT 2461)
- PED. RAMP - IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT & MnDOT STANDARD PLAN 5-297.250 INCLUDING CONTRASTING DETECTABLE WARNING DEVICES. DEPRESS BACK OF CURB AT RAMP.
- PAINT 4" SOLID STRIPE - WHITE LATEX PAINT. REMOVE EXISTING STRIPING THAT MAY CONFLICT.
- EXISTING PAVEMENT TO REMAIN.
- EXISTING ADJACENT OWNERS FENCE TO REMAIN IN PLACE.



PRELIMINARY
NOT FOR
CONSTRUCTION

SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
LOT SURVEYS COMPANY, INC
7601 73rd AVENUE NORTH
BROOKLYN PARK, MN 55428

DATED: DECEMBER 30, 2016

SITE PLAN NOTES:

- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND SPECIFICATIONS FOR LOCATION OF EXITS, RAMPS, CONCRETE APRONS AND STOOPS.
- TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.
- ALL CONCRETE SIDEWALKS ADJACENT TO BUILDING SHALL BE SEPARATED WITH A 3" EXPANSION JOINT.
- CONTRACTOR SHALL VERIFY ALL CONDUIT REQUIREMENTS FOR SITE LIGHTING, COMMUNICATION, SPRINKLER, ETC WITH OWNER PRIOR TO PAVING.
- ACCESSIBLE ROUTE SHALL BE PROVIDED FROM ACCESSIBLE STALLS TO BUILDING ENTRANCE (SEE ADAAG REQUIREMENTS). POLE MOUNT APPROVED SIGNS CENTERED ON STALLS. PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY ON STALL.
- CONSTRUCT ACCESSIBLE PEDESTRIAN RAMP PER ADAAG AND MNDOT STANDARDS INCLUDING CONTRASTING DETECTABLE WARNING METAL TRUNCATED DOME PANELS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FIRE MARSHAL FOR POSTING OF FIRE LANES, CURB MARKING AND SIGNAGE IF NEEDED.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING SITE FEATURES THAT INTERFERE WITH NEW WORK AS SHOWN.
- ALL NEW UTILITIES MUST BE UNDERGROUND. COORDINATE LOCATIONS WITH LOCAL UTILITY COMPANIES.
- SIDEWALKS SHALL BE CONSTRUCTED WITH CROSS SLOPE OF 1.5% WITH ADJUSTMENT +/- 0.5%. SIDEWALKS WILL BE INSPECTED AFTER CONSTRUCTION. ANY SIDEWALK EXCEEDING 2.0% CROSS SLOPE WILL NEED TO BE REPLACED AT CONTRACTORS EXPENSE.

GENERAL NOTES:

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY THE PERMITTING AUTHORITIES.
- WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATION SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS.
- SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND PIPING, VALVING, ETC.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, LICENSED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AND PAVEMENT AREAS HAVE BEEN COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- THE LOCATIONS OF THE UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- ALL EXISTING DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

INDEX OF CIVIL SITE DRAWINGS:

- C0 PROJECT LOCATION PLAN
- C1 DEVELOPMENT SITE PLAN
- C2 GRADING PLAN
- C3 SANITARY AND WATER UTILITY PLAN
- C4 STORM SEWER UTILITY PLAN
- C5 STORM WATER POLLUTION PREVENTION PLAN
- C6 EXISTING CONDITIONS AND REMOVALS PLAN
- C7 DETAILS
- C8 DETAILS

CLIENT:

Gatehouse
Properties Ltd.

2249 Portico Green
Wayzata, MN 55391

David Carlson
612-275-8255

david@gatehousepropertiesltd.com

WAYZATA BLU

RESIDENTIAL

DEVELOPMENT PROJECT

275 Lake Street East

Wayzata, MN 55391

DEVELOPMENT SITE PLAN

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

Date: 08/30/17 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING

SITE DESIGN

118 East Broadway St.
PO Box 566
Monticello, Mn 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS

02/12/17 ADDED ON-STREET PARKING LAKE ST.

08/10/17 MODIFY ON-STREET PARKING LAKE ST.

08/28/17 CITY COMMENTS

08/30/17 INDICATE PROPOSED LAKE ST AND BARRY AVE R/W

DATE

07/07/17

DRAWN BY

SD

DESIGNED BY

SD

CHECKED BY

SD

VERTICAL SCALE

1 inch = feet

HORIZONTAL SCALE

1 inch = 30 feet
(SEE SHEET 23.1, 34)

FILE NO. 00625

C1

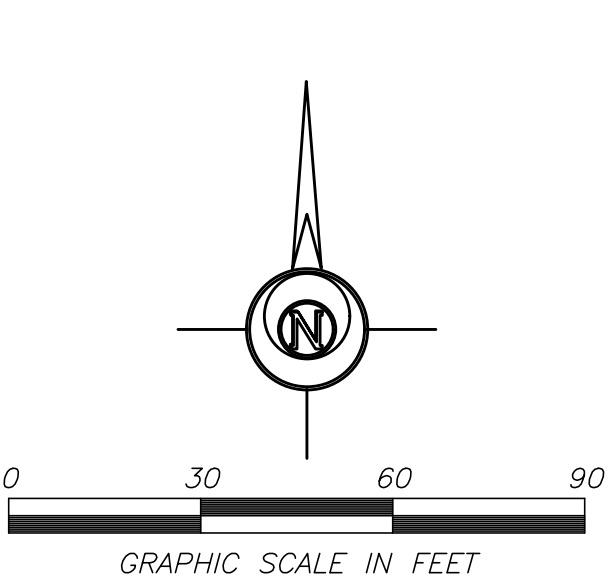
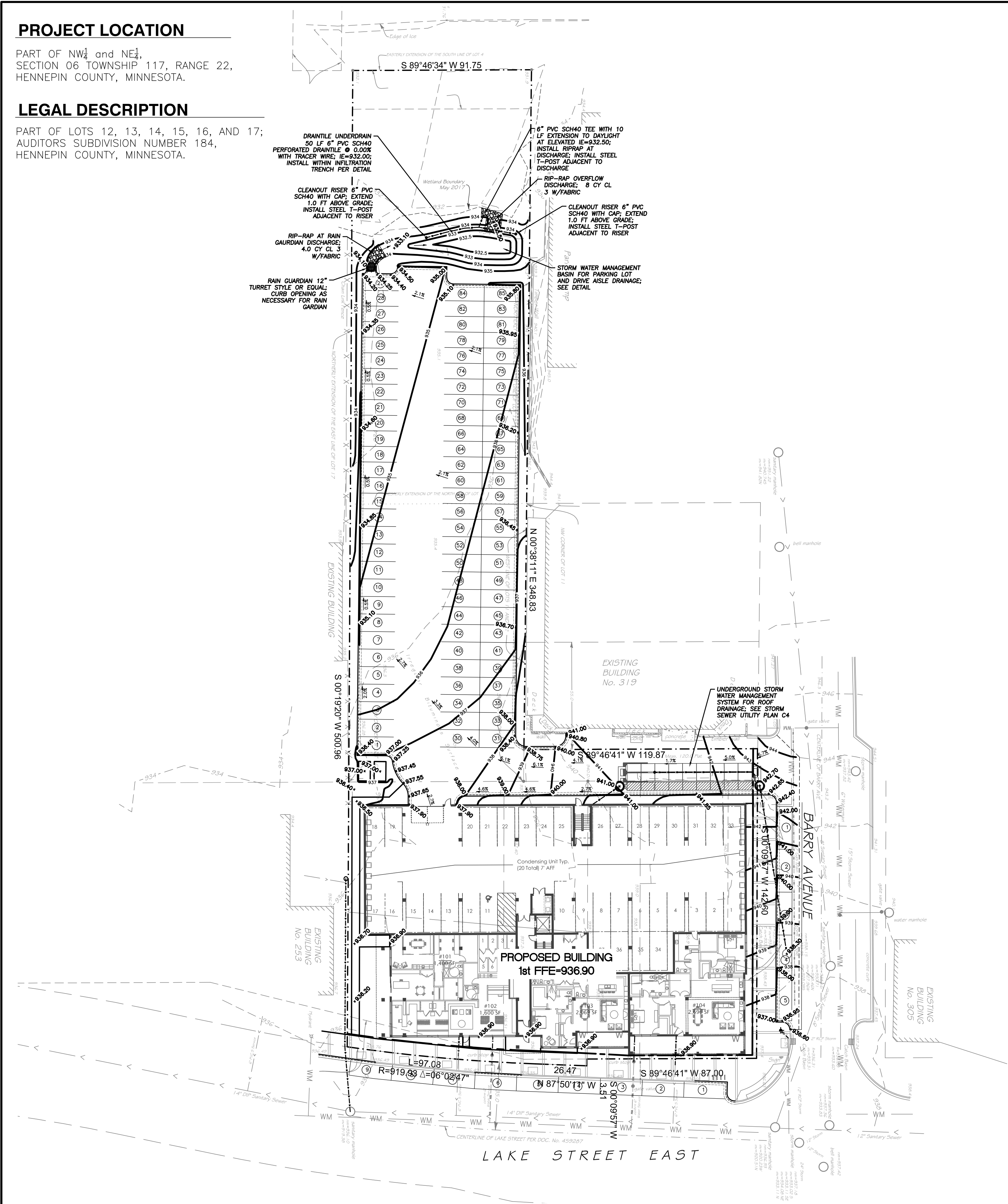
Development Site Plan

PROJECT LOCATION

PART OF NW¼ and NE¼,
SECTION 06 TOWNSHIP 117, RANGE 22,
HENNEPIN COUNTY, MINNESOTA.

LEGAL DESCRIPTION

PART OF LOTS 12, 13, 14, 15, 16, AND 17;
AUDITORS SUBDIVISION NUMBER 184,
HENNEPIN COUNTY, MINNESOTA.



SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
LOT SURVEYS COMPANY, INC
7601 73rd AVENUE NORTH
BROOKLYN PARK, MN 55428
DATED: DECEMBER 30, 2016

PRELIMINARY
NOT FOR
CONSTRUCTION

GENERAL GRADING NOTES

- SPECIFICATIONS APPLICABLE FOR THIS PROJECT: CURRENT STANDARD SPECIFICATIONS FOR THE CITY OF WAYZATA AND THE LATEST VERSION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, EXCEPT WHERE HEREIN MODIFIED BY THESE DOCUMENTS.
- OSHA REQUIREMENTS SHALL BE FOLLOWED FOR ALL WORK ON THIS PROJECT.
- THE CONTRACTOR SHALL NOTIFY COPPER STATE ONE CALL PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO BEGINNING GRADING OPERATIONS. ANY EROSION CONTROL ITEMS NECESSARY TO PROTECT ADJACENT PROPERTIES SHALL BE CONSTRUCTED BY THE GRADING CONTRACTOR.
- EROSION CONTROL MAINTENANCE SHALL BE PERFORMED BY THE GRADING CONTRACTOR AND REMOVED AS PER THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE ENGINEER, FOLLOWED BY ALL NECESSARY RESTORATION OF DISTURBED AREAS. THIS WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER TO FACILITATE CERTIFICATION OF ALL CONTROLLED FILLS IN A TIMELY MATTER. DENSITY TESTS SHALL MEET THE FOLLOWING REQUIREMENTS:
A. WITHIN THE UPPER 3' OF STREETS OR PAVEMENT, THE GRADING CONTRACTOR SHALL UTILIZE APPROVED SOILS THAT ARE WITHIN 1% OF THE OPTIMUM MOISTURE CONTENT AS DEFINED BY ASTM D-698 STANDARD PROCTOR TEST MEETING 100% STANDARD PROCTOR DENSITY AND NOT EXCEEDING THIS COMPACTION BY MORE THAN 1%. BELOW THE UPPER 3', COMPACTION SHALL MEET 95% STANDARD PROCTOR DENSITY AND BE WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT. GRADING TOLERANCES SHALL AVERAGE 0.1', BUT SHALL NOT BE CONSISTENTLY HIGH OR LOW.
B. GRADING TOLERANCES FOR THE REMAINDER OF THE SITE SHALL BE 0.15'.
- THE FINAL PLAT OR CERTIFIED SURVEY SHALL GOVERN FOR EASEMENTS AND LOT DIMENSIONS.
- ALL AREAS OF UNSUITABLE SOILS FOUND IN THE PAD DESCRIBED ABOVE THAT CANNOT BE CORRECTED SHALL BE DISPOSED OF OFF SITE BY THE CONTRACTOR AT NO COST TO THE OWNER. THE GRADING CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF THESE AREAS AND PROVIDE INFORMATION AS TO THEIR SIZE AND LOCATION.
- THE GRADING CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO THE SITE AT ALL TIMES.
- THE GRADING CONTRACTOR SHALL KEEP PUBLIC STREETS AND TRAVEL WAYS CLEAR OF SOIL AND DEBRIS. DAILY CLEANING AT THE CONSTRUCTION ENTRANCE SHALL BE PERFORMED.
- ALL PROPOSED SPOT ELEVATIONS ARE TO FLOW LINE OF CURB OR THE FINISHED GRADE SURFACE UNLESS OTHERWISE NOTED.
- ALL GRASS AND TOPSOIL ARE TO BE REMOVED FROM BUILDING, PAVEMENT, AND CURB AREAS.

INDEX OF CIVIL SITE DRAWINGS:

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CLIENT:
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Properties Ltd.**

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Wayzata, MN 55391

David Carlson
612-275-8255
david@gatehousepropertiesltd.com

WAYZATA BLU
**RESIDENTIAL
DEVELOPMENT PROJECT**
**275 Lake Street East
Wayzata, MN 55391**

GRADING PLAN

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

Date: 08/30/17 Reg. No. 24348
PREPARED BY: **CIVIL ENGINEERING
SITE DESIGN**
118 East Broadway St.
PO Box 566
Monticello, Mn 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS	02/12/17 ADDED ON-STREET PARKING LAKE ST.	VERTICAL SCALE 1 inch = _____ feet
	08/10/17 MODIFY ON-STREET PARKING LAKE ST.	
	08/28/17 CITY COMMENTS	
	08/30/17 INDICATE PROPOSED LAKE ST AND BARRY AVE R/W	
DATE 07/07/17	DRAWN BY SD	HORIZONTAL SCALE 1 inch = 30 feet (CALL SIZE SHEET 23 x 34)
	DESIGNED BY SD	
	CHECKED BY SD	

DATE 07/07/17	DRAWN BY SD	DESIGNED BY SD	CHECKED BY SD
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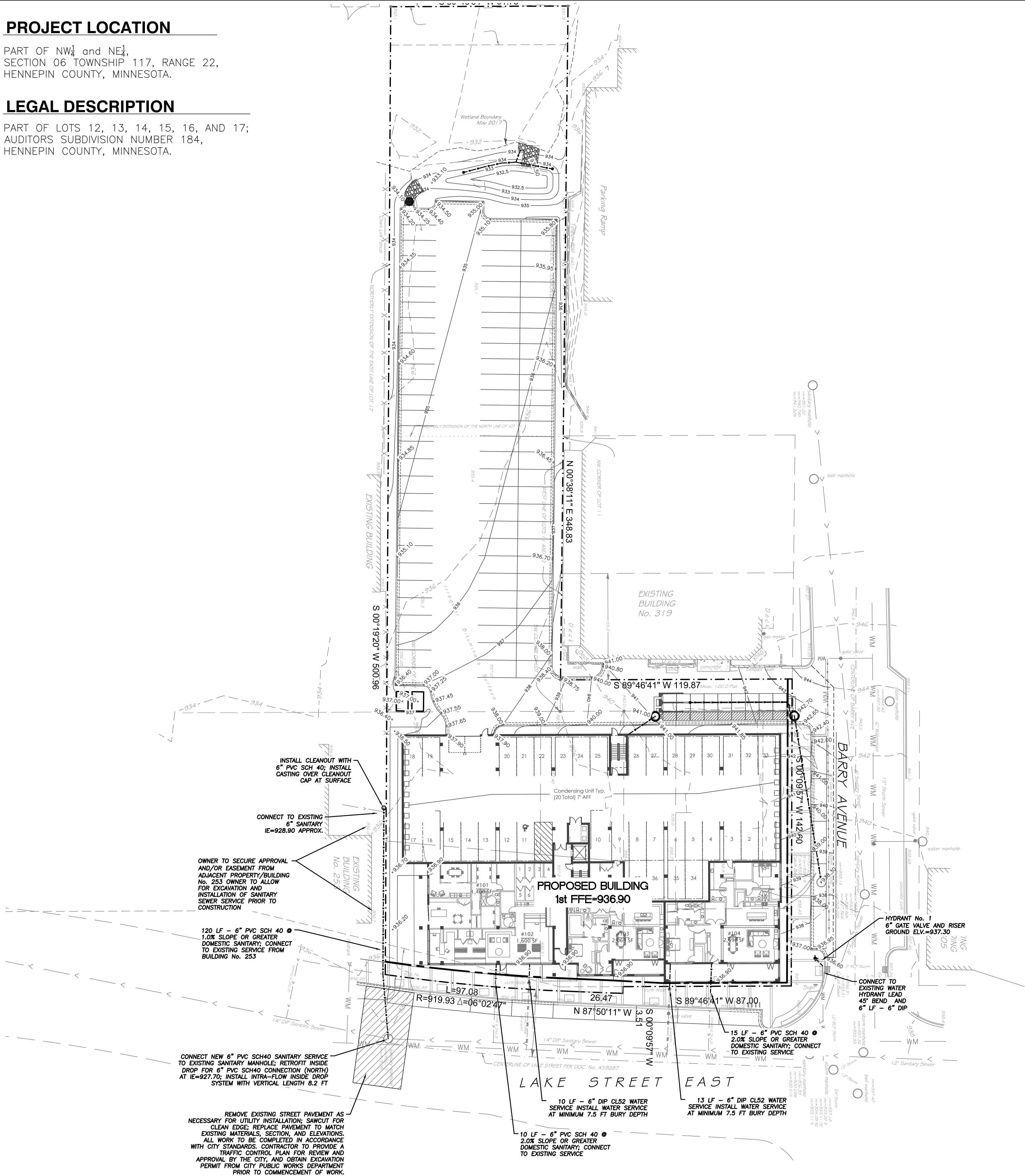
FILE NO. 00625

C2

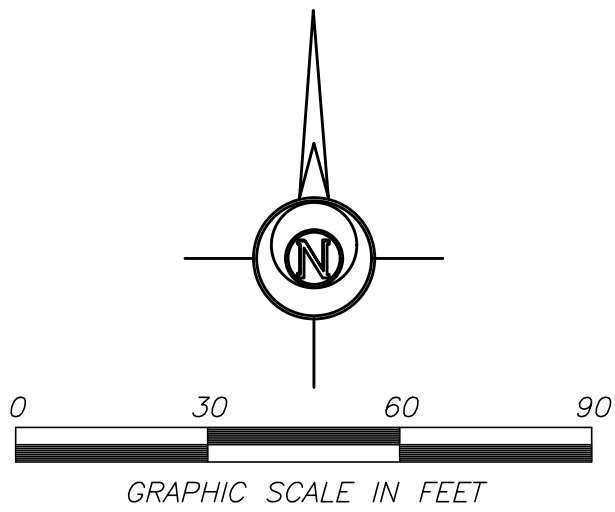
Grading Plan

PART OF NW $\frac{1}{4}$ and NE $\frac{1}{4}$,
SECTION 06 TOWNSHIP 117, RANGE 22,
HENNEPIN COUNTY, MINNESOTA.

PART OF LOTS 12, 13, 14, 15, 16, AND 17;
AUDITORS SUBDIVISION NUMBER 184,
HENNEPIN COUNTY, MINNESOTA.



PRELIMINARY
NOT FOR
CONSTRUCTION



SURVEY INFORMATION PROVIDED BY:
LOT SURVEYS COMPANY, INC
7601 73rd AVENUE NORTH
BROOKLYN PARK, MN 55428

DATED: DECEMBER 30, 2016

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2. OSHA REQUIREMENTS SHALL BE FOLLOWED FOR ALL WORK ON THIS PROJECT.
3. THE CONTRACTOR SHALL NOTIFY "GOPHER STATE ONE CALL" 48 HOURS PRIOR TO ANY EXCAVATION (651-454-0002 OR 1-800-252-1166 OUT STATE.)
4. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER, NATURAL GAS, TELEPHONE, ELECTRIC, ETC.), AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FACILITIES TO ALLOW PROPER FUNCTIONING DURING AND AFTER CONSTRUCTION. ANY REQUIRED SUPPORTING STRUCTURES SHALL BE SUPPLIED BY THE CONTRACTOR AS WORK INCIDENTAL TO THE CONTRACT.
6. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS BETWEEN EXISTING UTILITIES, AND THE PROPOSED CONSTRUCTION. THE ENGINEER WILL COORDINATE WITH THE UTILITY COMPANY IN QUESTION TO DETERMINE THE NEED FOR RELOCATION OF THE EXISTING UTILITY.
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8. FINAL PLAT SHALL COVER FOR EASEMENTS AND LOT LINES.
9. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL JURISDICTION TO OBTAIN PERMITS AND METER FOR WATER SOURCE. ALL ASSOCIATED COSTS SHALL BE INCIDENTAL TO THE CONTRACT, INCLUDING DISPOSAL OF TEST WATER INTO CITY'S SANITARY SEWER SYSTEM. THE CONTRACTOR SHALL NOT OPERATE GATE VALVES OR HYDRANTS ON THE CITY'S WATER SUPPLY SYSTEM.
10. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND THE PROJECT ENGINEER 48 HOURS PRIOR TO STARTING WORK OR AS REQUIRED BY THE LOCAL JURISDICTION OR BE SUBJECT TO BEING SHUT DOWN.
11. THE CONTRACTOR SHALL KEEP ACCESS ROADS CLEAR OF SOIL OR OTHER DEBRIS, AND PERFORM DAILY STREET CLEANING. POSITIVE DRAINAGE, CONTROLLED WITH EROSION CONTROL AND EROSION PREVENTION MEASURES SHALL BE PERFORMED. INLET PROTECTION SHALL BE INSTALLED WITHIN 48 HOURS AFTER INLET CONSTRUCTION. UNLESS SPECIFIED ON THE PLANS OR AS A BID ITEM ON THE BID FORM, ANY TEMPORARY CULVERTS, DITCHES, FILTER FABRIC, ETC. NECESSARY TO ACCOMPLISH THIS SHALL BE PERFORMED AS INCIDENTAL TO THE CONTRACT.
12. THE CONTRACTOR SHALL PRESERVE AND PROTECT THE MARKERS AND MONUMENTS SET FOR THE SUBDIVISION OF THE LAND.
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14. THE OWNER SHALL PAY FOR ALL TESTING OF SOILS COMPACTION. ANY AREAS WHICH FAIL TO MEET THE ABOVE STANDARDS SHALL BE CORRECTED AND RE-TESTED BY THE OWNER'S TESTING AGENT AT THE CONTRACTOR'S EXPENSE.
15. SANITARY SERVICE AND WATER SERVICE SHALL BE INSTALLED AT ELEVATIONS AS DEFINED ON THIS PLAN.
16. CONTRACTOR SHALL PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MN/DOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUT FIELD MANUAL" DATED 2016 FOR CONSTRUCTION ADJACENT TO TRAVEL WAYS.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE DEPTH OF EXISTING UTILITIES LISTED ON THIS PLAN PRIOR TO THE ORDERING OF ANY FITTINGS, STRUCTURES, CASTINGS, ETC. ENGINEER AND THE OWNER SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES FOUND AS DEPTHS ARE ESTIMATED.
18. CITY INSPECTION IS REQUIRED FOR THE SANITARY SEWER AND WATER SERVICE CONNECTIONS.
19. CONTRACTOR TO COMPLY WITH ALL REGULATORY AGENCY PERMIT CONDITIONS FOR PERMITS OBTAINED BY OWNER AND FOR PERMITS OBTAINED BY GENERAL CONTRACTOR.
20. ALL WORK PERFORMED AND MATERIALS USED FOR CONSTRUCTION OF UTILITIES MUST CONFORM TO THE CITY OF WAYZATA STANDARD SPECIFICATIONS AND DETAILS.

C0 PROJECT LOCATION PLAN
C1 DEVELOPMENT SITE PLAN
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CLIENT: **Gatehouse
Properties Ltd.**

2249 Portico Green
Wayzata, MN 55391

David Carlson
612-275-8255
david@gatehousepropertiesltd.com

WAYZATA BLU
RESIDENTIAL
DEVELOPMENT PROJECT
275 Lake Street East
Wayzata, MN 55391

SANITARY AND WATER
UTILITY PLAN

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

08/30/17 **Reg. No.** 24348

RED BY: ***CIVIL ENGINEERING***
SITE DESIGN

 118 East Broadway St.
 PO Box 566
 Monticello, MN 55362
 Phone: 763-314-0929
 www.civildes.com

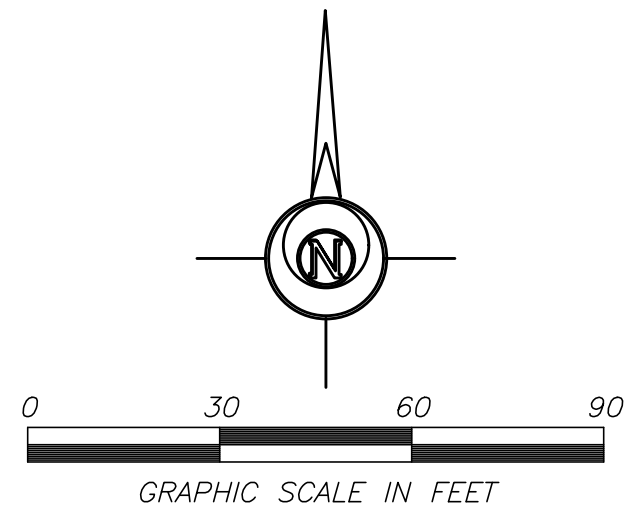
DATE	07/07/17	DRAWN BY	SD	DESIGNED BY	SD	CHECKED BY	SD	HORIZONTAL SCALE 1 inch = <u>30</u> feet (FULL SIZE SHEET 22 x 34)		VERTICAL SCALE 1 inch = _____ feet	
	REVISIONS 02/12/17 ADDY ON-STREET PARKING LAKE ST. 08/10/17 MODIFY ON-STREET PARKING LAKE ST. 08/28/17 CITY COMMENTS 08/30/17 INDICATE PROPOSED LAKE ST AND BARRY AVE R/W										

FILE NO. 00625

C3
*Sanitary and Water
Utility Plan*

PART OF NW¹₄ and NE¹₄,
SECTION 06 TOWNSHIP 117, RANGE 22,
HENNEPIN COUNTY, MINNESOTA.

PART OF LOTS 12, 13, 14, 15, 16, AND 17;
AUDITORS SUBDIVISION NUMBER 184,
HENNEPIN COUNTY, MINNESOTA.



SURVEY INFORMATION PROVIDED BY:
LOT SURVEYS COMPANY, INC
7601 73rd AVENUE NORTH
BROOKLYN PARK, MN 55428

DATED: DECEMBER 30, 2016

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CLIENT: **Gatehouse
Properties Ltd.**

2249 Portico Green
Wayzata, MN 55391

David Carlson
612-275-8255
david@gatehousepropertiesltd.com

WAYZATA BLU
RESIDENTIAL
DEVELOPMENT PROJECT
275 Lake Street East
Wayzata, MN 55391

STORM SEWER
UTILITY PLAN

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

Date: 08/30/17 Reg. No. 24348

RED BY:

CIVIL ENGINEERING
SITE DESIGN

118 East Broadway St.
PO Box 566
Monticello, Mn 55362
Phone: 763-314-0929
www.civilsd.com

REVISIONS 07/12/17 ADDED ON-STREET PARKING LAKE ST. 08/10/17 MODIFY ON-STREET PARKING LAKE ST. 08/28/17 CITY COMMENTS 08/30/17 INDICATE PROPOSED LAKE ST AND BARRY AVE 1/2 W	HORIZONTAL SCALE 1 inch = <u>30</u> feet (FULL SIZE SHEET 22 X 34)		VERTICAL SCALE 1 inch = <u> </u> feet
	DATE 07/07/17		DRAWN BY <u>SD</u>
DESIGNED BY <u>SD</u>		CHECKED BY <u>SD</u>	

FILE NO. 00625

C4

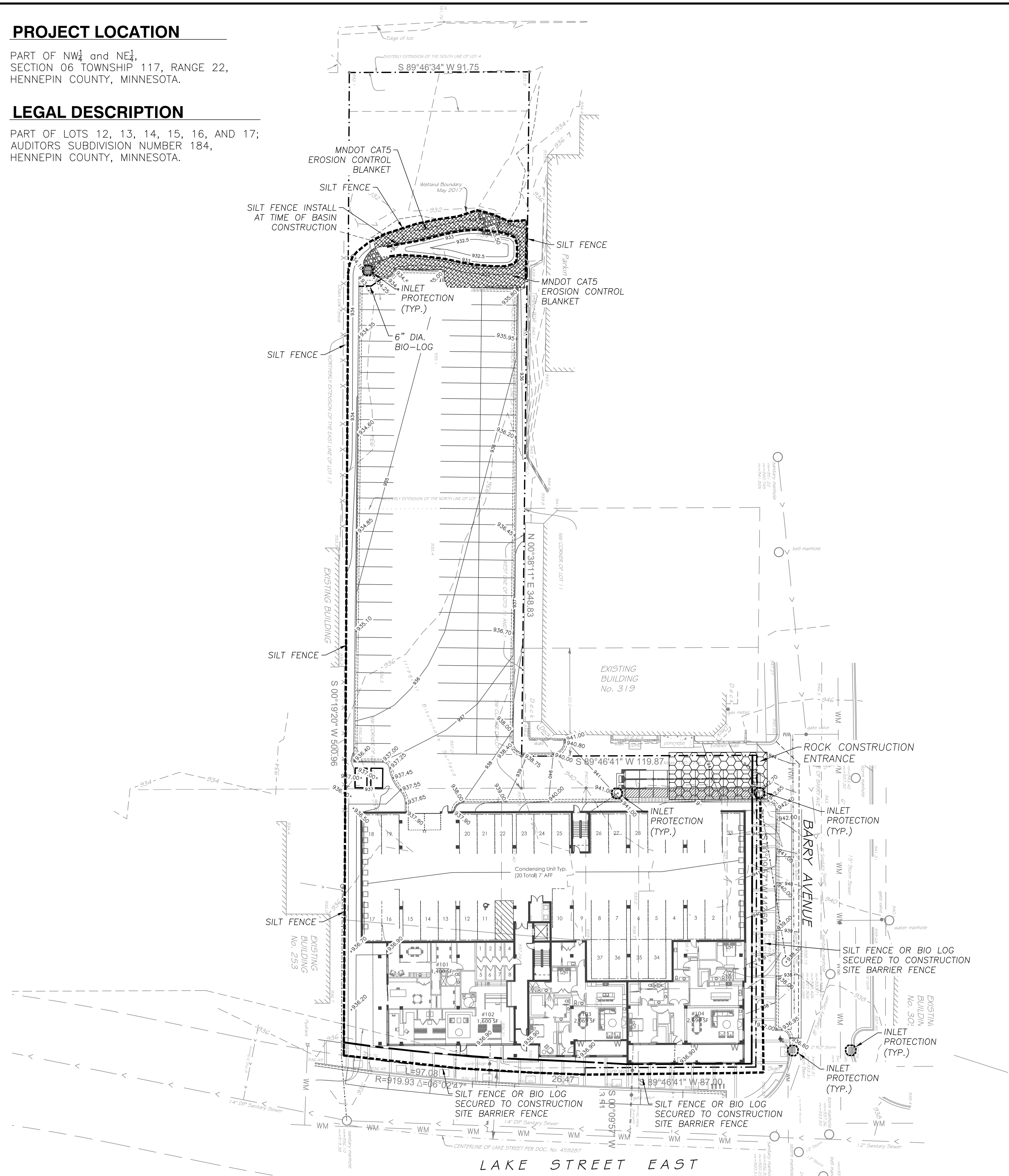
Storm Sewer Utility Plan

PROJECT LOCATION

PART OF NW1/4 and NE1/4,
SECTION 06 TOWNSHIP 117, RANGE 22,
HENNEPIN COUNTY, MINNESOTA.

LEGAL DESCRIPTION

PART OF LOTS 12, 13, 14, 15, 16, AND 17;
AUDITORS SUBDIVISION NUMBER 184,
HENNEPIN COUNTY, MINNESOTA.



IMPERVIOUS AND DISTURBANCE AREAS

EXISTING IMPERVIOUS AREA	52,734 SF = 1.21 ACRES
PROPOSED IMPERVIOUS AREA	51,026 SF = 1.71 ACRES >> 78.5%
NET IMPERVIOUS AREA DECREASE	1,708 SF = 0.04 ACRES
PROPOSED PERVIOUS AREA	13,949 SF = 0.32 ACRES >> 21.5%
DISTURBANCE AREA	65,262 SF = 1.50 ACRES

EROSION CONTROL QUANTITIES

ITEM:	QUANTITY	UNIT
ROCK ENTRANCE	1	EA
SILT FENCE	682	LF
INLET PROTECTION	5	EA
BIOLOG 6" DIA	352	LF
BLANKET MNDOT CAT 5	1,291	SF

SWPP NARRATIVE

This project construction will consist of building demolition, site clearing, grading, utilities, building construction, parking lot, drive aisles, and storm water management features.

First, perimeter silt fence and inlet protection shall be installed. Then site work shall commence. The contractor shall dispose all debris off-site within 24 hours. Then the site can be graded, utilities installed, building constructed, curbing and pavements installed, final grade tolerance, and landscape final stabilization. Once final grade is established and certified, the site shall be stabilized with seed and mulch or sod. Once vegetation is established, temporary erosion control measures shall be removed.

RUNOFF ROUTING OFFSITE

Downstream water bodies receiving storm water runoff from the project site:

Storm water from a smaller portion of the site southeast portion of the site is routed into existing city storm sewer within Barry Avenue.

Discharge from city storm sewer in Barry Avenue drains south approximately 500 feet and discharges to Lake Minnetonka.

Storm water from the larger remainder portion of the site surface drains to the north and northwest in sheet drain fashion to an existing wetland area adjacent to the north boundary of this property and north boundary of adjacent properties.

Discharge from the existing wetland basin drains to the west and southwest part of the wetland area and discharges through a combination of open ditch and city storm sewer to the south approximately 750 feet to Lake Minnetonka.

POLLUTION PREVENTION NOTES

Solid waste: collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction debris and other wastes must be disposed of properly off-site and must comply with MPCA requirements.

Hazardous materials: oils, gasoline, paint, and any hazardous substance must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal must be in compliance with MPCA regulations.

External washing of trucks or other construction vehicles is not allowed on site. No engine degreasing is allowed on site.

Concrete truck washout is not to be allowed on site unless washout waste is contained with no discharge to ground surface or site drainage facilities. Containment systems are to be located a minimum 50 feet away from drainage facilities and watercourses. Containment systems shall have an impermeable liner. Containment system shall be clearly marked with signage.

All sanitary waste must be collected from portable toilet units on site by a licensed waste management contractor. The units must be secured and shall be maintained on a regular basis as needed to prevent overflowing.

SOIL BED PREPARATION

Prepare the soil surface to provide a smooth, moist, and evenly textured foundation before sowing seed or placing sod. Complete the tilling after applying soil amendments to the soil.

Use cultivating equipment such as disks, harrows, field diggers, or tillers capable of loosening the soil to a depth of at least 6 in on all areas except for slopes steeper than 1:2 (V:H). Till the soil surface to remove track imprints from wheeled or tracked equipment.

Operate cultivating equipment on slopes at right angles to the direction of surface drainage. Soil clods, lumps, and tillage ridges 3 in high may remain in place for seeding operations.

Soil clods, lumps and tillage ridges 1.5 inch high may remain in place for sodding operations. Multiple passes of the equipment may be needed to meet these requirements.

EROSION CONTROL NOTES

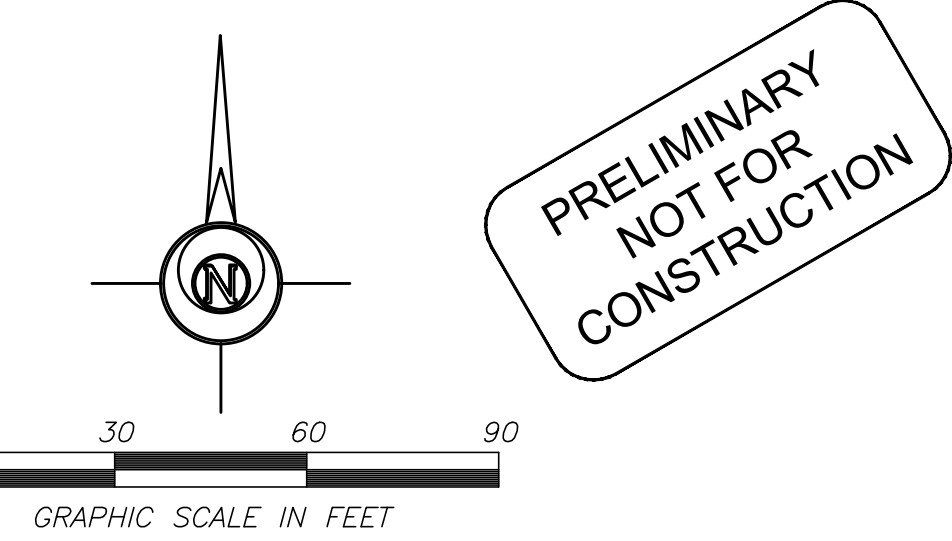
1. All devices necessary to control erosion and sediment (i.e. perimeter silt fence, rock construction entrances, swales, ponds, berms, etc.) shall be installed prior to any other construction operations.
2. After completion of final grading, exposed soils must be permanently stabilized within 7 days. Stabilization shall consist of disc-anchored seed & mulch, HECP with fiber reinforced matrix, erosion blanket with seed, or sod.
3. The site must be kept in a well drained condition at all times. The contractor shall be responsible for temporary ditches, or other means necessary to ensure proper drainage. The building pad must be provided with a positive outflow. This work shall be incidental to the grading contract.
4. Entering/exiting of the site shall occur only at rock construction entrance to reduce tracking of dirt onto paved streets. Sediment tracked onto streets during working hours must be reclaimed via street scraping and sweeping at the end of each working day.
5. Stormwater discharge pipe outlet energy dissipation shall be provided by rip-rap with size, quantity, and placement in accordance with City standards. Rip-rap installation shall be within 24 hours of pipe installation.
6. Install silt fence around all temporary inactive stockpiles which are not place within existing silt fence area or other perimeter erosion controls.
7. Stabilization of temporary or permanent drainage ditches that drain water from the construction site must be initiated within 24 hours of connecting the drainage ditch to any storm water conveyance system and must be completed using erosion blanket.
8. Sufficient personell, equipment, and materials shall be mobilized within 24 hours of written order (ie. email) by the owner or owners representative to conduct corrective work and install temporary erosion control work in the case of an emergency.

EROSION CONTROL INSTALLATION SCHEDULE

1. Silt fence shall be installed or restored prior to any construction. Silt fence shall be located as shown to intercept runoff. The area located beyond the perimeter silt fence shall not be disturbed during construction.
2. Rock Construction Entrance shall be installed prior to grading operations.
3. All storm sewer inlets shall have inlet protection inserts installed. Inserts shall be "Road-rain-Top Slob" or "Road Drain-Curb & Gutter" inlet protection devices as manufactured by WIMCO (or approved equal) and installed per manufacture's recommendations.
4. All erosion control installations shall remain in place and be maintained in good condition by the contractor until the site has been re-vegetated, at which time it shall be removed by the contractor. For proposed paved surface areas, the contractor may remove necessary silt fencing to construct roadway, while maintaining adequate erosion control in adjacent areas.
5. Sufficient topsoil shall be stockpiled to allow for the replacement of 4" topsoil for disturbed areas to be re-vegetated.
6. The contractor shall schedule site grading, utility installation and roadway construction so that the general site can be mulched and re-seeded soon after disturbance. Areas that will not be subject to construction traffic shall be seed and mulched or sodded within 72 hours of final grading.

INDEX OF CIVIL SITE DRAWINGS:

- C0 PROJECT LOCATION PLAN
- C1 DEVELOPMENT SITE PLAN
- C2 GRADING PLAN
- C3 SANITARY AND WATER UTILITY PLAN
- C4 STORM SEWER UTILITY PLAN
- C5 STORM WATER POLLUTION PREVENTION PLAN
- C6 EXISTING CONDITIONS AND REMOVALS PLAN
- C7 DETAILS
- C8 DETAILS



SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
LOT SURVEYS COMPANY, INC
7601 73rd AVENUE NORTH
BROOKLYN PARK, MN 55428

DATED: DECEMBER 30, 2016

PRELIMINARY
NOT FOR
CONSTRUCTION

CLIENT:

Gatehouse
Properties Ltd.

2249 Portico Green
Wayzata, MN 55391

David Carlson
612-275-8255

david@gatehousepropertiesltd.com

WAYZATA BLU

RESIDENTIAL

DEVELOPMENT PROJECT

275 Lake Street East
Wayzata, MN 55391

STORM WATER POLLUTION
PREVENTION PLAN

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

Date: 08/30/17

Reg. No.

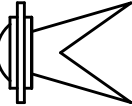
24348

PREPARED BY:

CIVIL ENGINEERING

SITE DESIGN

118 East Broadway St.
PO Box 566
Monticello, Mn 55362
Phone: 763-314-0929
www.civilesd.com



REVISIONS
02/12/17 ADDED ON-STREET PARKING LAKE ST.
08/10/17 MODIFY ON-STREET PARKING LAKE ST.
08/28/17 CITY COMMENTS
08/30/17 INDICATE PROPOSED LAKE ST AND BARRY AVE R/W

DATE 07/07/17

DRAWN BY SD

DESIGNED BY SD

CHECKED BY SD

FILE NO. 00625

C5

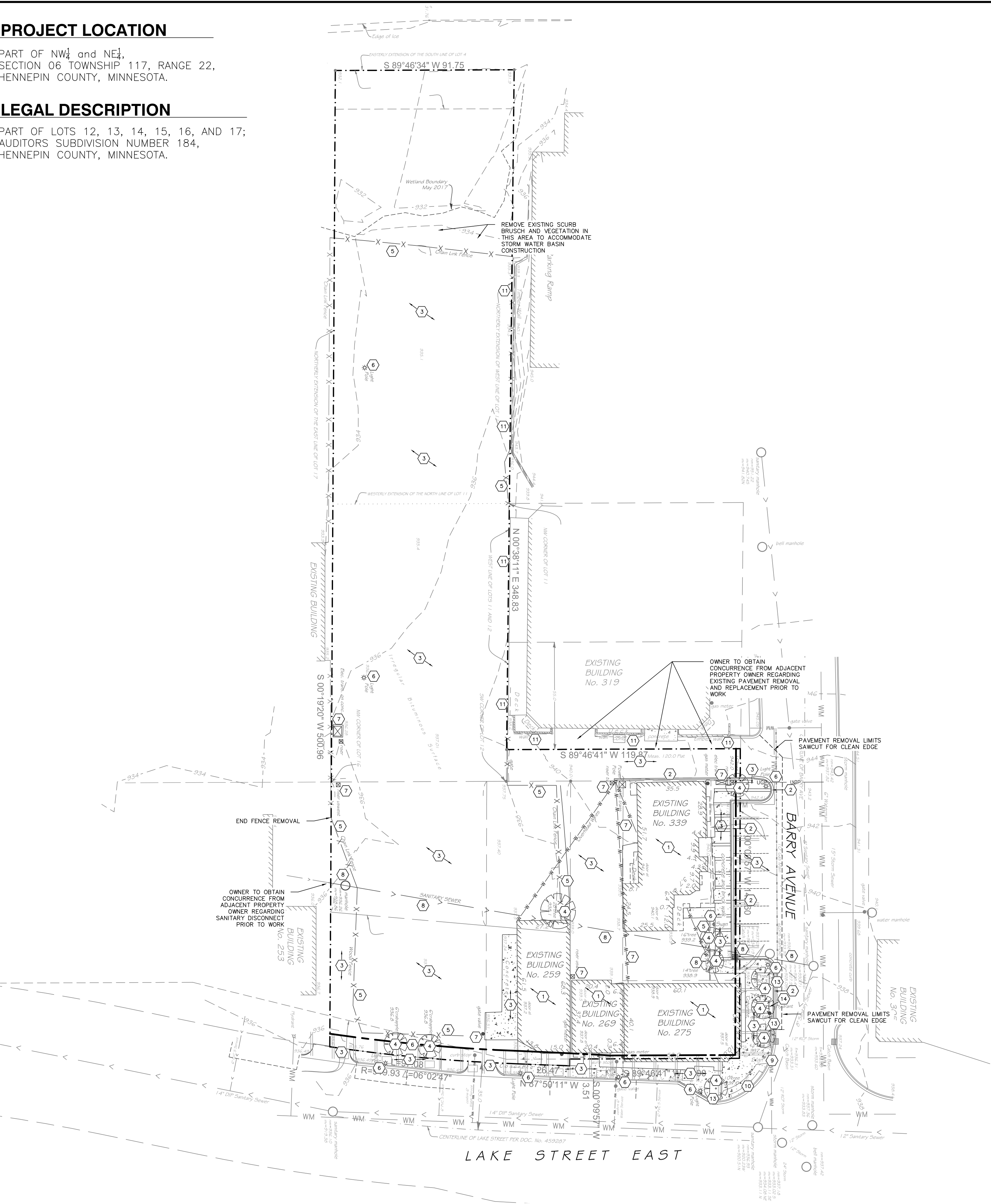
Storm Water Pollution
Prevention Plan

PROJECT LOCATION

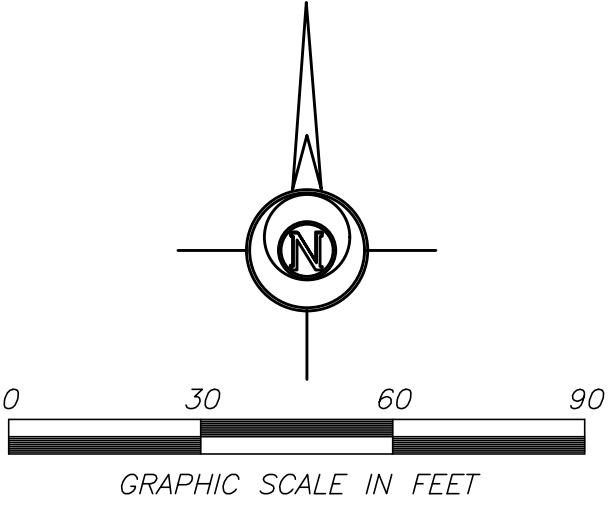
PART OF NW¹₄ and NE¹₄,
SECTION 06 TOWNSHIP 117, RANGE 22,
HENNEPIN COUNTY, MINNESOTA.

LEGAL DESCRIPTION

PART OF LOTS 12, 13, 14, 15, 16, AND 17;
AUDITORS SUBDIVISION NUMBER 184,
HENNEPIN COUNTY, MINNESOTA.



PRELIMINARY
NOT FOR
CONSTRUCTION



SURVEY DATA

SURVEY INFORMATION PROVIDED BY:
LOT SURVEYS COMPANY, INC
7601 73rd AVENUE NORTH
BROOKLYN PARK, MN 55428

DATED: DECEMBER 30, 2016

DEMOLITION NOTES

- Do not begin demolition until perimeter sediment and erosion controls are in place.
- Provide air quality control measures at the request of the Engineer or City Representatives. Take necessary measures to keep dust levels to a minimum. Provide sweeping of adjacent paving as needed, or as required by the City Engineer.
- Use approved inlet protection at all active storm sewer inlets.
- Locate and protect all utility lines prior to and during demolition. Utility locations shown are based on best available information and are not guaranteed. Contact private utility service for disconnection and removal as necessary.
- Obtain all necessary permits for demolition of existing buildings and site features.
- Remove or relocate all existing structures and site features that interfere with the proposed construction.
- Contractor to obtain sanitary sewer and water service disconnect permits as required from the City of Wayzata. Sanitary sewer service and water service must be disconnected and inspected prior to starting building demolition. Verify location of water and sanitary service. Location of water and sanitary services in street are approximate based on City record plan information, location of services from property line to existing building is unknown. Contractor to confirm size and location of services and report findings to owner and Engineer. Temporary cap lines at proposed connections per utility plan and remove pipes to the existing building. Remove the water meter prior to building demolition and return to the City of Wayzata or authorized water system operator.
- Remove demolition debris within 24 hours. Brokerage of salvaged material is not permitted on site.
- Protect existing site features that are to remain in place during construction. Replace anything damaged with new construction.
- Pavement shall be saw cut at limits of removal unless noted otherwise. Removal may occur at nearest construction joint beyond limit at no cost to the owner.
- Do not impede existing traffic circulation to adjacent businesses or streets.
- Sufficient topsoil shall be stockpiled to allow for the replacement of topsoil for disturbed areas to be re-vegetated.
- All construction and post-construction parking shall be on-site. At no time shall parking, loading, or unloading be allowed on public streets.
- Storage of materials or equipment shall not be allowed within public Right-of-Way or on private street.
- Access to adjacent north property underground parking to be maintained at all times, or as provided in written agreement with adjacent property owner.

KEY NOTES

- REMOVE EXISTING BUILDING/STRUCTURE AND/OR SITE FEATURE.
- REMOVE EXISTING CONCRETE CURB & GUTTER.
- REMOVE EXISTING BITUMINOUS AND CONCRETE PAVEMENT.
- REMOVE AND DISPOSE OF EXISTING TREES.
- REMOVE EXISTING FENCE.
- REMOVE EXISTING SITE FEATURE AND ASSOCIATED COMPONENTS.
- COORDINATE WITH UTILITY SERVICE PROVIDER FOR RELOCATION, DISCONNECTION, TEMPORARY CAP AND/OR REMOVAL AS NECESSARY.
- DISCONNECT AND REMOVE EXISTING SANITARY SEWER SERVICE OR STORM SEWER. INSTALL BULKHEAD OR CAP AS APPROVED BY CITY. FILL WITH SAND IF ABANDONED IN PLACE. CONFIRM OWNER HAS OBTAINED CONCURRENCE FROM ADJACENT PROPERTY OWNER FOR SANITARY SEWER REMOVAL PRIOR TO START OF WORK.
- SALVAGE, STORE, PROTECT, AND RE-INSTALL EXISTING STREET SIGN AS NECESSARY TO ACCOMMODATE FIRE HYDRANT RELOCATION.
- PROTECT EXISTING UTILITY OR EXISTING SITE FEATURE IN PLACE.
- PROTECT EXISTING RETAINING WALL ON ADJACENT PROPERTY IN PLACE.
- PROTECT EXISTING CURB AND/OR BITUMINOUS PAVEMENT IN PLACE. CONTRACTOR RESPONSIBLE FOR DAMAGED CURB AND/OR DAMAGED BITUMINOUS PAVEMENT. CONTRACTOR RESPONSIBLE FOR DAMAGE REPAIR AT NO COST TO OWNER.
- REMOVE EXISTING LANDSCAPE IRRIGATION SYSTEM. CONFIRM SUPPLY LINE DISCONNECT AND RE-CONNECT LOCATIONS WITH CITY.
- REMOVE EXISTING FIRE HYDRANT, VALVE, AND EXCESS WATER PIPE. PREPARE FOR NEW HYDRANT AND GATE VALVE, SEE SHEET C3.

INDEX OF CIVIL SITE DRAWINGS:

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- C6 EXISTING CONDITIONS AND REMOVALS PLAN
- C7 DETAILS
- C8 DETAILS

CLIENT:
**Gatehouse
Properties Ltd.**

2249 Portico Green
Wayzata, MN 55391

David Carlson
612-275-8255
david@gatehousepropertiesltd.com

WAYZATA BLU

RESIDENTIAL
DEVELOPMENT PROJECT
275 Lake Street East
Wayzata, MN 55391

EXISTING CONDITIONS
AND REMOVALS PLAN

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

Date: 08/30/17 Reg. No. 24348

PREPARED BY: CIVIL ENGINEERING

SITE DESIGN

118 East Broadway St.
PO Box 566
Monticello, Mn 55362
Phone: 763-314-0929
www.civilesso.com

REVISIONS

02/12/17 ADDED ON-STREET PARKING LAKE ST.
08/10/17 MODIFY ON-STREET PARKING LAKE ST.
08/28/17 CITY COMMENTS
08/30/17 INDICATE PROPOSED LAKE ST AND BARRY AVE R/W

DATE 07/07/17

DRAWN BY SD

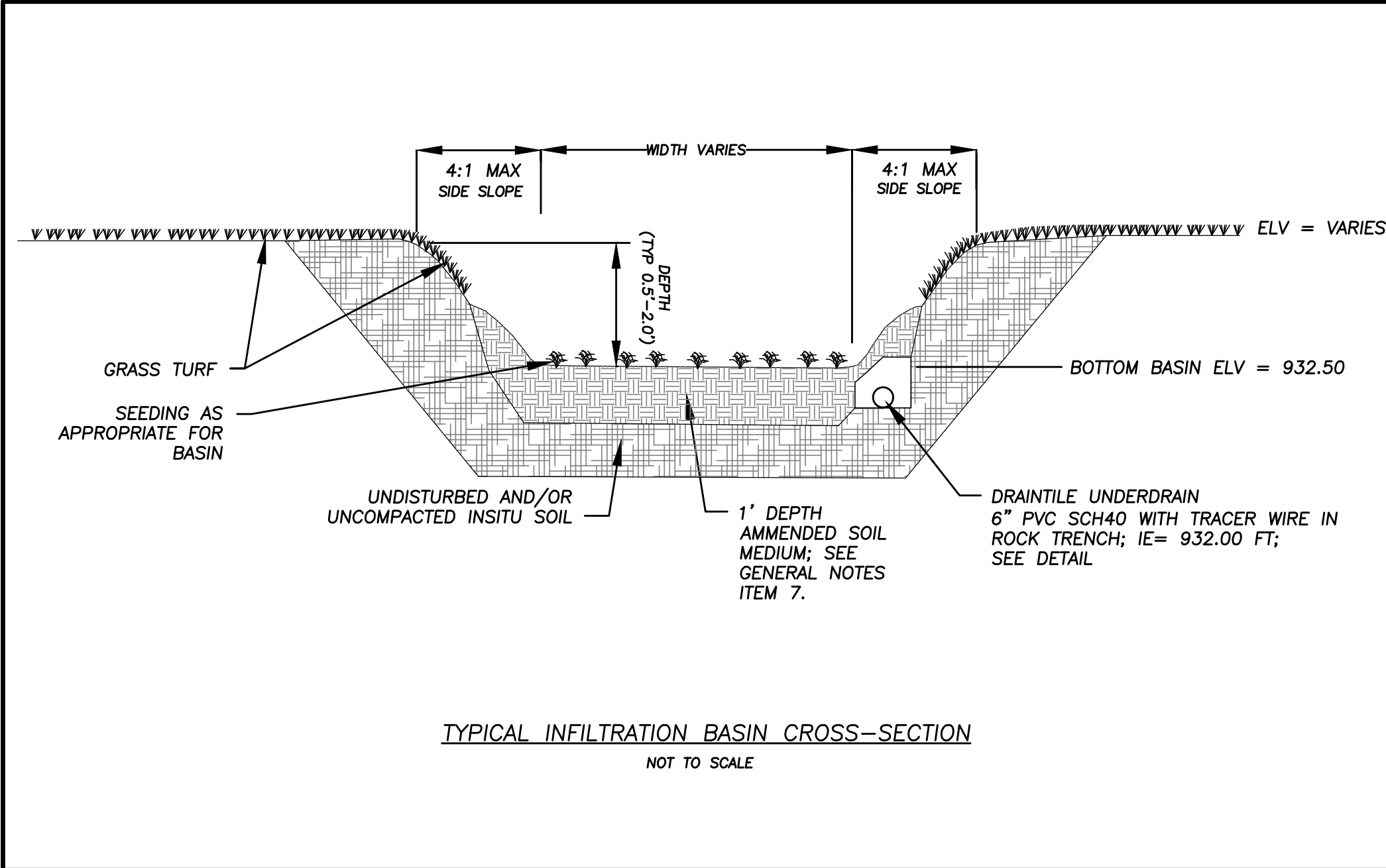
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CHECKED BY SD

FILE NO. 00625

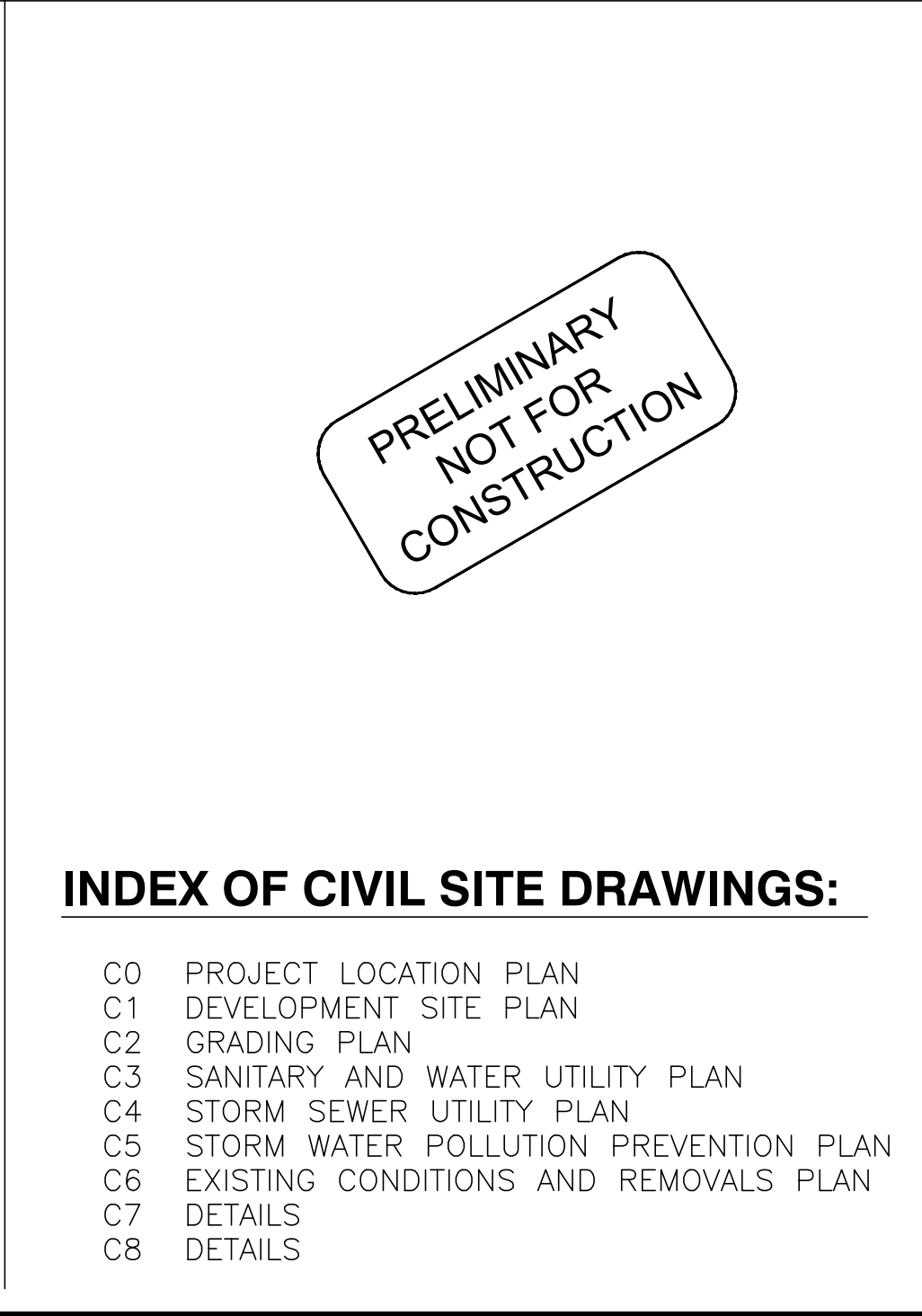
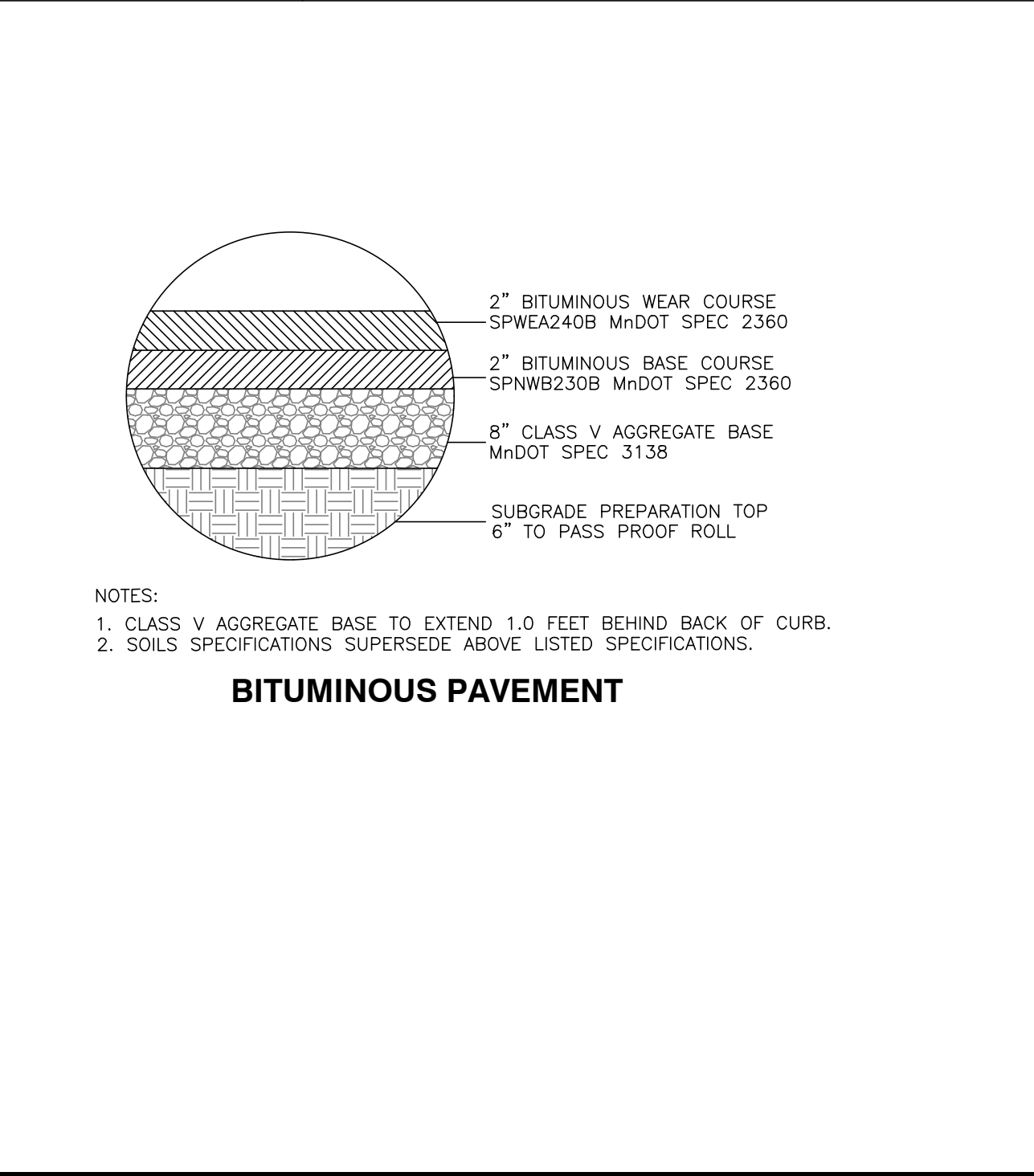
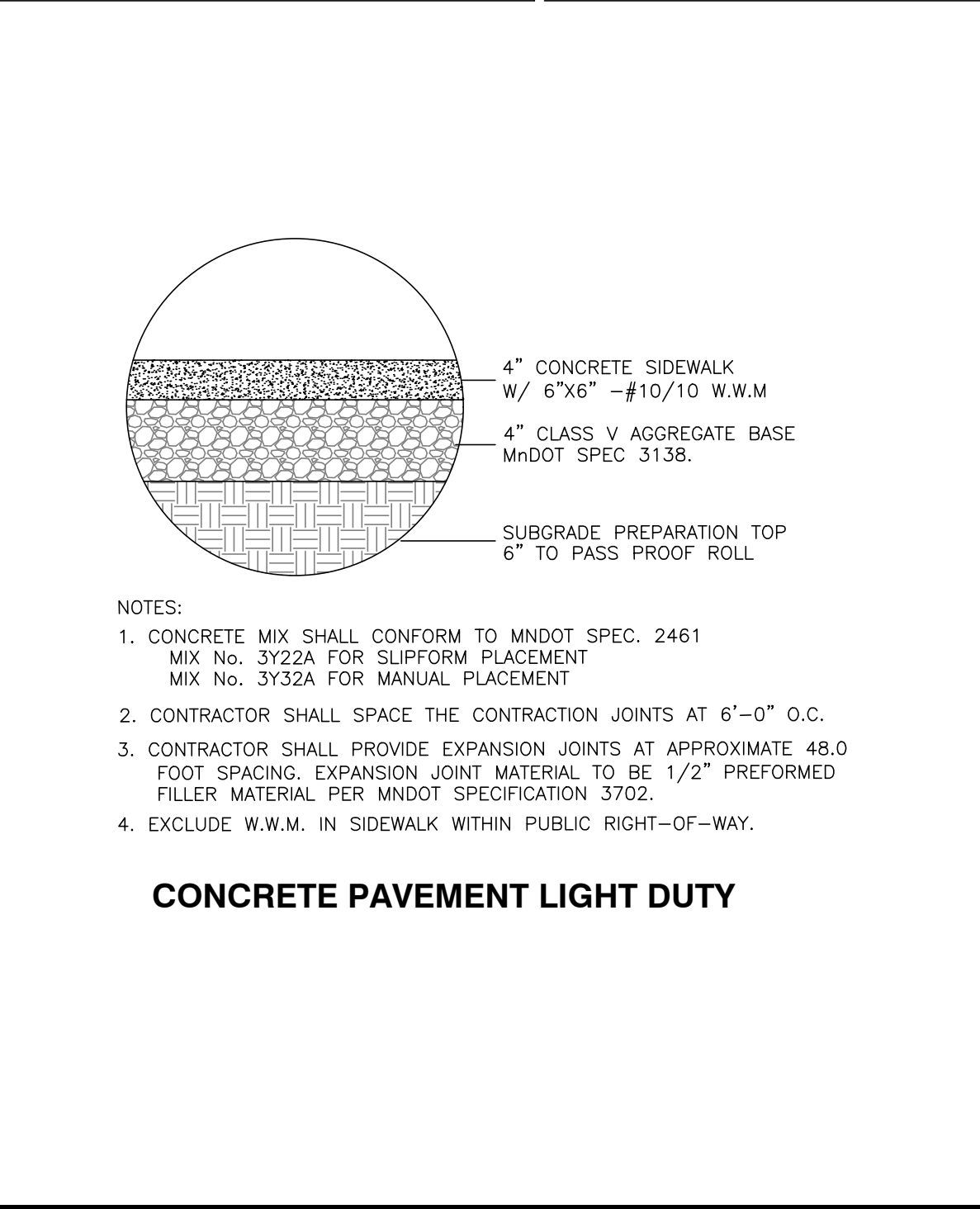
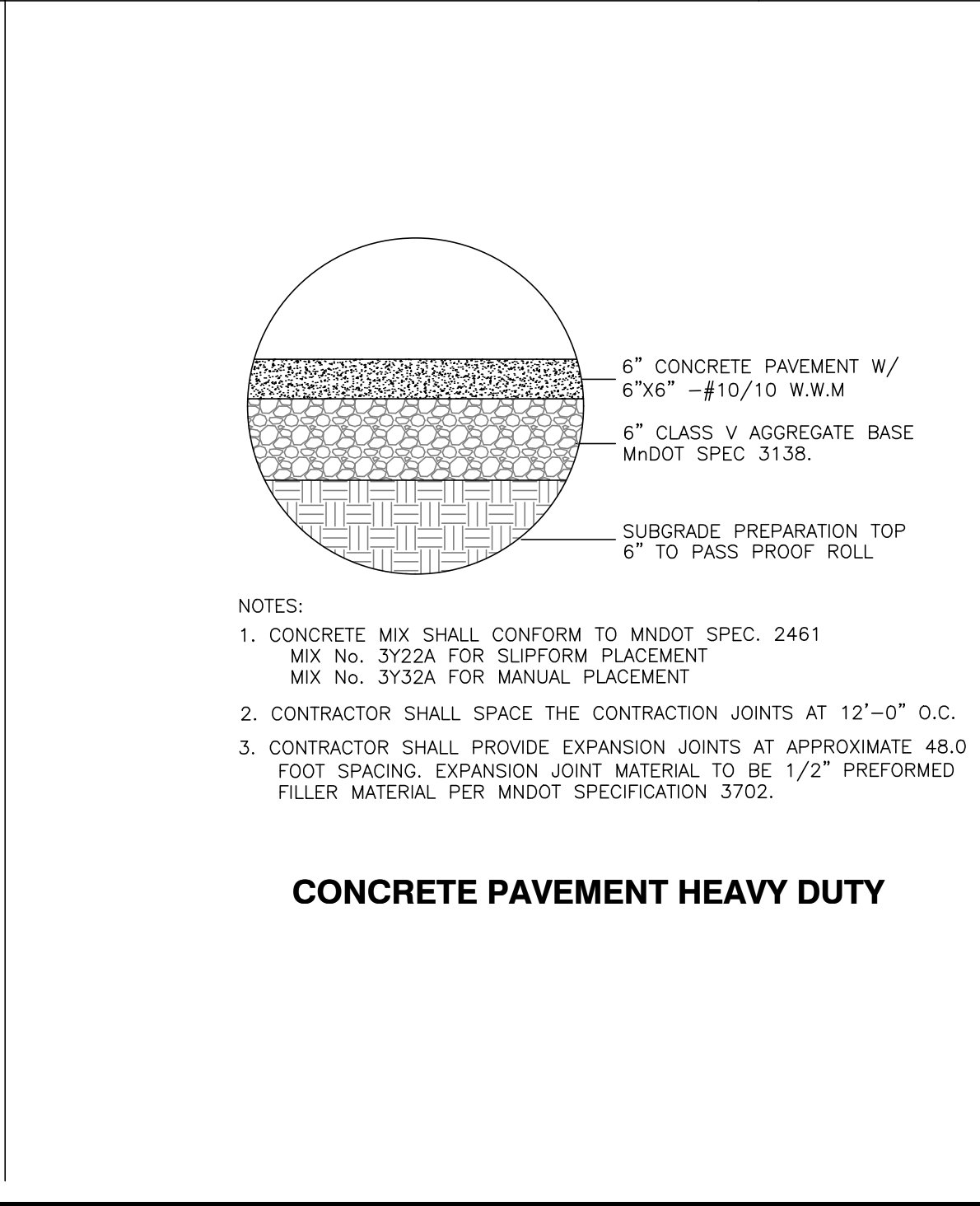
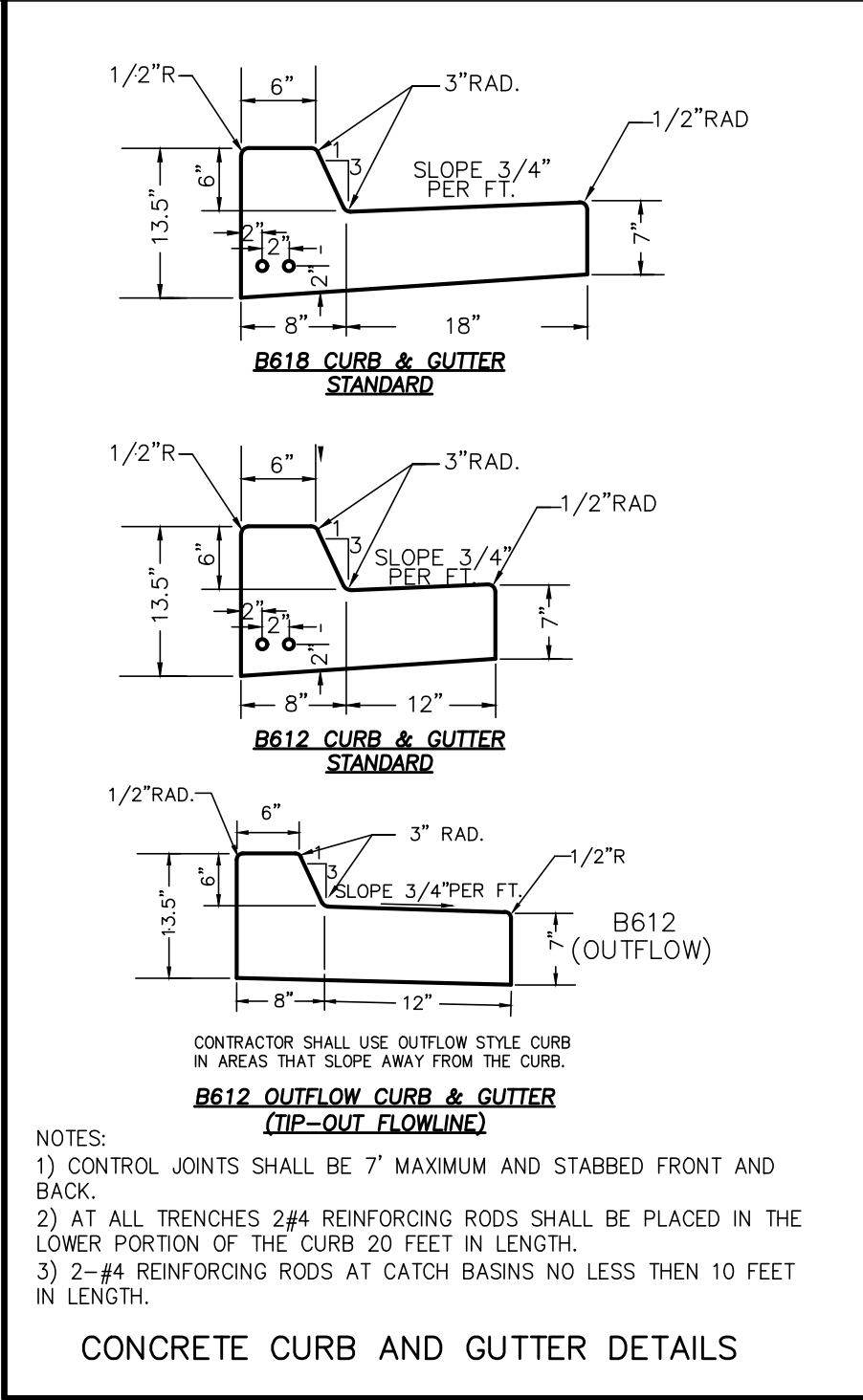
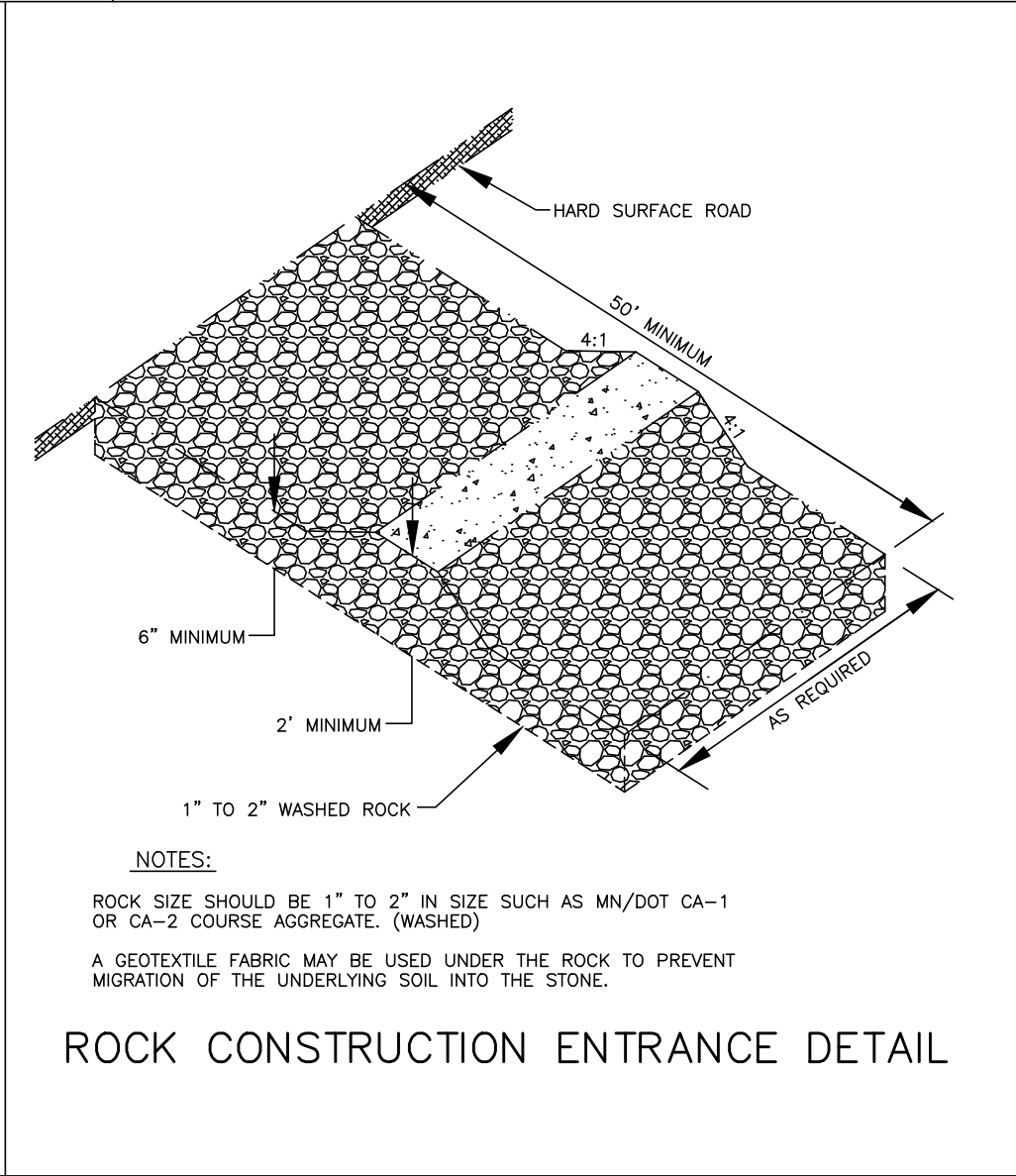
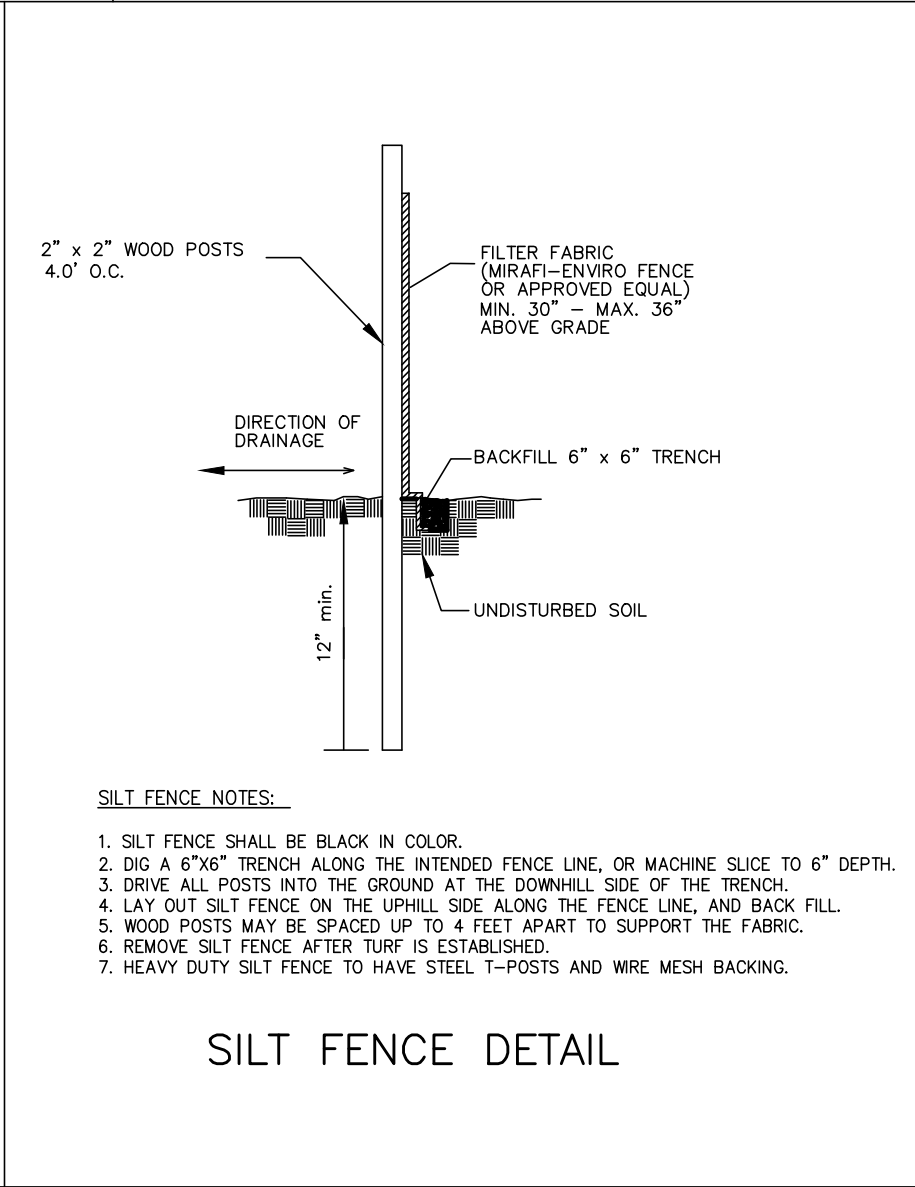
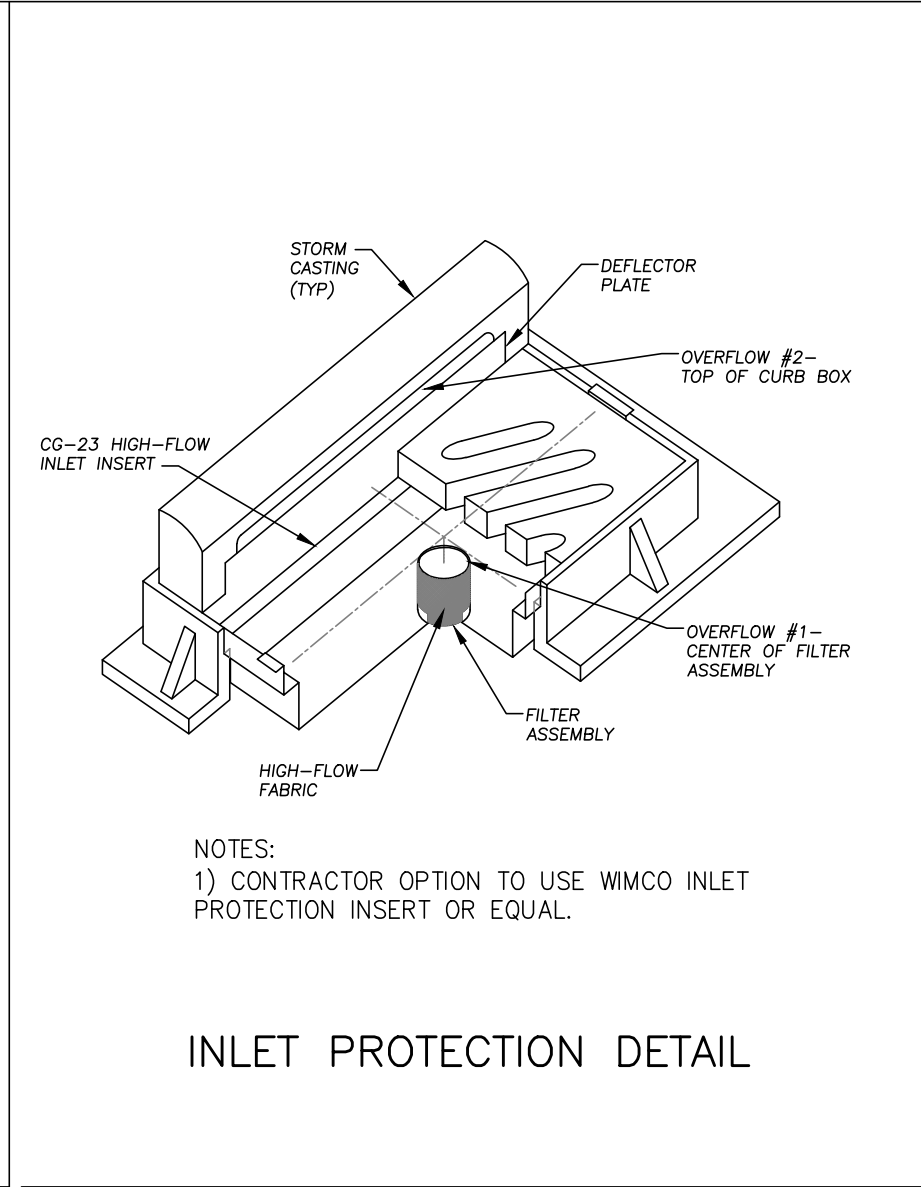
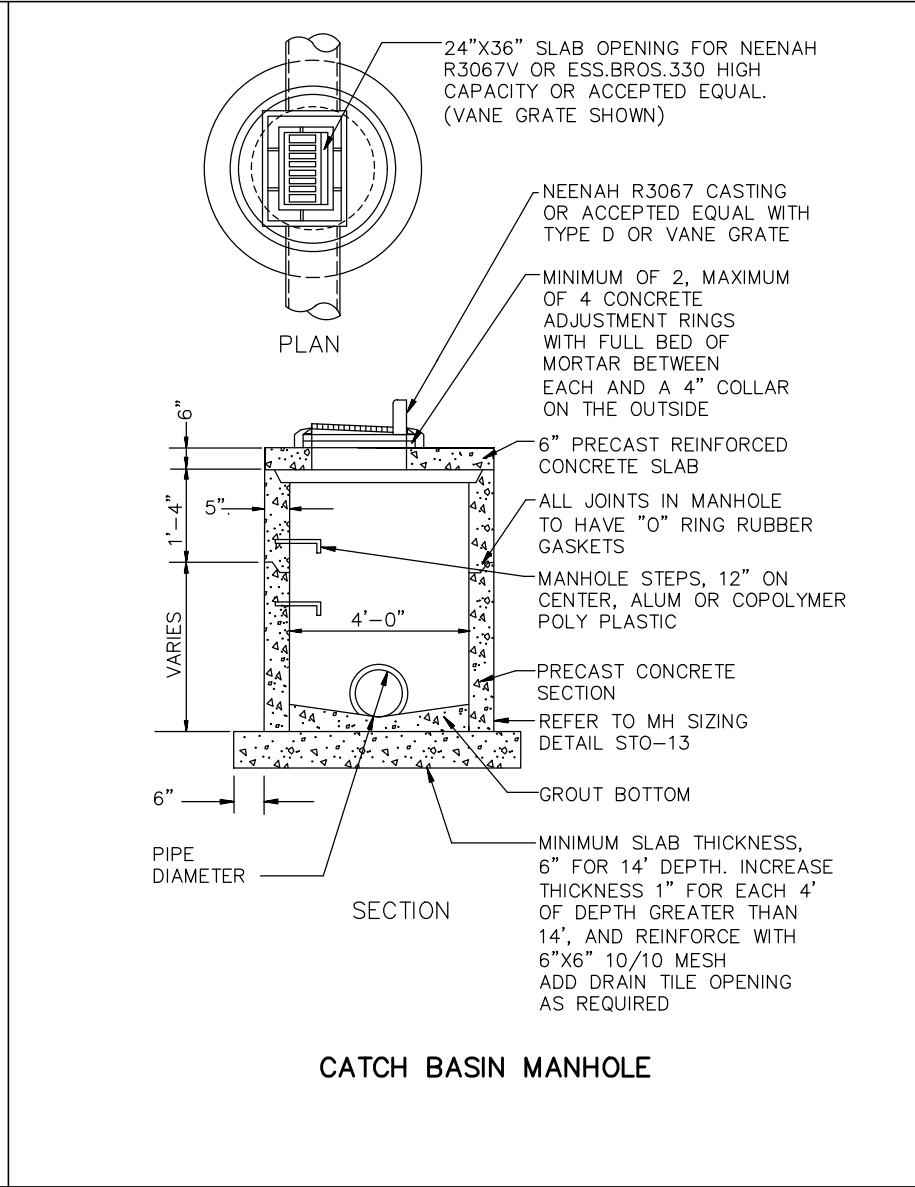
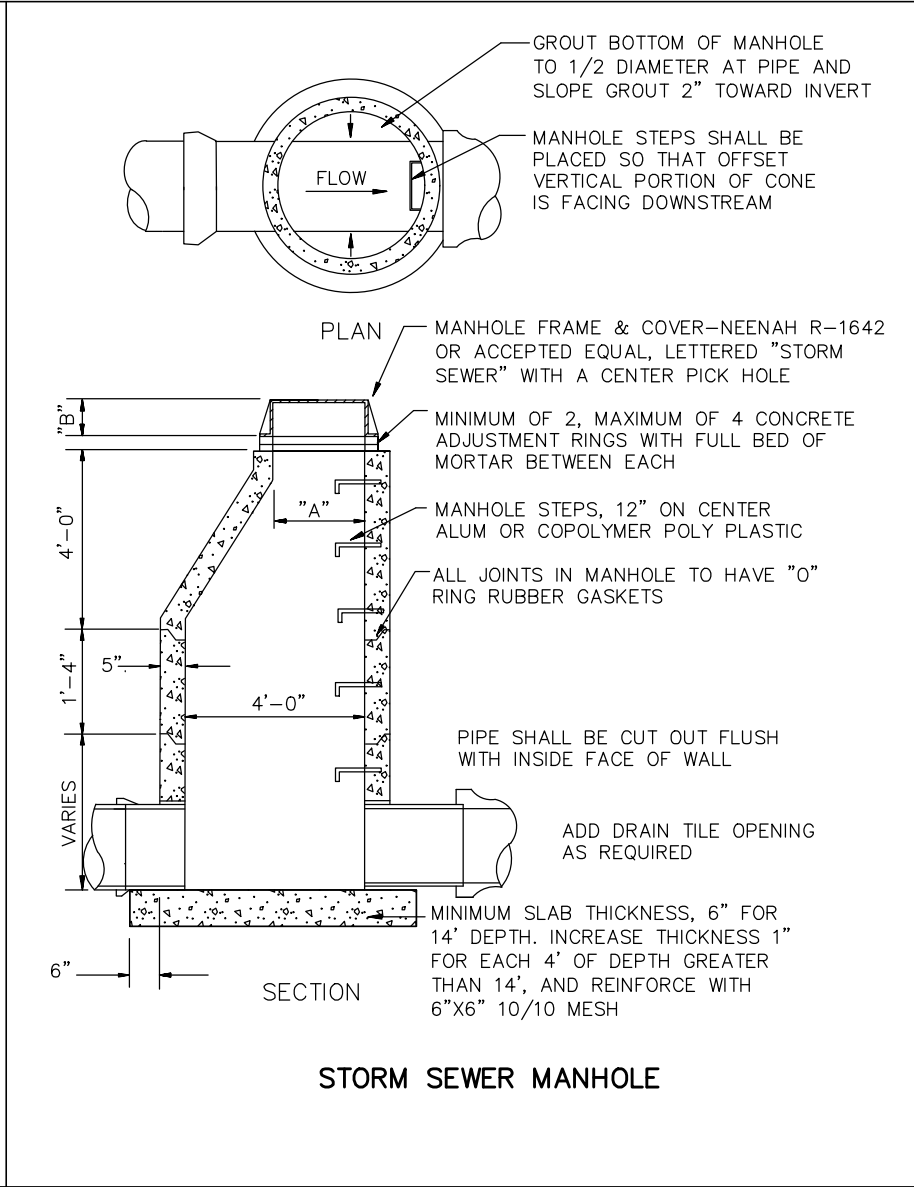
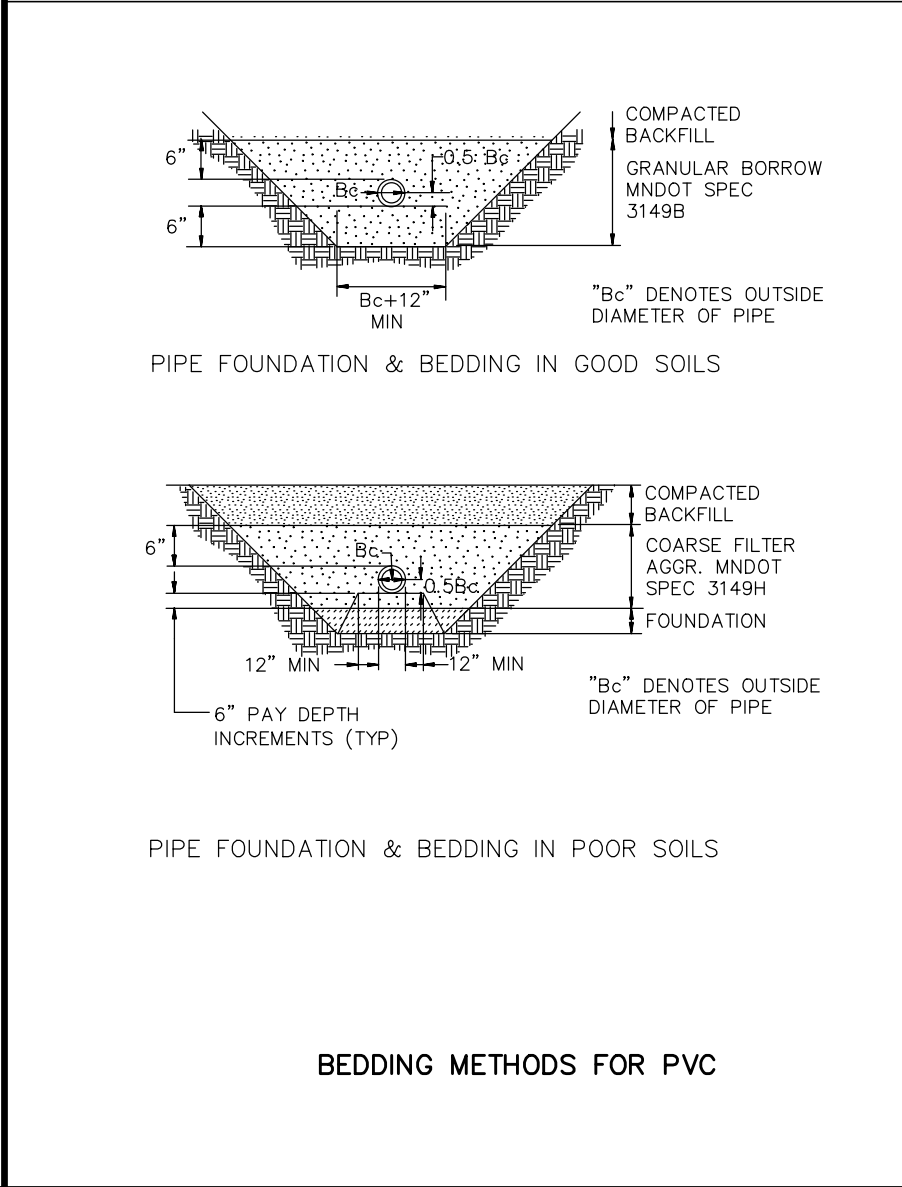
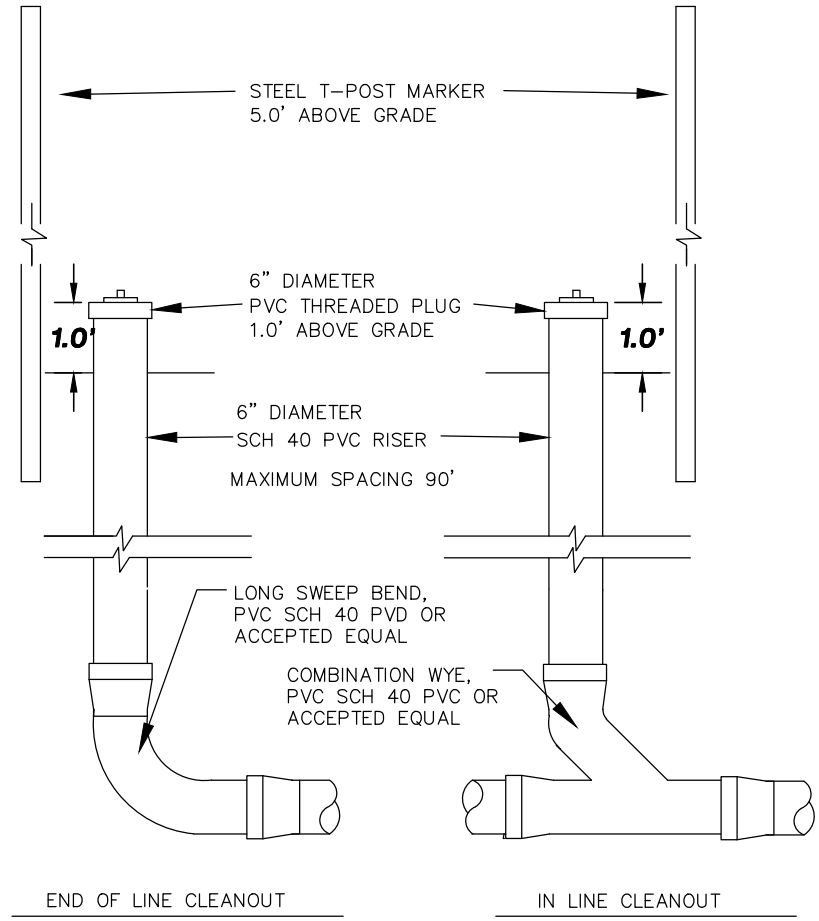
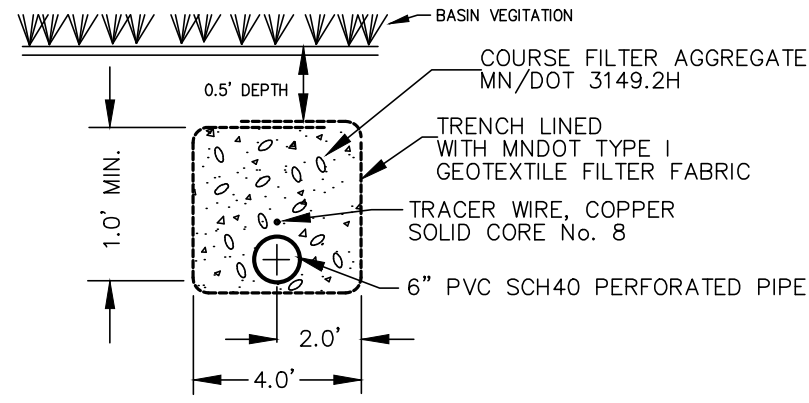
C6

Existing Conditions
and Removals Plan



INFILTRATION BASIN GENERAL NOTES:

- 1) INSTALL ALL TEMPORARY EROSION CONTROL MEASURES (IN ACCORDANCE WITH MnDOT GENERAL CONDITIONS 2573) PRIOR TO THE START OF ANY CONSTRUCTION OPERATION THAT MAY CAUSE ANY SEDIMENTATION OR SILTATION AT THE SITE.
- 2) INSTALL STORM DRAIN INLET PROTECTION TO PREVENT CLOGGING OF THE STORM SEWER AND SEDIMENT LOADS TO DOWNSTREAM STORM WATER FACILITIES OR WATERBODIES.
- 3) THE STORM WATER BMP IS BEING DESIGNED TO SERVE AS A TEMPORARY SEDIMENT BASIN, GRADE THE BMP TO WITHIN 12" ABOVE THE FINAL GRADE TO PROTECT THE UNDERLYING MATERIAL FROM CLOGGING. ONCE CONSTRUCTION IN THE CONTRIBUTING DRAINAGE AREA HAS BEEN COMPLETED AND THE SITE IS STABILIZED, EXCAVATE THE INFILTRATION BASIN TO FINAL GRADE AND COMPLETE CONSTRUCTION OF THE INFILTRATION BASIN.
- 4) GRADING OF THE INFILTRATION BASIN SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND BOBCATS WITH RUNNER TRACKS ARE RECOMMENDED.
- 5) EXCAVATE THE INFILTRATION BASIN TO THE SPECIFIED DEPTH (ELEVATION). ALL SUB MATERIAL BELOW THE SPECIFIED ELEVATION SHALL BE LEFT UNDISTURBED, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- 6) IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL WILL NEED TO BE REMOVED FROM THE INFILTRATION BASIN PRIOR TO INITIATING THE NEXT STEP IN THE INFILTRATION BASIN CONSTRUCTION PROCESS. THIS IS ESPECIALLY IMPORTANT IF THE INFILTRATION BASIN HAS BEEN DESIGNED TO INFILTRATE STORM WATER; SEDIMENT THAT HAS BEEN WASHED INTO THE INFILTRATION BASIN DURING THE EXCAVATION PROCESS CAN SEAL THE PERMEABLE MATERIAL, SIGNIFICANTLY REDUCING THE INFILTRATION CAPACITY OF THE SOILS.
- 7) INFILTRATION BASINS SHALL BE OVER-EXCAVATED TO SPECIFIED DEPTH AND FILLED WITH A WELL BLENDED MIXTURE OF 70%-80% SEMI-COURSE WASHED SAND; 20%-30% MnDOT GRADE 2 COMPOST.
- 8) INFILTRATION BASIN TO BE SEEDDED AND MULCHED AS SPECIFIED ON PROJECT LANDSCAPE PLAN OR APPROVED EQUAL. SEEDING SHALL CONFORM TO MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- 9) SEEDING AND INSTALLATION OF ANY EROSION CONTROL BLANKET NECESSARY SHALL BE COMPLETED WITHIN SEVEN DAYS (7) DAYS OF FINAL GRADING.



CLIENT:
Gatehouse Properties Ltd.
2249 Portico Green
Wayzata, MN 55391
David Carlson
612-275-8255
david@gatehousepropertiesltd.com

WAYZATA BLU
RESIDENTIAL
DEVELOPMENT PROJECT
275 Lake Street East
Wayzata, MN 55391
DETAILS

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Date: 08/28/17 Reg. No. 24348
PREPARED BY: **CIVIL ENGINEERING SITE DESIGN**
118 East Broadway St.
PO Box 566
Monticello, Mn 55362
Phone: 763-314-0929
www.civilesd.com

REVISIONS	DATE	07/07/17	DRAWN BY	SD	DESIGNED BY	SD	CHECKED BY	SD
02/12/17 ADDED ON-STREET PARKING LAKE ST.								
08/10/17 MODIFY ON-STREET PARKING LAKE ST.								
08/28/17 GITT COMMENTS								
08/30/17 INDICATE PROPOSED LAKE ST AND BARRY AVE R/W								

VERTICAL SCALE	HORIZONTAL SCALE
1 inch = _____ feet	1 inch = _____ feet

FILE NO. 00625
C7
Details

PLANT SCHEDULE						
#	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES

TREES

33	BN	Betula nigra	RIVER BIRCH	3" CAL.	B+B	MATCHED SPECIMEN
22	MS	Malus x 'Spring Snow'	SPRING SNOW CRABAPPLE	12' Height	B+B	MULTISTEM SPECIMEN
55						

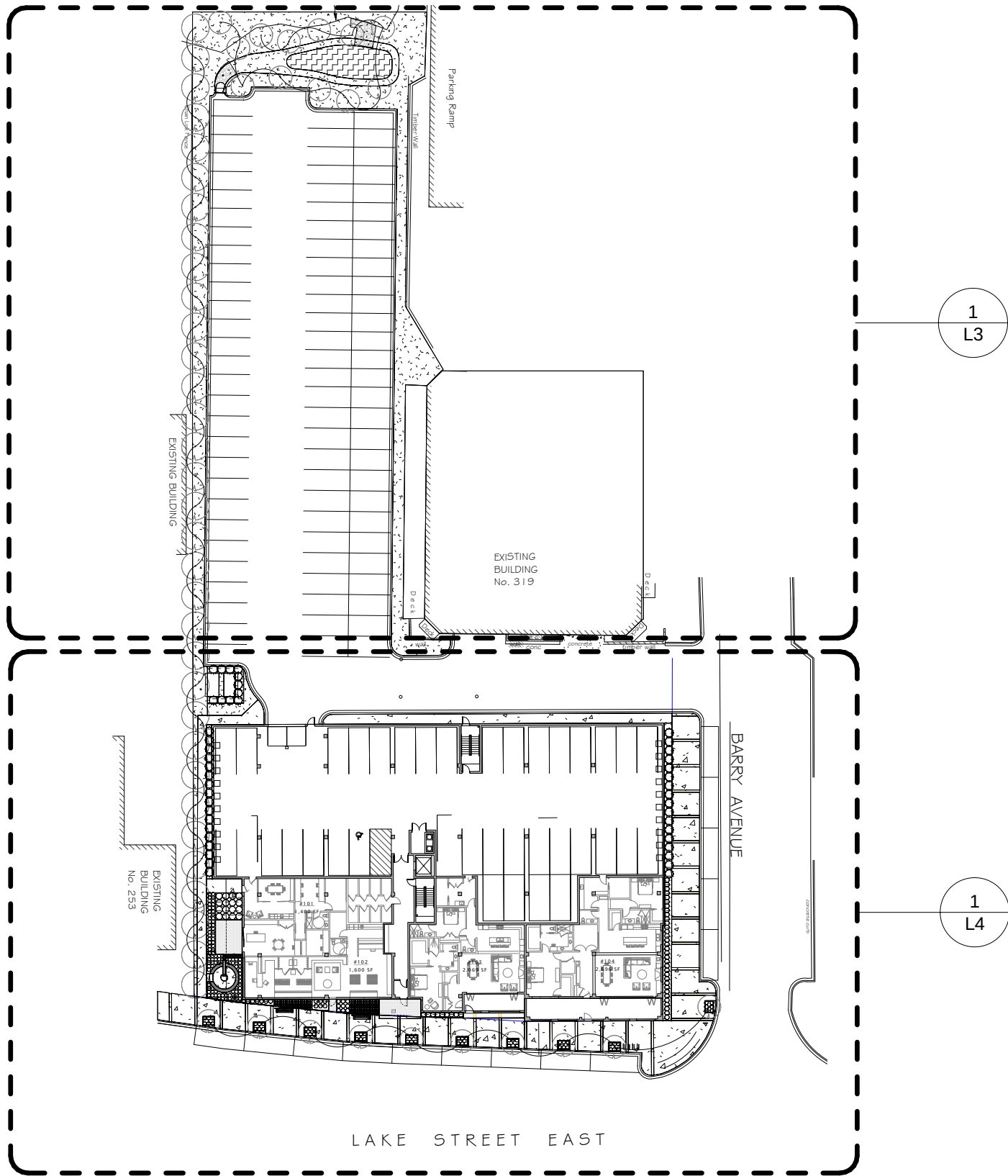
SHRUBS

36	BS	Buxus sempervirens	BOXWOOD	2 GAL	CONT.	SPACE AT APPX. 24" O.C.
45	JU	Taxus cuspidata 'Capitata'	JAPANESE UPRIGHT YEW	7' Height	B+B	SPACE AT APPX. 36" O.C.
16	JY	Taxus cuspidata	JAPANESE YEW	5 GAL	CONT.	SPACE AT APPX. 36" O.C.
42	PA	Perovskia atriplicafolia	RUSSIAN SAGE	2 GAL	CONT.	SPACE AT APPX. 24" O.C.
139						

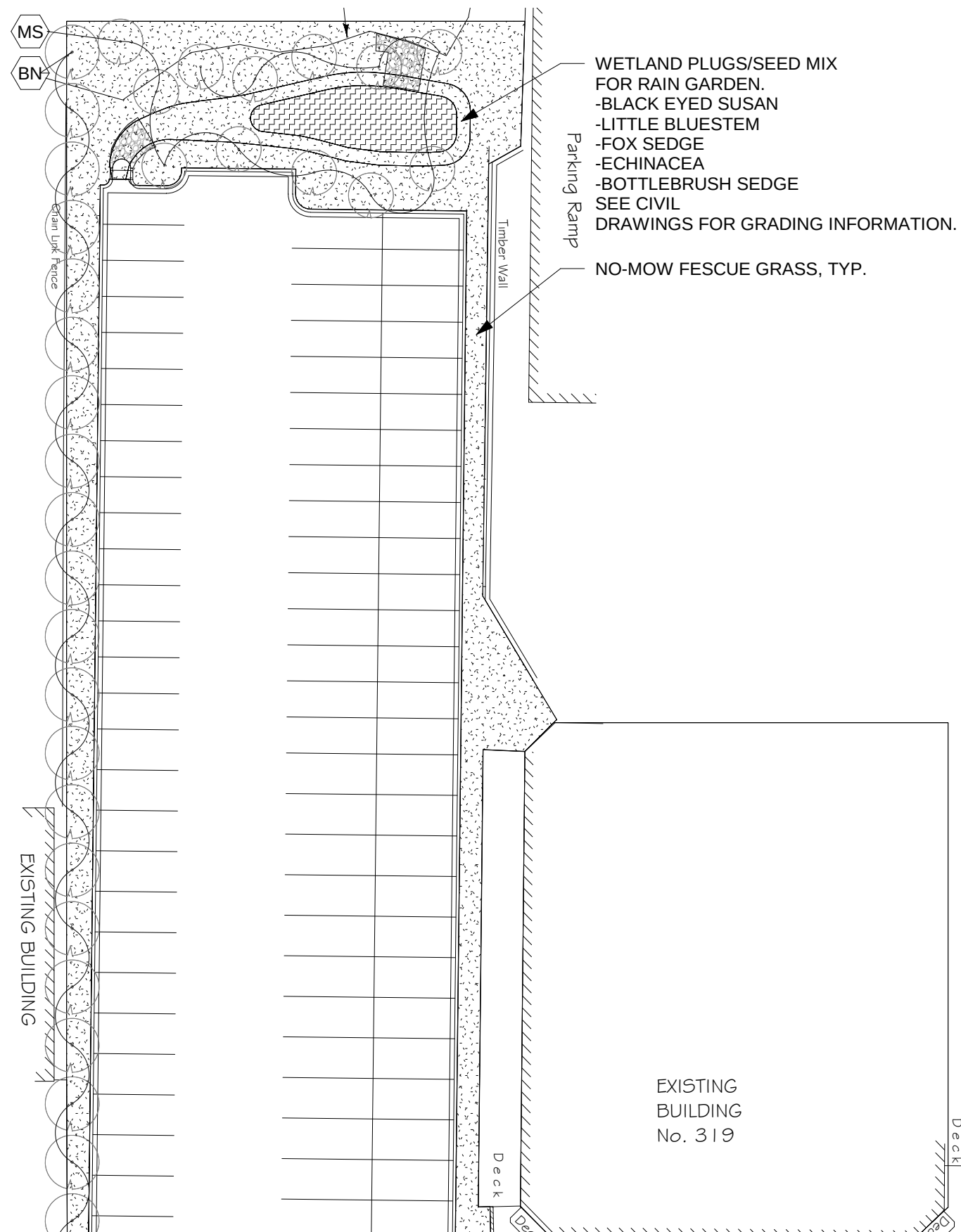
PERENNIALS

62	HT	Equisetum	HORSETAIL	1 GAL	CONT.	SPACE AT APPX. 18" O.C.
82	KF	Calamgrostis acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	1 GAL	CONT.	SPACE AT APPX. 18" O.C.
183	VM	Vinca minor	VINCA	1 GAL	CONT.	SPACE AT APPX. 18" O.C.
327						

- NOTES:
- 1. ALL PLANTING BEDS TO HAVE 3" DEPTH HARDWOOD MULCH AND 10" PLANTING SOIL UNLESS SPECIFIED IN PLANTING DETAILS.
 - 2. ALL TREES, SHRUBS AND PERENNIALS TO BE IRRIGATED WITH DRIP IRRIGATION.
 - 3. ALL NO MOW FESCUE AREAS TO BE IRRIGATED WITH SPRAY IRRIGATION.
 - 4. SEE CIVIL DRAWINGS FOR ALL PARKING, ROAD, UTILITY AND GRADING INFORMATION.
 - 5. SEE ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.

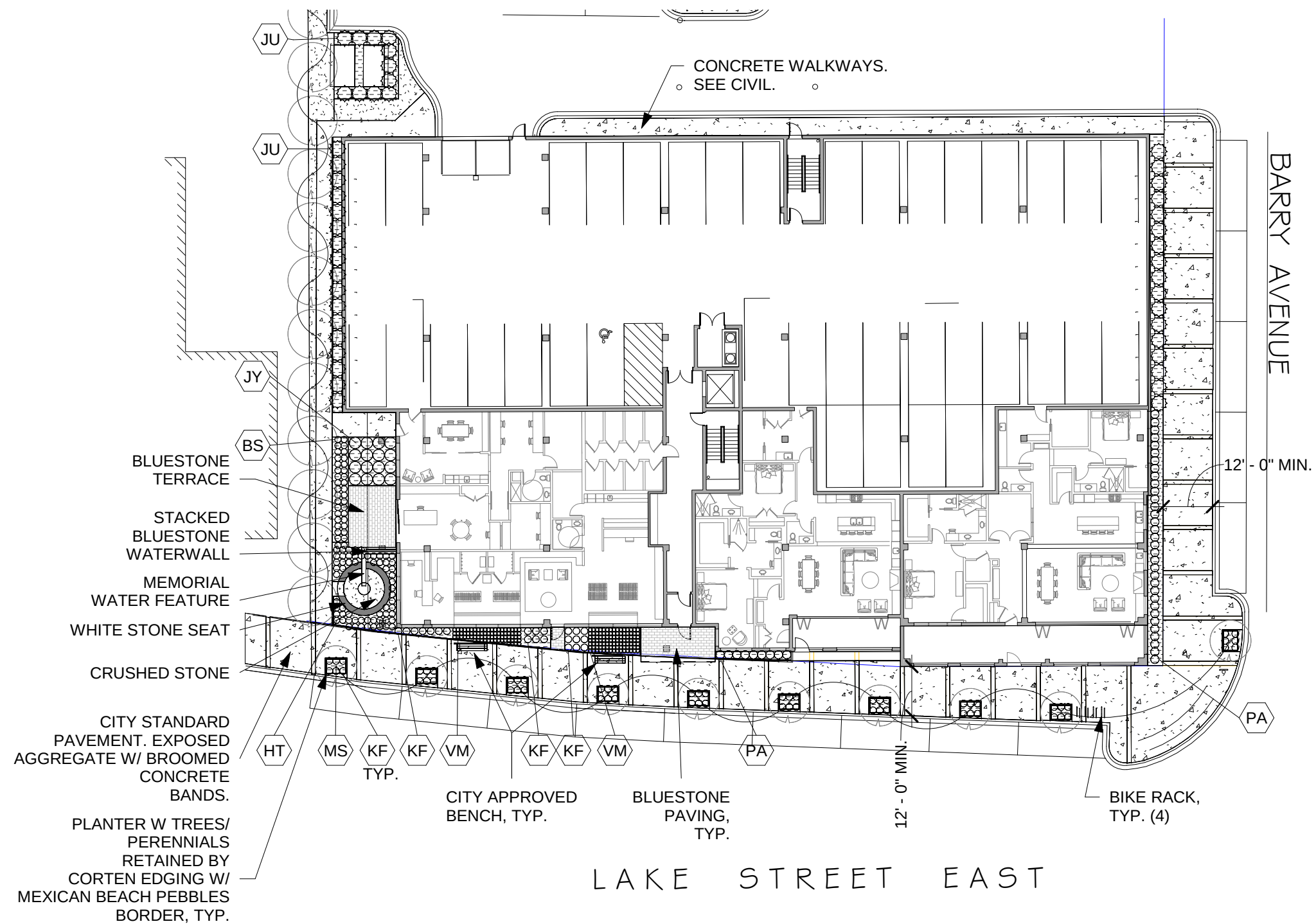


1 Wayzata Blu Landscape Plan
1" = 60'-0"



NOTES:
1. SEE SHEET L1 - LANDSCAPE COVER PAGE FOR
PLANT SCHEDULE AND NOTES.

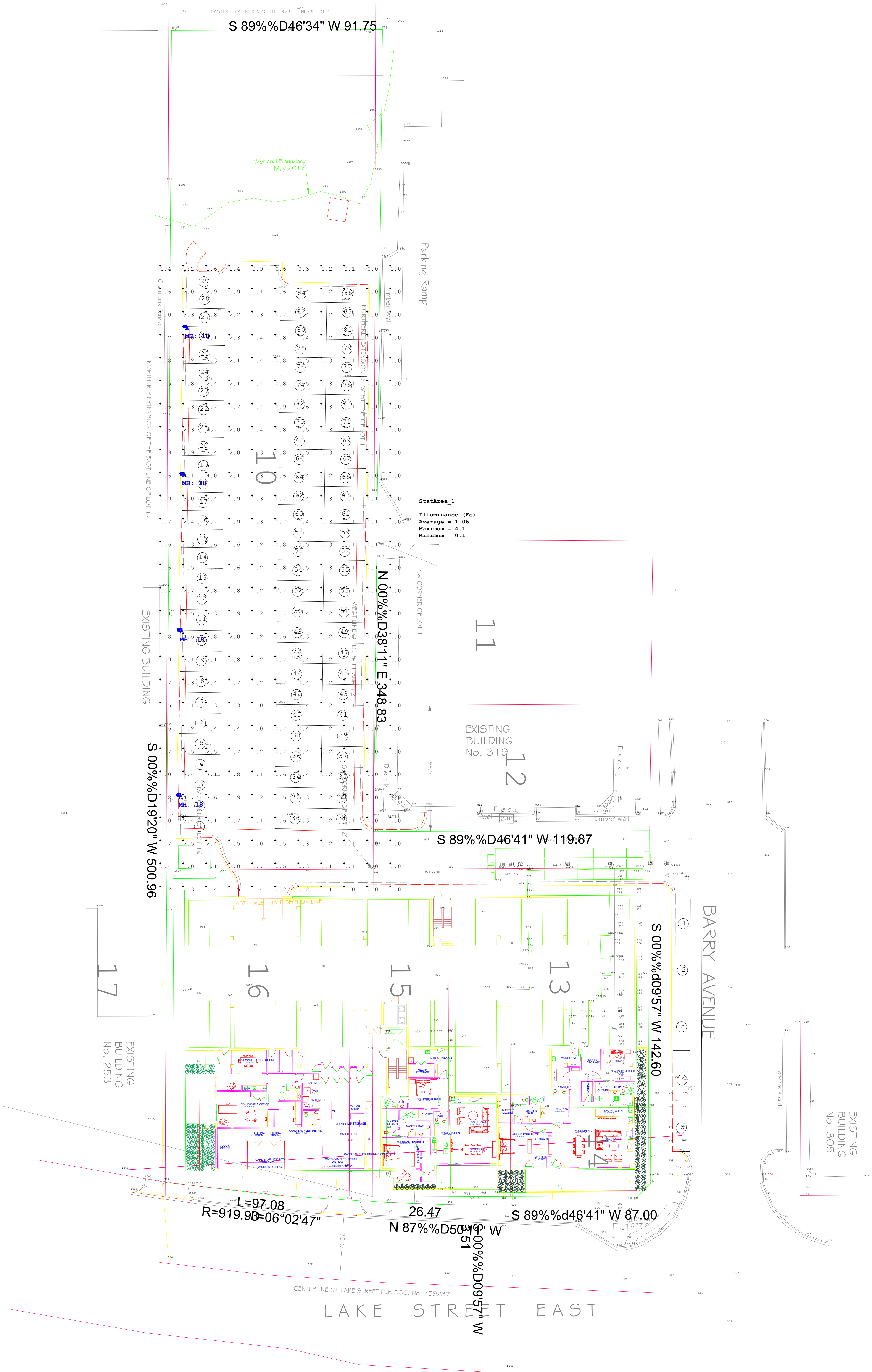
① Wayzata Blu Landscape - Enlarged Plan
1" = 30'-0"



NOTES:
1. SEE SHEET L1 - LANDSCAPE COVER PAGE FOR PLANT SCHEDULE AND NOTES.

① Wayzata Blu Landscape Plan - Enlarged Plan South
1" = 30'-0"

Luminaire Schedule		Label	Arrangement	LLF	Description	Lum. Lumens
Symbol	Qty					
	4	A	SINGLE	0.900	D824-LED-80-30-UNV-LP-T4-PM-BZ/15FT SSS POLE	8940



PINEHURST FIRST ADDITION

PRELIMINARY PLAT & EXISTING CONDITIONS SURVEY
WAYZATA BLU
 CITY OF WAYZATA, HENNEPIN COUNTY

Legal Description

PARCEL 1:
Lot 13, Auditor's Subdivision No. 184, Hennepin County, Minnesota.

PARCEL 2:
Lot 14, Auditor's Subdivision No. 184, Hennepin County, Minnesota.

PARCEL 3:
The East 27 feet, front and rear, of Lot 15, Auditor's Subdivision No. 184, Hennepin County, Minnesota.

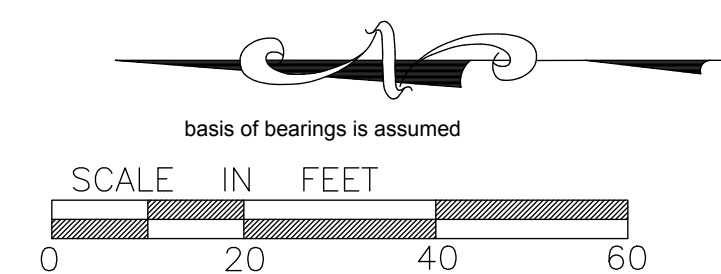
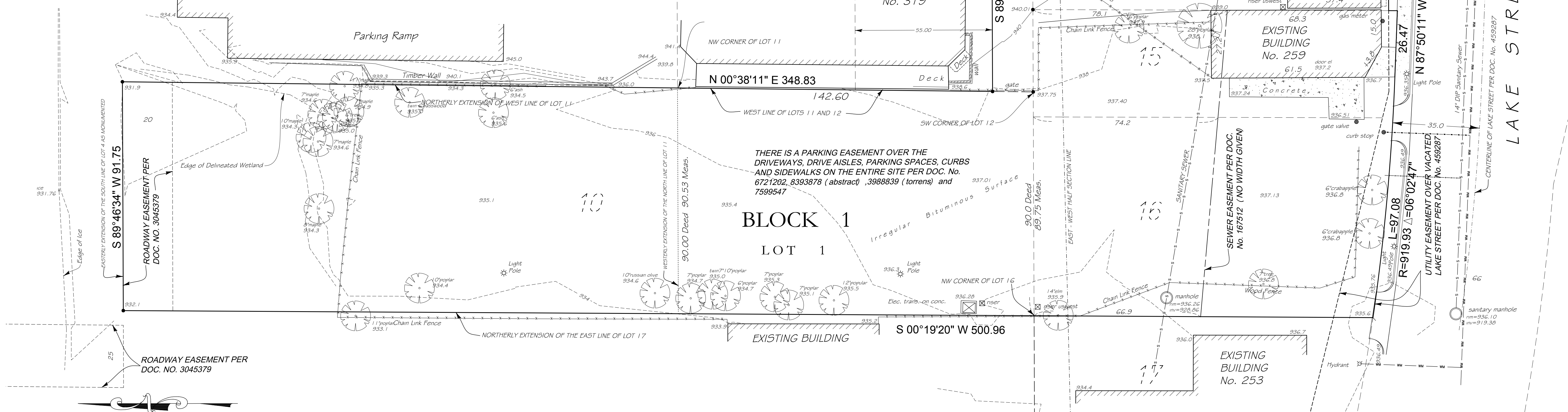
PARCEL A:
That part of Lot 10, Auditor's Subdivision Number 184, Hennepin County, Minnesota, described as follows, to wit:
Beginning at a point on the South line of said Lot 10 which is the Northwest corner of Lot 16 of said subdivision; thence Easterly along said South line a distance of 90 feet to a point which is the southwest corner of Lot 12 of said subdivision; thence North along the west line of Lots 12 and 11 of said subdivision a distance of 142.6 feet to the northwest corner of Lot 11; thence West along an extension of the North line of said Lot 11, a distance of 90 feet; thence South to the point of beginning.

Lot 15, except the East 27 feet front and rear thereof, of Auditor's Subdivision Number 184, Hennepin County, Minnesota, also that part of Lake Street, vacated lying between the front line of said Lot 15 and the center line of said street and between the extensions across it of the side lines of said part of Lot 15.

Lot 16 of Auditor's Subdivision Number 184, Hennepin County, Minnesota, also that part of Lake Street vacated, lying between the front lot line of said lot and the center line of said street and between extensions across said strip of land on the side lines of said Lot 16.

PARCEL B: The tract of land hereinafter described lying East of the Northerly extended East line of Lot 17, Auditor's Subdivision Number 184, and West of the Northerly extended West line of Lot 11, of Auditor's Subdivision Number 184, said tract of land being described as follows, to wit: Commencing at the Northeast corner of Lot 11, Auditor's Subdivision Number 184, Hennepin County, Minnesota; thence West along the North line of Lot 11 and an extension thereof a distance of 315.85 feet; thence South a distance of 142.6 feet to the Northeast corner of Lot 18; thence West along the North line of said Lot 18 a distance of 50 feet to the Northwest corner of said Lot 18; thence South along the East line of said Lot 18 a distance of 2.6 feet; thence West parallel with the South line of Lot 18 a distance of 7 feet; thence North parallel with the West line of Lot 10 to the point of intersection with the Easterly extended South line of Lot 4, Auditor's Subdivision Number 184; thence East along the Easterly extension of said South line of Lot 4, Auditor's Subdivision Number 184 to the point of intersection of said South line of Lot 4, as so extended, with the Westerly line of Watertown Road; thence Southerly and Southwesterly along the West line of Watertown Road to the point of beginning.

Lot 12, Auditor's Subdivision Number 184, Hennepin County, Minnesota, except the North 55 feet thereof.



MISCELLANEOUS NOTES

- MN 1** Legal description and easements for Parcels 1, 2 and 3 per title commitment from Land Title, Inc., LT File No. 546425, dated October 12, 2016. Legal description and easements for Parcels A and B per title commitment from Land Title, Inc., LT File No. 540239, dated June 4, 2016.
- MN 2** Property Address:
275 Lake Street E., Wayzata, MN 55391 (pid no. 06-117-22-32-0005)
269 Lake Street E., Wayzata, MN 55391 (pid no. 06-117-22-32-0006)
259 Lake Street E., Wayzata, MN 55391 (pid no. 06-117-22-23-0005)
339 Barry Ave. S., Wayzata, MN 55391 (pid no. 06-117-22-32-0004)
- MN 3** Area of Parcel = 64,964± sq ft
- MN 3** Property is in Flood Zone "X" (an area of minimal flooding) per FEMA panel map number 27053C0307F, dated November 4, 2016.
- MN 4** Above ground utility locations have been field located as shown. All underground utility services which serve the property have attempted to be field located through the services of Gopher State One Call per ticket number 163360697. However some of the utility companies failed to field locate underground utility locations. In those cases, utilities as shown are from available survey maps. Further information contact Gopher State One Call (651-454-0002 or 811).

ZONING CLASSIFICATION AND STANDARDS:

Current Zoning Classification - C-4A Limited Central Business District

Setback Requirements per Zoning Ordinance:

- Main Structure Only
 - Front - 30 feet
 - Interior Side - 10 feet House and 5 feet for accessory structure (garage)
 - Corner Side Street - 20 feet (house and garage)
 - Rear - 30 feet

(refer to City Code for more specifics)

Minimum Lot Requirements:

Minimum Lot Requirements:
 Lot Area - 10,800 sq.ft
 Lot Width - 80 feet
 Lot Depth - not listed
 Building Height - 3 stories or 40 feet.

The lowest floor elevation must be at least 3 feet above 100 Year Flood Elevation of 874.0 feet and is also subject to results of soils tests.

Maximum Building Area = 25% of Lot area.

PROPOSED LOT INFORMATION

Proposed Number of Lots = 1
Area of Lot 1, Block 1 = 64964 sq.ft.

Certification

Owner & Developer
 Warehouse Properties
 249 Portico green
 Wayzata, MN 55391

Civil Engineer
Civil Engineering Site Design
118 East Broadway St.
Monticello, MN
phone 763-314-0929

Survey Prepared By
The Gregory Group, Inc. d.b.a.
Lot Surveys Company, Inc.
7601 73rd Avenue N.
Brooklyn Park, MN 55428
phone 763-560-3093
fax 763-560-3522

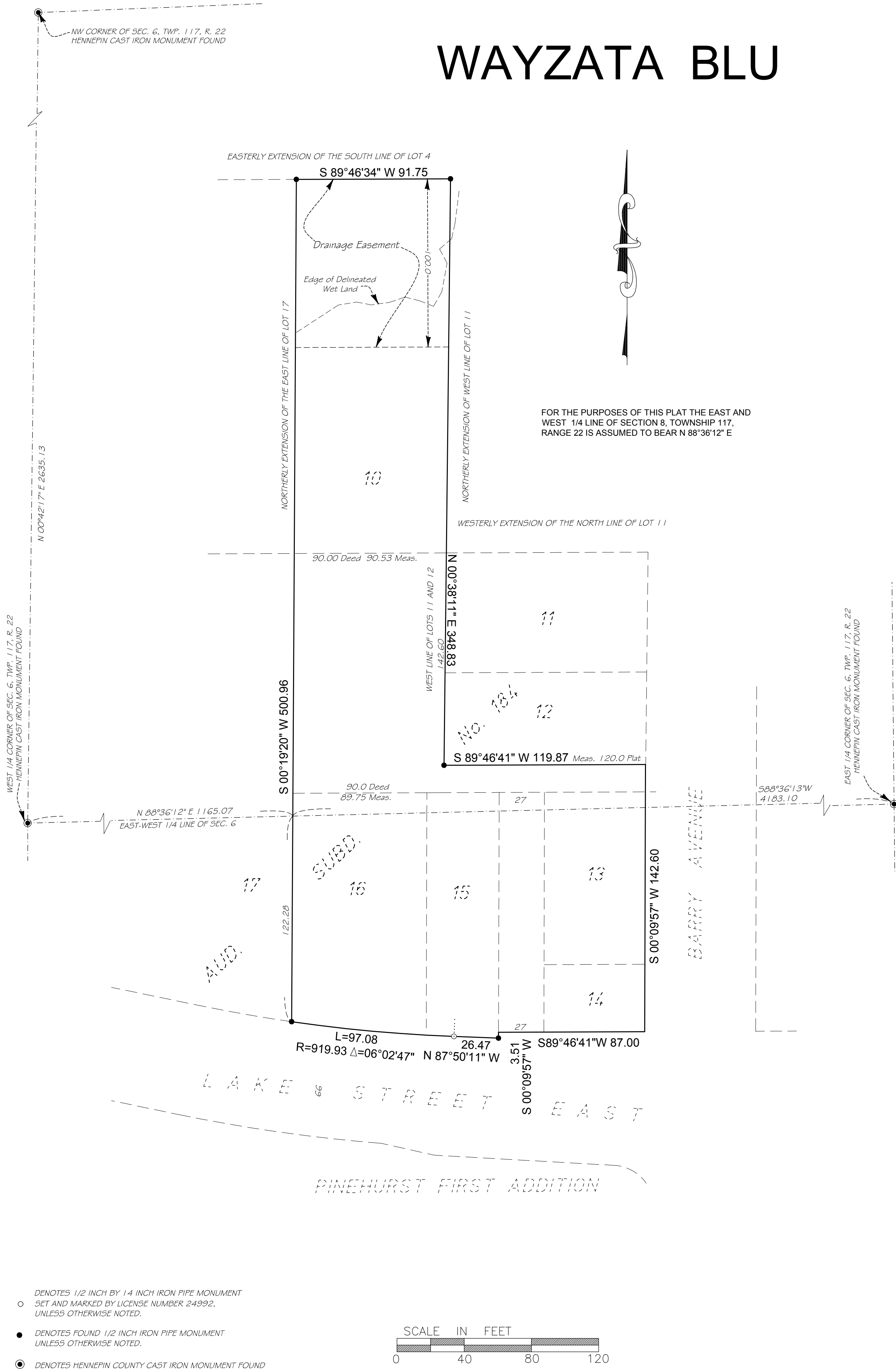
The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, 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.
Field work completed December 30, 2016.

Prepared this 2nd day of June, 2017.
Rev.7-6-17, 6" trees or larger located

Signed: Gregory R. Frasch
Gregory R. Frasch/Registration No. 24992

WAYZATA BLU



KNOW ALL PERSONS BY THESE PRESENTS: That Gatehouse Properties, Ltd., a Minnesota corporation, owner of the following described property situate in the County of Hennepin, State of Minnesota, to wit:

Lot 13, Auditor's Subdivision No. 184, Lot 14, Auditor's Subdivision No. 184, and the East 27 feet, front and rear, of Lot 15, Auditor's Subdivision No. 184, Hennepin County, Minnesota.

And

That part of Lot 10, Auditor's Subdivision Number 184, Hennepin County, Minnesota, described as follows, to wit:
Beginning at a point on the South line of said Lot 10 which is the Northwest corner of Lot 16 of said subdivision; thence Easterly along said South line a distance of 90 feet to a point which is the southwest corner of Lot 12 of said subdivision; thence North along the west line of Lots 12 and 11 of said subdivision a distance of 142.6 feet to the northwest corner of Lot 11; thence West along an extension of the North line of said Lot 11, a distance of 90 feet; thence South to the point of beginning.

Lot 15, except the East 27 feet front and rear thereof, of Auditor's Subdivision Number 184, Hennepin County, Minnesota, also that part of Lake Street, vacated lying between the front line of said Lot 15 and the center line of said street and between the extensions across it of the side lines of said part of Lot 15.

Lot 16 of Auditor's Subdivision Number 184, Hennepin County, Minnesota, also that part of Lake Street vacated, lying between the front lot line of said lot and the center line of said street and between extensions across said strip of land on the side lines of said Lot 16.

And

All that part of the tract of land hereinafter described lying East of the Northerly extended East line of Lot 17, Auditor's Subdivision Number 184, and West of the Northerly extended West line of Lot 11, of Auditor's Subdivision Number 184, said tract of land being described as follows, to wit:
Commencing at the Northeast corner of Lot 11, Auditor's Subdivision Number 184, Hennepin County, Minnesota; thence West along the North line of Lot 11 and an extension thereof a distance of 315.85 feet; thence South a distance of 142.6 feet to the Northeast corner of Lot 18; thence West along the North line of said Lot 18 a distance of 50 feet to the Northwest corner of said Lot 18; thence South along the West line of said Lot 18 a distance of 2.6 feet; thence West parallel with the South line of Lot 19 a distance of 7 feet; thence North parallel with the West line of Lot 10 to the point of intersection with the Easterly extended South line of Lot 4, Auditor's Subdivision Number 184; thence East along the Easterly extension of said South line of Lot 4, Auditor's Subdivision Number 184 to the point of intersection of said South line of Lot 4, as so extended, with the Westerly line of Watertown Road; thence Southerly and Southwesterly along the West line of Watertown Road to the point of beginning.

Lot 12, Auditor's Subdivision Number 184, Hennepin County, Minnesota, except the North 55 feet thereof.

Have caused the same to be surveyed and platted as WAYZATA BLU and do hereby dedicate to the public for public use forever the easements for drainage purposes as shown on the plat.

In witness whereof Gatehouse Properties, Ltd., a Minnesota corporation has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

Gatehouse Properties, Ltd.

By _____
President

STATE OF MINNESOTA
COUNTY OF _____
The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, President of Gatehouse Properties, Ltd., a Minnesota corporation, on behalf of the company.

(Notary's signature) (Notary's printed name)
Notary Public, _____ County, Minnesota, My Commission Expires _____

I Gregory R. Prasch 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 this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands as defined in 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 _____, 20_____.

Gregory R. Prasch, Land Surveyor
Minnesota License No. 24992

STATE OF MINNESOTA
COUNTY OF HENNEPIN
This instrument was acknowledged before me on this ____ day of _____, 20____, by Gregory R. Prasch.

(Notary signature) (Notary's printed name)
Notary Public, _____ County, Minnesota, My Commission Expires _____

WAYZATA, MINNESOTA
This plat of WAYZATA BLU was approved and accepted by the City Council of the City of Wayzata, Minnesota, at a regular meeting thereof held this _____ day of _____, 20____. 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.

WAYZATA, MINNESOTA

By _____, Mayor By _____, City Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota
I hereby certify that the taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20_____.

Mark V. Chapin, Hennepin County Auditor By _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota
Pursuant to Minnesota Statutes, Sec. 383B.565 (1969) this plat has been approved this _____ day of _____, 20_____.

Chris F. Mavis, Hennepin County Surveyor By _____

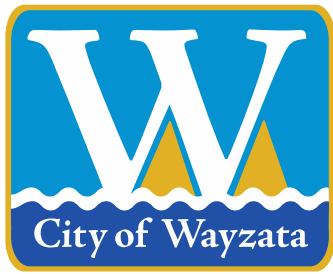
REGISTRAR OF TITLES, Hennepin County, Minnesota
I hereby certify that the within plat of WAYZATA BLU was filed in this office this _____ day of _____, 20____, at _____ o'clock ____M.

Martin McCormick, Hennepin County Registrar of Titles By _____ Deputy

COUNTY RECORDER, Hennepin County, Minnesota
I hereby certify that the within plat of WAYZATA BLU was recorded in this office this _____ day of _____, 20____, at _____ o'clock ____M.

Martin McCormick, Hennepin County Recorder By _____ Deputy

The Gregory Group, Inc. d.b.a.
LOT SURVEYS COMPANY
LAND SURVEYORS DTE



City of Wayzata
600 Rice Street
Wayzata, MN 55391-1734

Mayor:

Ken Willcox

City Council:

Dan Koch
Johanna McCarthy
Alex Plechash
Steven Tyacke

City Manager:

Jeffrey Dahl

Date: August 31, 2017

To: Planning Commission

From: Jeff Thomson, Director of Planning and Building

Subject: Boatworks Parking – 259 Lake St E and 294 Grove La E

Application Information

The applicant, Gatehouse Properties, Ltd. and Boatworks II, LLC, and the property owners, Flagship Financial Group, Inc. and Boatworks II, LLC, have submitted a development application to amend the existing conditional use permit for off-site parking facilities between 259 Lake St E and 294 Grove La E.

Planning Commission Review

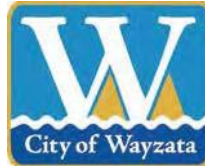
The Planning Commission reviewed the development application and held a public hearing at its meeting on August 21, 2017. After discussing the application, the Planning Commission voted 7 in favor and 0 opposed to direct staff to prepare a draft Planning Commission Report and Recommendation for approval of the development application.

Planning Commission Action

City staff has drafted the attached Planning Commission Report and Recommendation, which recommends approval of the development application, subject to several conditions.

Attachments

Draft Planning Commission Report and Recommendation



WAYZATA PLANNING COMMISSION

September 6, 2017

REPORT AND RECOMMENDATION OF APPROVAL OF PARKING CUP AMENDMENT FOR 294 GROVE LANE EAST

DRAFT

SUMMARY OF RECOMMENDATION

1. Approval* of Amendment to Existing Parking CUP

** with certain conditions listed at the end of this Report*

REPORT AND RECOMMENDATION

Section 1. BACKGROUND

- 1.1 Proposed Land Use. Gatehouse Properties, Ltd., Boatworks II, LLC, and the property owners listed below (collectively, the “Applicant”) have submitted a development application to amend an existing conditional use permit for Off-Site Parking issued to the 294 Grove Lane E property to utilize parking on 259 Lake St. E (the “Parking CUP”) in connection with a PUD at 294 Grove Lane E. The requested amendment to the Parking CUP is needed to allow for the proposed “Wayzata Blu” PUD development (the “Wayzata Blu PUD”), which includes the 259 Lake St. E property.
- 1.2 Approvals Requested. The Application requests approval of an amendment to the Parking CUP to allow for the Wayzata Blu PUD (the “CUP Amendment”).
- 1.3 Property. The address, property identification numbers and owners of the Property involved in the Project are:

Address	PID	Owner
259 Lake St E	06-117-22-23-0005	Flagship Financial Group, Inc.
294 Grove La E	06-117-22-32-0023	Boatworks II, LLC

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

	259 Lake St E	294 Grove La E
Zoning:	PUD/ Planned Unit Development*	C-4B/Central Business
Comp Plan:	Central Business District	Central Business District
Overlay districts:	S/Shoreland Overlay District W/Wetland Overlay District	S/Shoreland Overlay District

**The rezoning from C-4A to PUD approved by the City Council on February 21, 2017 is effective only upon approval of the PUD general plan of development.*

- 1.6 Notice and Public Hearing. Notice of the public hearing on the Application was published in the *Lakeshore Weekly News* on August 10, 2017 and mailed to all property owners located within 350 feet of the Property on August 11, 2017. The public hearing on the Application was held at the August 21, 2017 Planning Commission meeting.

Section 2. STANDARDS

- 2.1 CUP Amendments. Amended conditional use permits include requests for substantial changes in conditions or expansions of use. An amended conditional use permit may be applied for and administered in a manner similar to that required for a new conditional use permit. Section 801.04.5.
- 2.2 Parking CUP for Off Site Parking. Section 801.20.8 of the Zoning Ordinance allows for parking on a site other than the lot or tract upon which a principal use is located.
- A. Off Site Parking. Off site parking facilities may only be allowed by conditional use permit and shall be subject to the following conditions:
1. Ordinance Compliance. Off-site parking shall be developed and maintained in compliance with all requirements and standards of this Ordinance.
 2. Access. Reasonable improved access from off-street parking facilities to the use being serviced shall be provided.
 3. Proximity to Multiple Residence. Off-site parking for multiple family dwellings shall not be located more than one hundred (100) feet from any normally used entrance of the principal use serviced.
 4. Proximity for Non-Residential Uses. Off-site parking for non-residential uses shall not be located more than three hundred (300) feet from the main entrance of the principal use being served. No

more than one (1) main entrance shall be recognized for each principal building.

- B. General CUP Factors. City Code Section 801.04.2.F. states that the Planning Commission and City Council shall consider possible adverse effects of the proposed conditional use. Their judgment shall be based upon (but not limited to) the following factors:

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

Section 3. FINDINGS OF FACT

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

- A. Off Site Parking.

1. Ordinance Compliance. The off-site parking on 259 Lake St. E will be developed and maintained in compliance with all requirements and standards of the Zoning Ordinance.
2. Access. Reasonable improved access from the off-street parking facilities on 259 Lake St. E to the use being serviced on 294 Grove Lane E will be provided.

3. Proximity to Multiple Residence. There are no residential uses on 294 Grove Lane E.
 4. Proximity for Non-Residential Uses. Off-site parking on 259 Lake St. E for the non-residential uses on 294 Grove Lane E will not be located more than three hundred (300) feet from the main entrance of the principal use being served on 294 Grove Lane E. No more than one (1) main entrance will be recognized for each principal building.
- B. General CUP Factors. The provisions of Section 801.04.2.F of the Zoning Ordinance are met, and the possible adverse effects of the CUP Amendment have been considered. The CUP Amendment should be approved based on the following factors:
1. The CUP Amendment is compatible with the specific policies and provisions of the official City Comprehensive Plan.
 2. The CUP Amendment is compatible with present and future uses of the area.
 3. The CUP Amendment conforms with all performance standards contained in the Zoning Ordinance, provided all approvals for the Wayzata Blu project are obtained.
 4. The CUP Amendment will not have a negative effect upon the surrounding area.
 5. The CUP Amendment will not have a negative impact upon surrounding property values.
 6. The CUP Amendment will not increase traffic.
 7. The CUP Amendment will not negatively impact existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Section 4. RECOMMENDATION

- 4.1 Planning Commission Recommendation. Based on the findings in section 3 of this Report, the Planning Commission recommends **APPROVAL** of the CUP Amendment, subject to the following conditions:

- A. All aspects of the Wayzata Blu PUD project must be approved by the City, and the Wayzata Blu PUD must be constructed and operated in accordance with such approvals.
- B. A Fourth Amendment to Development Agreement and Conditional Use Permit with terms and conditions satisfactory to the City, must be executed by the parties thereto and recorded by the Applicant with the appropriate Hennepin County officials within thirty (30) days of approval in conformance with Section 801.04.2.Q of the Zoning Ordinance, and the Applicant must provide a recorded copy to the City. The Fourth Amendment must provide for (i) waiver of the restriction on redevelopment that currently applies to the 259 Lake St. E property for purposes of the Wayzata Blu PUD project only; and (ii) reaffirm the obligations of the parties (or their respective successors-in-interest) under the current amended Development Agreement and Conditional Use Permit, including but not limited to the current allocation of parking spaces for use by the 294 Grove Lane E property.
- C. The Applicant, as successors-in-interest to the parties to the Parking Easement Agreement dated July 9, 2004 and recorded as Document No. 8393878 in the Office of the Hennepin County Recorder, must execute an Amendment to Parking Easement Agreement containing terms and conditions satisfactory to the City, and record such Amendment with the Office of the Hennepin County Recorder within thirty (30) days of approval in conformance with Section 801.04.2.Q of the Zoning Ordinance, and the Applicant must provide a recorded copy to the City.
- D. All expenses of the City of Wayzata, including consultant, expert, legal, and planning fees incurred must be fully reimbursed by the Applicant.

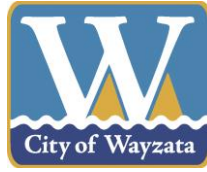
Adopted by the Wayzata Planning Commission this 5th day of September 2017.

Voting In Favor:

Voting Against:

Abstaining:

Absent:



**Staff Report
September 6, 2017**

Project Name: Fretham 17th 2nd Addition
Applicant Lake West Development, LLC
Addresses of Request: 1411 Holdridge Terrace
Prepared by: Jeff Thomson, Director of Planning and Building
“60 Day” Deadline: October 3, 2017

Development Application

Introduction

The applicant, Lake West Development, LLC has submitted a development application to subdivide the property at 1411 Holdridge Terrace. The applicant is proposing to subdivide the existing property into two single-family residential lots.

Property Information

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

Address	PID	Owner
1411 Holdridge Ter	04-117-22-32-0036	Lake West Development, LLC

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

Current zoning:	R-2/Medium Density Single Family Residential District
Comp plan designation:	Low Density Single Family
Overlay districts:	W/Wetlands Overlay District

Project Location

The property is located along the south frontage road of Highway 12. It currently has a Holdridge Terrace address, but has frontage directly on Wayzata Blvd E:

Map 1: Project Location



Application Requests

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

- A. Preliminary Plat Subdivision: The proposal requires preliminary plat review to subdivide the existing lot into two lots. (City Code Section 805.14)

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	Highway 12	N/A	N/A
East	Hillcrest of Wayzata	N/A - Located in City of Minnetonka	N/A - Located in City of Minnetonka
South	Single-family homes	R-2/Medium Density Single Family Residential District	Low Density Single Family
West	Vacant single-family residential lot	R-2/Medium Density Single Family Residential District	Low Density Single Family

Public Hearing Notice

The public hearing notice was published in the *Lakeshore Weekly News* on August 24, 2017. The public hearing notice was also mailed to all property owners located within 350 feet of the subject property on August 25, 2017.

Analysis of Application

Proposed Houses

The applicant has submitted preliminary concept plans for the single family homes that would be constructed on the lots. In addition, 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-2 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-2 Requirements	15,000 (min.)	100 ft. (min.)	100 ft. (min.)
Lot 1	38,143 sq. ft.	184 ft.	206 ft.
Lot 2	33,752 sq. ft.	165 ft.	205 ft.

Surrounding Lot Sizes

The following summarizes the lot areas of the single family lots within 250 feet of the property:

Address	Lot area	
1411 Holdridge Ter	71,895 sq. ft.	
1407 Holdridge Ter	20,748 sq. ft.	
1405 Holdridge Ter	15,493 sq. ft.	
1409 Holdridge Ter	17,745 sq. ft.	
1501 Holdridge Ter	81,556 sq. ft.	
1507 Holdridge Ter	90,180 sq. ft.	
1515 Holdridge Ter	99,802 sq. ft.	
1402 Holdridge Ter	17,073 sq. ft.	
1410 Holdridge Ter	20,545 sq. ft.	

Tree Preservation

The applicant has submitted a tree inventory and tree preservation plan as required by the City's tree ordinance. There are 52 trees located on the site that meet the minimum

size requirements as either significant or heritage trees. Of the 52 trees, 50 are classified as significant trees and 2 are heritage trees. The tree inventory indicates that the trees on the site mostly consist of boxelder and green ash trees that are in fair or poor condition.

The proposed plans include removal of trees for the proposed homes, driveways, and grading of the lots. The proposed plans indicate that 21% of the inches of significant trees would be removed for the project, which is less than the 25% removal threshold for significant trees before replacement is required. One heritage tree would be removed, a 35-inch cottonwood tree that is within 10 feet of the foundation of the new house on Lot 2. There is no removal threshold for heritage trees, so all heritage tree removal requires mitigation. Based on the proposed removal, 70 inches of replacement trees would be required for the one heritage tree that would be removed.

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.

Wetland

The back of the lots is encumbered by a wetland, which has been formally delineated by the applicant. Based on the management classification of the wetland, the proposed plans include the 25-foot wide buffer along the upland edge of the wetland, as required by the City's and watershed district's requirements.

Action Steps

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

Attachments

Proposed Plans

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 filling 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.

LAKE WEST

DEVELOPMENT, LLC

Rezoning and Preliminary Plat – Narrative

Fretham 17th 2nd Addition

99 Address Unassigned (Holdridge Terrace), Wayzata, MN 55391
PID: 0411722320036

August 4, 2017

Overview

Lake West Development, LLC requests Preliminary Plat approval to re-develop property at 99 Address Unassigned (Holdridge Terrace), Wayzata, MN.

The property is currently zoned R2 Medium Density Single Family Residential and the proposal does not request any zoning change or variances from the zoning requirements, creating 2 new lots.



Perry Ryan
VP, Lake West Development, LLC
Office: 952-653-1359

Enclosures –

- 3 Sets Full Size Plans – 22"x34"
- 1 Set Half Size Plans – 11"x17"
- 3 Sets House Plans – 11"x17"
- Development Application
- Application Fee
- Address Labels – 2 Sets
- 350' Radius Map

Preliminary Plat – Narrative
Fretham 17th 2nd Addition

A. Contact Information

Owner of Record	Lake Wet Development LLC 14525 Highway 7, Suite 265 Minnetonka, MN 55345
Applicant	Perry Ryan, VP Lake West Development LLC, 14525 Highway 7, Suite 265 Minnetonka, MN 55345, Phone 952-930-3000

B. Site Data

Address	99 Address Unassigned (Holdridge Terrace) Plymouth, MN 55447
Zoning	R2 Medium Density Single Family Residential
Parcel Size	1.65 acres 71,895 sq. ft. Lot 1 = 38,143 sq. ft. Lot 2 = 33,752 sq. ft.
PID	0411722320036
Description	Outlot A, Fretham 17 th Addition, Hennepin County, Minnesota. Abstract Property.

C. Land Characteristics

The property is relatively flat with a slight slope to the South.

Currently the property is improved with street frontage on Holdridge Terrace to the north. Sewer and water services will be provided from the west as shown on the Utility Plan. Tree coverage is as shown on the Tree Removal and Preservation Plan and the project is designed currently for only 21% removal of significant trees.

D. Description of the Project

Our intent is for the project to remain in the R2 Medium Density Single Family Residential zoning.

We plan to divide the parcel into 2 lots, protecting the existing wetland area to the south and maintaining appropriate setbacks.

Our plan calculates to 1.2 dwelling units per acre.

E. Tree Preservation

Tree coverage is as shown on the Tree Removal and Preservation Plan and the project is designed currently for a minimal loss of 21% of significant trees. Total Caliper inches on site is 665 with 583 being preserved.

F. Home Design

Proposed homes are planned to be two story homes with walk-out basements to work with the natural topography of the property. See example house plan as part of the submittal.

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

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

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

FRETHAM 17TH 2ND ADDITION

WAYZATA, MN

PROJECT DIRECTORY

OWNER:
LAKEWEST DEVELOPMENT
CURT FRETHAM
14525 HIGHWAY 7
SUITE 335
MINNETONKA, MN 55345
PH. 952.930.3000
EMAIL: CURT@WESTDEV.COM

ENGINEER:
CAMPION ENGINEERING SERVICES, INC.
MARTY CAMPION
1800 PIONEER CREEK CENTER
MAPLE PLAIN, MN 55364
PH. 763.479.5172
EMAIL: MCAMPION@CAMPIONENG.COM

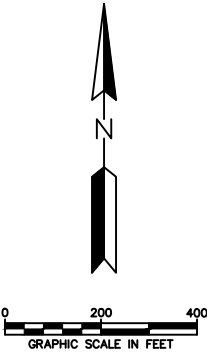
SURVEYOR:
ACRE LAND SURVEYING
9140 BALTIMORE ST NE SUITE 100
BLAINE, MN 55449
PH. 763-458-2997



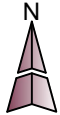
NOTE:
BOUNDARY AND TOPOGRAPHIC INFORMATION PER SURVEY PREPARED BY
ACRE LAND SURVEYING, DATED XXXX.

- GOVERNING SPECIFICATIONS:**
1. THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" LATEST EDITION & SUPPLEMENTS.
 2. CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD UTILITIES SPECIFICATIONS. (LATEST EDITION)
 3. ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND ORDINANCE WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.
 4. CITY OF WAYZATA STANDARD SPECIFICATIONS & DETAILS.

INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	PRELIMINARY PLAT
4	UTILITY PLAN
5	GRADING & DRAINAGE PLAN
6	EXISTING TREE INVENTORY
7	TREE PRESERVATION PLAN
8	DETAILS
9	DETAILS



NO.	DATE	DESCRIPTION



**CAMPION
ENGINEERING
SERVICES, INC.**

• Civil Engineering • Land Planning
1800 Pioneer Creek Center,
P.O. Box 249
Maple Plain, MN 55359
Phone: 763-479-5172
Fax: 763-479-4242
E-Mail: mcampion@campioneng.com

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

Martin P. Campion -Lic. # 19901 Date:

FRETHAM 17TH 2ND ADDITION
LAKEWEST DEVELOPMENT
WAYZATA, MN

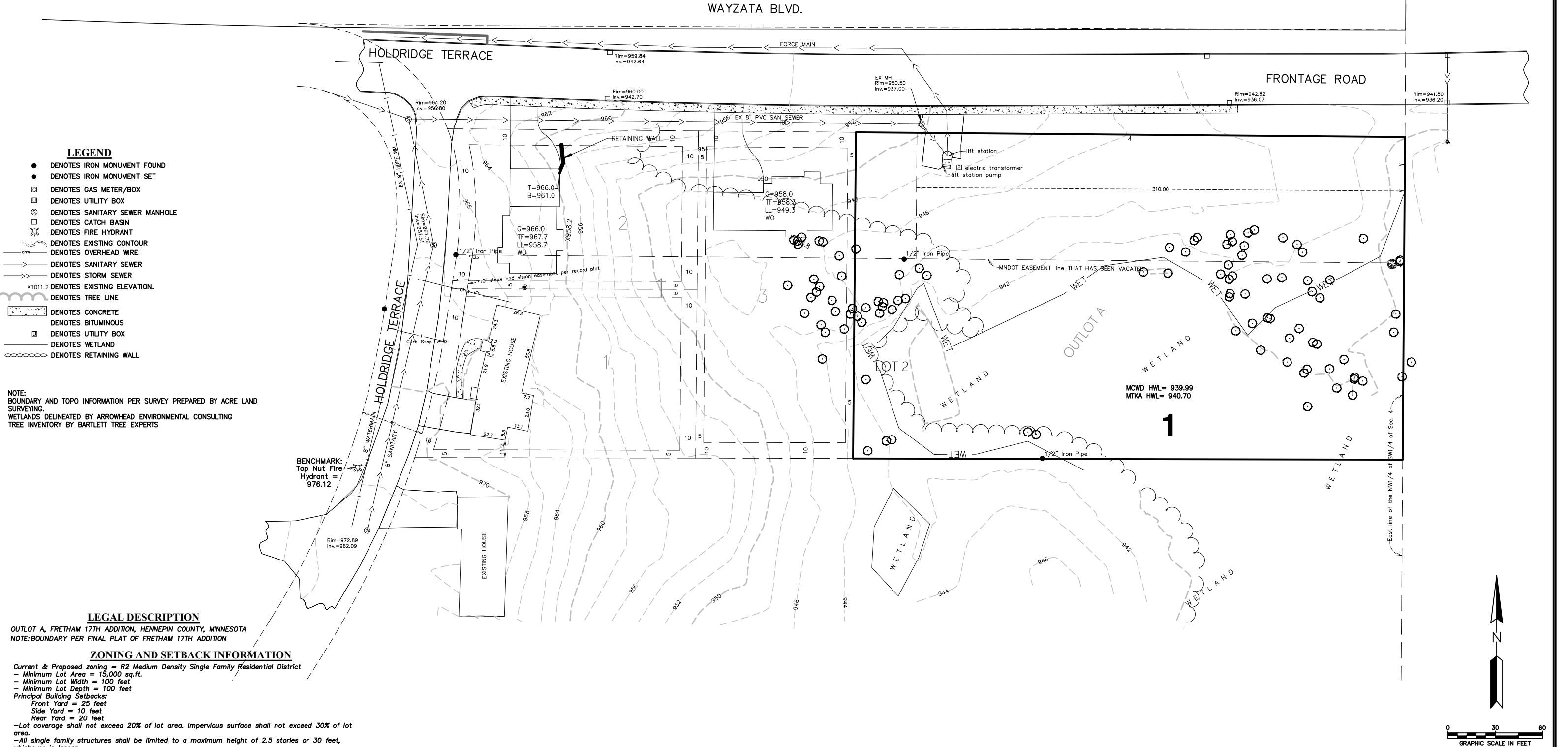
COVER & INDEX SHEET			PROJECT NO: 16-040
SHEET NO.	1	OF	9
			DATE: 08/01/2017

WARNING:

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

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

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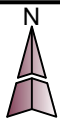


NOTE:
BOUNDARY AND TOPO INFORMATION PER SURVEY PREPARED BY ACRE LAND SURVEYING.
WETLANDS DELINEATED BY ARROWHEAD ENVIRONMENTAL CONSULTING
TREE INVENTORY BY BARTLETT TREE EXPERTS

LEGAL DESCRIPTION
OUTLOT A, FRETHAM 17TH ADDITION, HENNEPIN COUNTY, MINNESOTA
NOTE: BOUNDARY PER FINAL PLAT OF FRETHAM 17TH ADDITION

ZONING AND SETBACK INFORMATION
Current & Proposed zoning = R2 Medium Density Single Family Residential District
- Minimum Lot Area = 15,000 sq.ft.
- Minimum Lot Width = 100 feet
- Minimum Lot Depth = 100 feet
Principal Building Setbacks:
Front Yard = 25 feet
Side Yard = 10 feet
Rear Yard = 20 feet
-Lot coverage shall not exceed 20% of lot area. Impervious surface shall not exceed 30% of lot area.
-All single family structures shall be limited to a maximum height of 2.5 stories or 30 feet, whichever is lesser.

NO.	DATE	DESCRIPTION



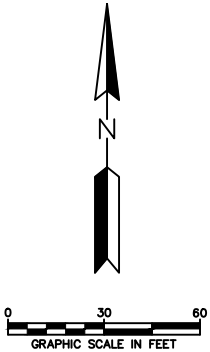
CAMPION
ENGINEERING
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Fax: 763-479-4242
E-Mail: mcampion@campioneng.com

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FRETHAM 17TH 2ND ADDITION
LAKEWEST DEVELOPMENT
WAYZATA, MN

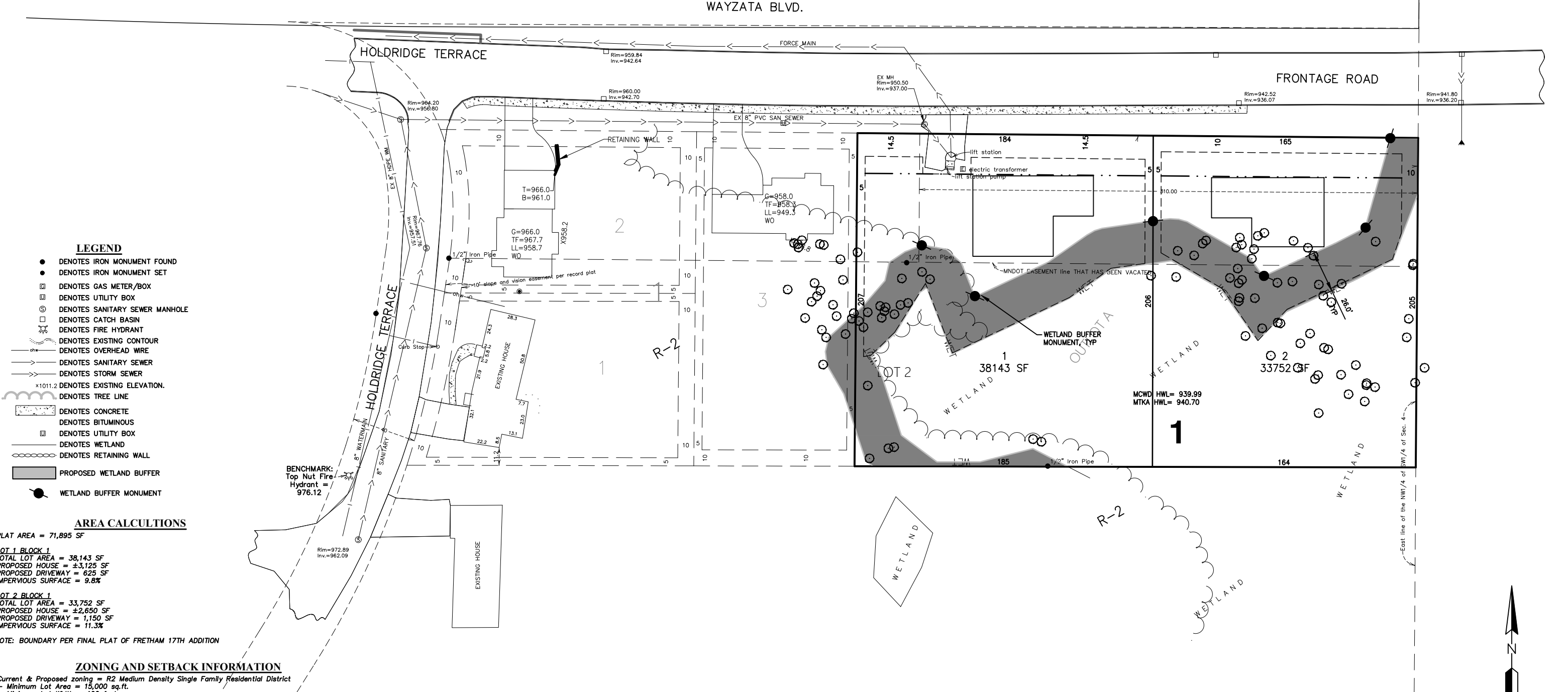
EXISTING CONDITIONS	PROJECT NO: 16-040
SHEET NO. 2 OF 9	DATE: 08/01/2017



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- LEGEND**
- DENOTES IRON MONUMENT FOUND
 - DENOTES IRON MONUMENT SET
 - DENOTES GAS METER/BOX
 - DENOTES UTILITY BOX
 - DENOTES SANITARY SEWER MANHOLE
 - DENOTES CATCH BASIN
 - ⊕ DENOTES FIRE HYDRANT
 - DENOTES EXISTING CONTOUR
 - DENOTES OVERHEAD WIRE
 - DENOTES SANITARY SEWER
 - DENOTES STORM SEWER
 - x1011.2 DENOTES EXISTING ELEVATION.
 - DENOTES TREE LINE
 - DENOTES CONCRETE
 - DENOTES BITUMINOUS
 - DENOTES UTILITY BOX
 - DENOTES WETLAND
 - DENOTES RETAINING WALL
 - PROPOSED WETLAND BUFFER
 - WETLAND BUFFER MONUMENT

AREA CALCULATIONS

PLAT AREA = 71,895 SF

LOT 1 BLOCK 1
TOTAL LOT AREA = 38,143 SF
PROPOSED HOUSE = ±3,125 SF
PROPOSED DRIVEWAY = 625 SF
IMPERVIOUS SURFACE = 9.8%

LOT 2 BLOCK 1
TOTAL LOT AREA = 33,752 SF
PROPOSED HOUSE = ±2,650 SF
PROPOSED DRIVEWAY = 1,150 SF
IMPERVIOUS SURFACE = 11.3%

NOTE: BOUNDARY PER FINAL PLAT OF FRETHAM 17TH ADDITION

ZONING AND SETBACK INFORMATION

Current & Proposed zoning = R2 Medium Density Single Family Residential District

- Minimum Lot Area = 15,000 sq.ft.
- Minimum Lot Width = 100 feet
- Minimum Lot Depth = 100 feet

Principal Building Setbacks:

- Front Yard = 25 feet
- Side Yard = 10 feet
- Rear Yard = 20 feet

—Lot coverage shall not exceed 20% of lot area. Impervious surface shall not exceed 30% of lot area.

—All single family structures shall be limited to a maximum height of 2.5 stories or 30 feet, whichever is lesser.

LEGAL DESCRIPTION

OUTLOT A, FRETHAM 17TH ADDITION, HENNEPIN COUNTY, MINNESOTA

NOTE: BOUNDARY PER FINAL PLAT OF FRETHAM 17TH ADDITION

● Civil Engineering ● Land Planning

1800 Pioneer Creek Center,
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Maple Plain, MN 55359
Phone: 763-479-5172
Fax: 763-479-4242
E-Mail: mcampion@camploneng.com

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Martin P. Campion —Lic. # 19901 Date:

FRETHAM 17TH 2ND ADDITION
LAKEWEST DEVELOPMENT
WAYZATA, MN

PROJECT NO: 16-040

DATE: 08/01/2017

PRELIMINARY PLAT

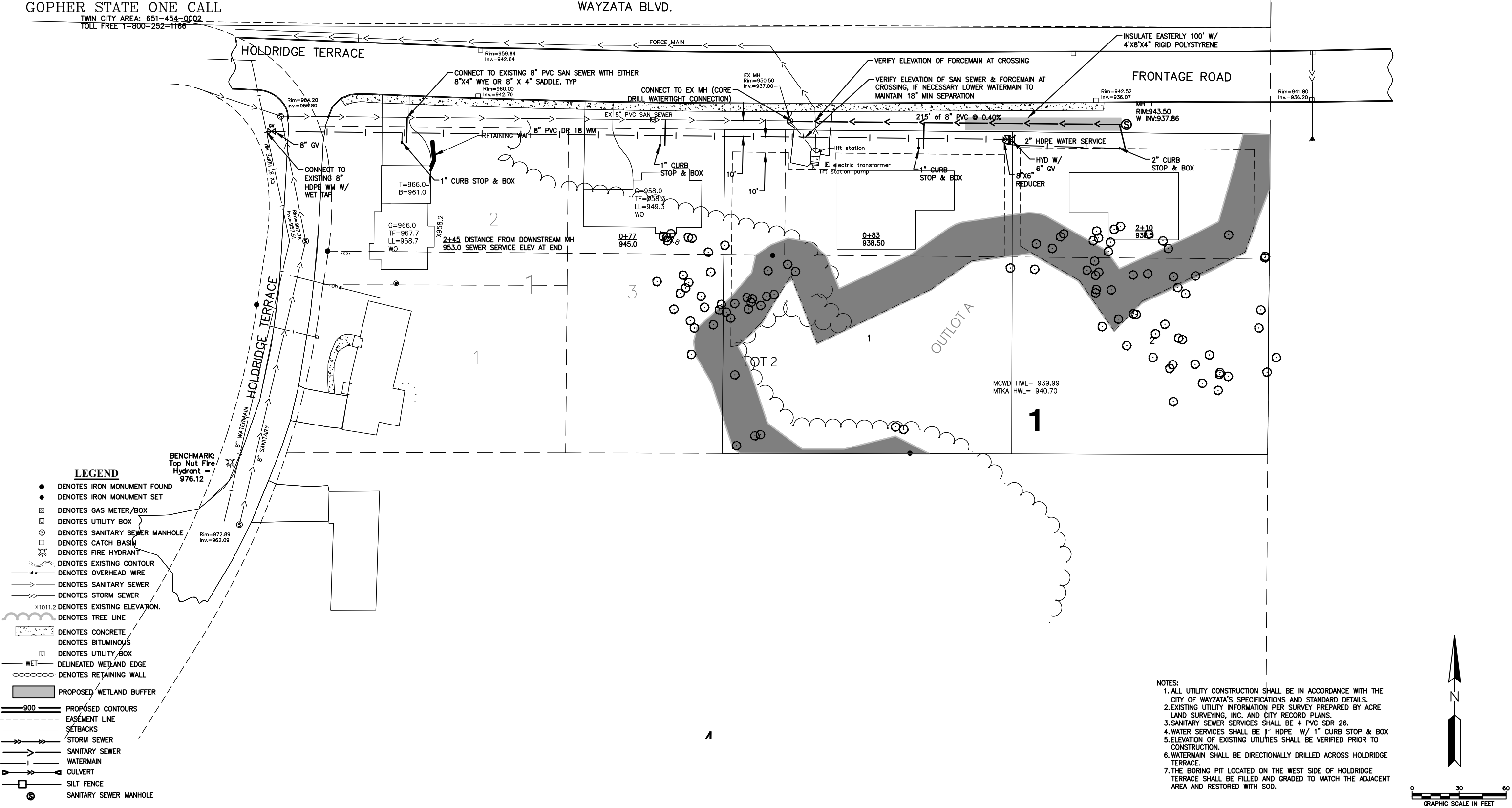
SHEET NO. 3 OF 9

NO.	DATE	DESCRIPTION

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**FRETHAM 17TH 2ND ADDITION
LAKEWEST DEVELOPMENT**
WAYZATA, MN

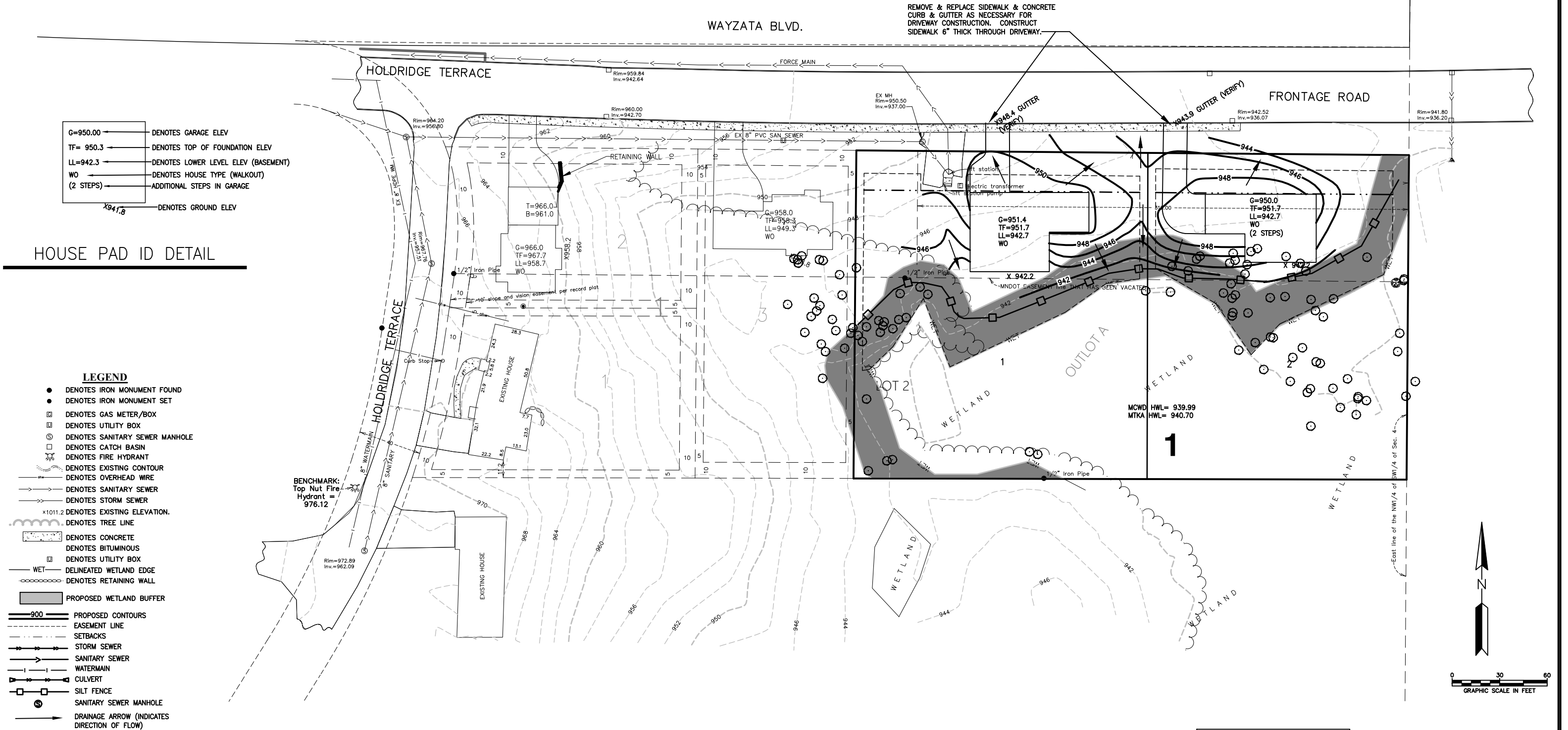
UTILITY PLAN	PROJECT NO: 16-040
SHEET NO. 4 OF 9	DATE: 08/01/2017

WARNING:

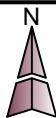
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FRETHAM 17TH 2ND ADDITION
LAKEWEST DEVELOPMENT
WAYZATA, MN

GRADING & DRAINAGE PLAN
SHEET NO. 5 OF 9

PROJECT NO:
16-040
DATE:
08/01/2017

Tag #	Species	# of Stems	DBH 1	DBH 2	Condition	Defect	Significant	Heritage	Saved	Removed	Offsite
1	Boxelder	2	14.0	8.0	Poor	Co-dominant stems	14		14		
2	Green Ash	1	16.0	0.0	Fair	Co-dominant leaders					X
3	Green Ash	1	8.0	0.0	Poor	Storm damage					X
4	Boxelder	1	14.0	0.0	Poor	Storm damage					X
5	Green Ash	1	7.0	0.0	Poor	Storm damage					X
6	Green Ash	1	7.0	0.0	Poor	Storm damage					X
7	Green Ash	1	20.0	0.0	Poor	Dead branches <=2					X
8	Boxelder	1	13.0	0.0	Poor	Dead branches <=2					X
9	Boxelder	1	7.0	0.0	Poor	Dead branches <=2					X
10	Green Ash	1	10.0	0.0	Poor	Dead branches >2					X
11	Green Ash	1	13.0	0.0	Poor	Lean					X
12	Green Ash	1	12.0	0.0	Poor	Low live crown ratio					X
13	Green Ash	1	14.0	0.0	Poor	Low live crown ratio					X
14	Green Ash	1	9.0	0.0	Poor	Low live crown ratio					X
15	Green Ash	1	16.0	0.0	Poor	Low live crown ratio					X
16	Green Ash	1	16.0	0.0	Poor	Dead branches >2					X
17	Green Ash	1	10.0	0.0	Poor	Dead branches >2					X
18	Green Ash	1	7.0	0.0	Poor	Dead branches >2					X
19	Green Ash	1	10.0	0.0	Fair	Dead branches >2					X
20	Green Ash	1	17.0	0.0	Poor	Dead branches >2					X
21	Green Ash	1	17.0	0.0	Fair	Dead branches >2					X
22	Green Ash	1	8.0	0.0	Poor	Decay-Stem					X
23	Green Ash	1	7.0	0.0	Poor	Lean	7		7		
24	Green Ash	1	13.0	0.0	Fair	Uneven crown	13		13		
25	Green Ash	1	13.0	12.0	Poor	Co-dominant leaders	13		13		
26	Boxelder	1	7.0	0.0	Fair	Dead branches <=2					
27	Green Ash	1	27.0	0.0	Poor	Dead branches <=2	27		27		
28	Green Ash	1	12.0	0.0	Poor	Lean	12		12		
29	Green Ash	1	13.0	0.0	Poor	Lean	13		13		
30	Green Ash	1	17.0	0.0	Fair	Lean	17		17		
31	Boxelder	1	8.0	0.0	Poor	Lean	8		8		
32	Green Ash	1	13.0	0.0	Poor	Lean	13		13		
33	Green Ash	1	20.0	0.0	Fair	Uneven crown	20		20		
34	Boxelder	1	7.0	0.0	Fair	Uneven crown					
35	Green Ash	2	13.0	12.0	Poor	Co-dominant stems					X
36	Green Ash	1	16.0	0.0	Poor	Co-dominant leaders	16		16		
37	Boxelder	1	20.0	0.0	Poor	Co-dominant leaders	20		20		
38	Boxelder	1	7.0	0.0	Fair	Uneven crown					
39	Boxelder	1	9.0	0.0	Poor	Lean					
40	Boxelder	1	26.0	0.0	Poor	Lean	26		26		
41	Green Ash	1	15.0	0.0	Fair	Uneven crown	15		15		
42	Boxelder	1	11.0	0.0	Poor	Uneven crown					
43	Boxelder	1	11.0	0.0	Fair	Uneven crown					
44	Boxelder	1	15.0	0.0	Fair	Uneven crown	15		15		
45	Boxelder	1	12.0	8.0	Fair	Uneven crown	12			12	
46	Green Ash	1	15.0	0.0	Fair	Uneven crown	15			15	
47	Boxelder	1	6.0	0.0	Poor	Uneven crown					
48	Green Ash	1	18.0	0.0	Poor	Uneven crown	18			18	
49	Green Ash	1	13.0	0.0	Poor	Uneven crown	13			13	
50	Cottonwood	1	35.0	0.0	Fair	Uneven crown	35(r)				

51	Boxelder	1	8.0	0.0	Fair	Uneven crown					
52	Boxelder	1	6.0	0.0	Poor	Uneven crown					
53	Cottonwood	1	26.0	0.0	Fair	Uneven crown	26			26	
54	Cottonwood	1	26.0	0.0	Poor	Uneven crown	26			26	
55	Boxelder	1	17.0	0.0	Poor	Uneven crown	17			17	
56	Elm	1	56.0	0.0	Fair	Uneven crown	56(s)			56	
57	Boxelder	1	11.0	0.0	Fair	Uneven crown					
58	Cottonwood	1	23.0	0.0	Fair	Uneven crown	23			23	
59	Elm	1	7.0	0.0	Poor	Uneven crown					
60	Green Ash	1	8.0	0.0	Fair	Uneven crown	8			8	
61	Cottonwood	1	25.0	0.0	Fair	Uneven crown	25			25	
62	Green Ash	1	7.0	0.0	Fair	Uneven crown	7			7	
63	Green Ash	1	7.0	0.0	Poor	Uneven crown	7			7	
64	Green Ash	1	12.0	0.0	Poor	Uneven crown	12			12	
65	Boxelder	1	7.0	0.0	Poor	Uneven crown					
66	Green Ash	1	11.0	0.0	Poor	Storm damage	11			11	
67	Boxelder	1	8.0	0.0	Poor	Lean					
68	Green Ash	1	10.0	0.0	Poor	Lean	10			10	
69	Elm	1	7.0	0.0	Poor	...					
70	Green Ash	1	11.0	0.0	Fair	Dead branches <=2	11			11	
71	Green Ash	1	7.0	0.0	Fair	Dead branches <=2	7			7	
72	Green Ash	1	7.0	0.0	Poor	Dead branches <=2	7			7	
73	Green Ash	1	13.0	0.0	Poor	Dead branches <=2	13			13	
74	Green Ash	1	10.0	0.0	Fair	Dead branches <=2	10			10	
75	Green Ash	1	7.0	0.0	Fair	Dead branches <=2	7			7	
76	Green Ash	1	9.0	0.0	Fair	Dead branches <=2	9			9	
77	Boxelder	1	9.0	0.0	Fair	Dead branches <=2					
78	Boxelder	1	8.0	0.0	Poor	Dead branches <=2					
79	Green Ash	1	11.0	0.0	Poor	Dead branches <=2	11			11	
80	Green Ash	1	9.0	0.0	Poor	Dead branches <=2	9			9	
81	Green Ash	1	8.2	0.0	Fair	Dead branches <=2	8			8	
82	Green Ash	1	11.0	0.0	Poor	Decay-Stem	11			11	
83	Green Ash	1	7.0	0.0	Poor	Poor branch structure	7			7	
84	Green Ash	1	9.0	0.0	Fair	Lean	9			9	
85	Boxelder	1	7.0	0.0	Fair	Co-dominant leaders					
86	Green Ash	1	9.0	0.0	Fair	Dead branches <=2	9			9	
87	Green Ash	1	7.0	0.0	Poor	Dead branches <=2	7			7	
88	Green Ash	1	13.0	0.0	Fair	Dead branches <=2	13			13	
89	Boxelder	1	9.0	0.0	Poor	Dead branches <=2					
90	Green Ash	1	14.0	0.0	Fair	Dead branches <=2	14			14	
91	Green Ash	1	12.0	0.0	Fair	Dead branches <=2	12			12	
92	Green Ash	1	6.0	0.0	Poor	Dead branches <=2					
93	Boxelder	1	6.0	0.0	Poor	Dead branches <=2					
94	Boxelder	1	7.0	0.0	Poor	Dead branches <=2					
95	Boxelder	1	12.0	0.0	Poor	Dead branches <=2	12			12	
96	Elm	1	7.0	0.0	Fair	Dead branches <=2					
97	Boxelder	1	9.0	0.0	Poor	Dead branches <=2					
98	Boxelder	1	9.0	0.0	Poor	Dead branches <=2					
TOTALS							665	91	583	138	

REQUIRED TREE REPLACEMENT:

1 - 35" HERITAGE TREE - REPLACEMENT INCHES 35 X 2 = 70 INCHES

TREE REMOVAL NOTES:

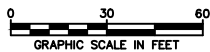
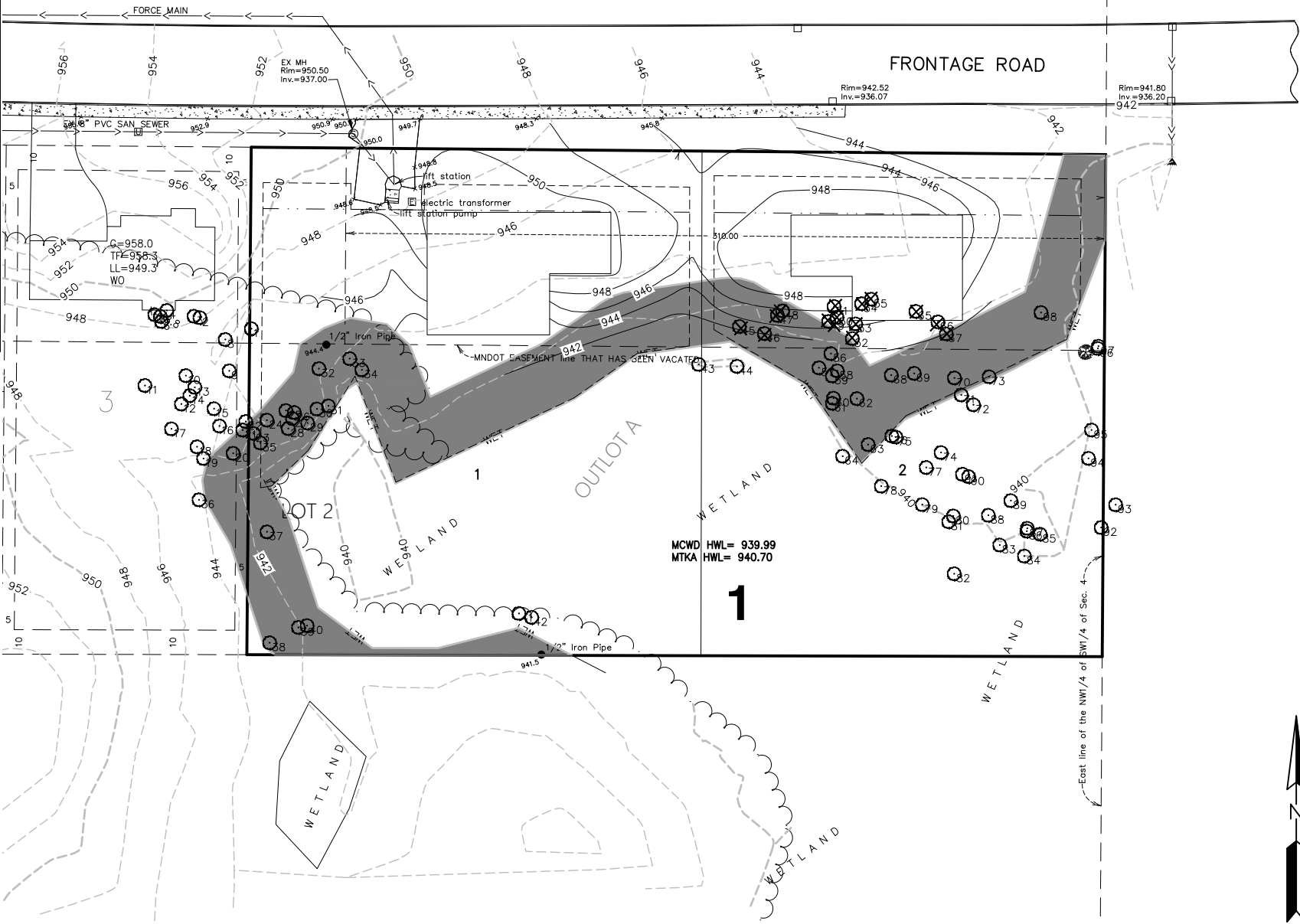
- 98 TREES WERE INCLUDED IN THE INVENTORY. OF THE TREES INVENTORIED, ONLY 50 MEET THE CITY CRITERIA FOR BEING SIGNIFICANT, 2 ARE HERITAGE TREES. THE REMAINING TREES ARE EITHER OFFSITE OR SMALLER.
- 138 OF 665 SIGNIFICANT INCHES (21%) ARE PROPOSED TO BE REMOVED. 35 HERITAGE INCHES ARE PROPOSED TO BE REMOVED.
- TREE INVENTORY PERFORMED BY MICHAEL J VAN DYKEN, CERTIFIED ARBORIST #MIN - 4621A, BARTLETT TREE EXPERTS, 2724 FERNBROOK LANE, PLYMOUTH, MN 55447

TREE LEGEND

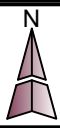
○ DENOTES EX TREE

X DENOTES TREE TO BE REMOVED

WAYZATA BLVD.



NO.	DATE	DESCRIPTION



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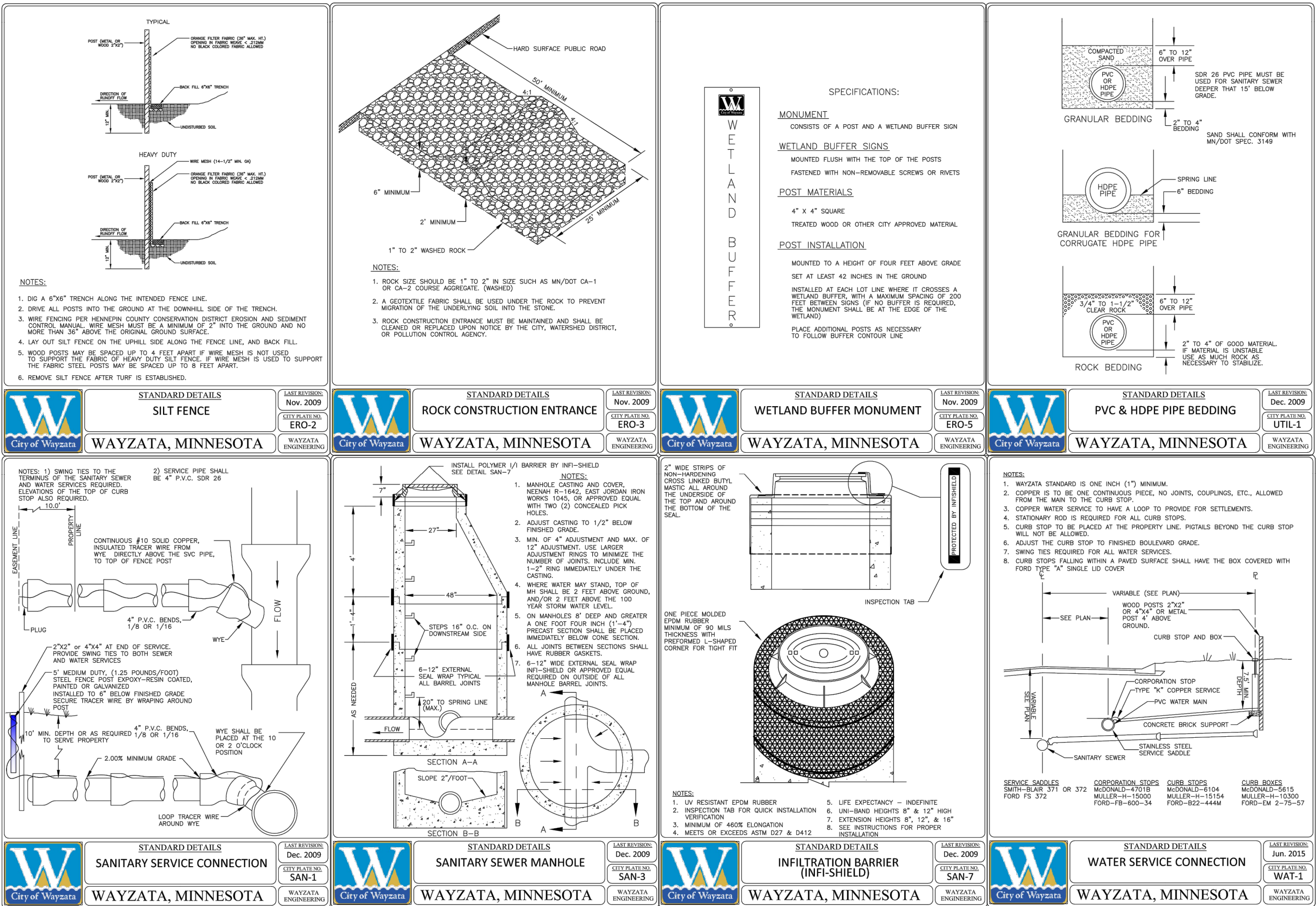
FRETHAM 17TH 2ND ADDITION
LAKEWEST DEVELOPMENT
WAYZATA, MN

TREE PRESERVATION PLAN

SHEET NO. 7 OF 9

PROJECT NO:
16-040

DATE:
08/01/2017



CALL 48 HOURS BEFORE DIGGING:
GOPHER STATE ONE CALL
TWIN CITY AREA 651-454-0002
MN. TOLL FREE 1-800-252-1166

GENERAL NOTES

- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- THE CONTRACTOR MUST CONTACT ALL APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING GOPHER STATE ONE CALL (1-800-252-1166).
- SAFETY NOTICE TO CONTRACTORS: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL TRAFFIC CONTROL DEVICES TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- THE CONTRACTOR SHALL RESTRICT ALL GRADING AND CONSTRUCTION ACTIVITIES TO AREAS DESIGNATED ON THE PLANS.
- ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTES AND INSPECTIONS WITH THE SOILS ENGINEER.
- THE SITE HAS NOT NECESSARILY BEEN DESIGNED TO BALANCE THE ON-SITE MATERIALS. AFTER THE SITE GRADING IS COMPLETE, IF EXCESS SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL OFF-SITE IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- THE EXISTING TOPSOIL ON THIS SITE VARIES IN DEPTH. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ALL SURFACE VEGETATION AND ANY TOPSOIL OR OTHER LOOSE, SOFT OR OTHERWISE UNSUITABLE MATERIAL BE REMOVED FROM THE BUILDING PAD AREAS PRIOR TO PLACEMENT OF ANY EMBANKMENT.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE QUALITY COMPACTION METHOD AS OUTLINED IN MN/DOT 2105.3F2 OR AS DIRECTED BY THE SOILS ENGINEER.
- EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE SOILS ENGINEER. EMBANKMENT MATERIAL PLACED IN THE BUILDING PAD AREA SHALL BE COMPACTED AS DIRECTED BY THE SOILS ENGINEER.
- TOLERANCES:
 - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED BY THE ENGINEER.
 - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- ALL DISTURBED UNSURFACED AREAS ARE TO IMMEDIATELY RECEIVE SIX INCHES OF TOPSOIL, SEED AND MULCH AND BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE OR GUTTER LINE IF CURB. PLAN GRADE IS TO FINISHED GARAGE FLOOR ELEVATION. EXISTING CONTOURS ARE SHOWN AT 2 FOOT INTERVALS. ALL PROPOSED CONTOURS ARE SHOWN AT 2 FOOT INTERVALS.
- THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- THE CONTRACTOR SHALL PROVIDE DEWATERING AS REQUIRED TO COMPLETE THE SITE GRADING CONSTRUCTION OR AS DIRECTED BY THE SOILS ENGINEER.

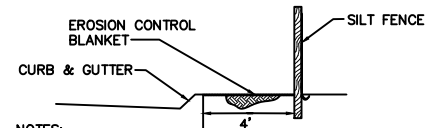
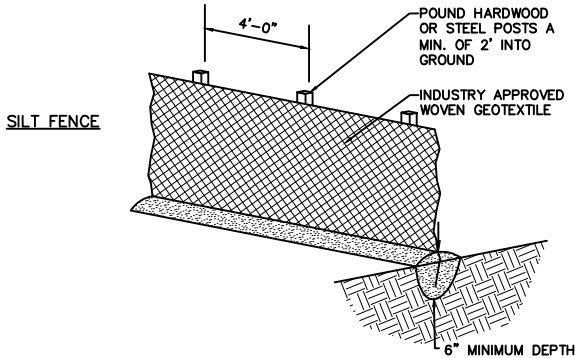
CAUTION NOTES:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.

THE CONTRACTOR MUST CONTACT ALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE LOCATIONS OF SMALL UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING GOPHER STATE ONE CALL AT 800-252-1166 OR 651-454-0002.

EROSION/SILTATION CONTROL

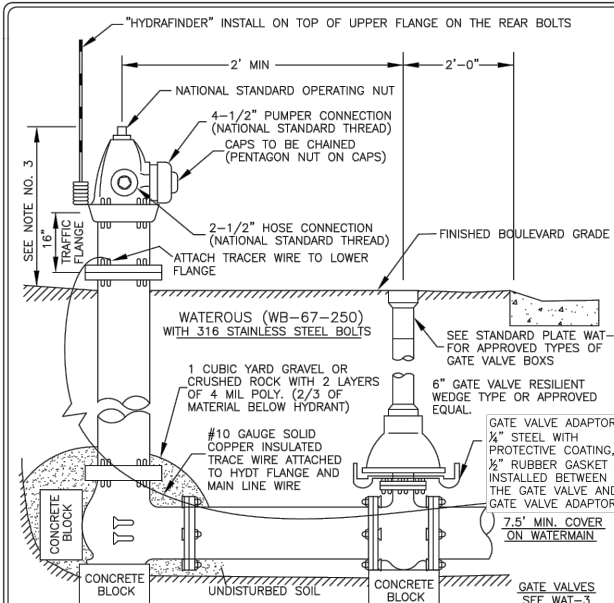
- ALL EROSION CONTROL AND SILTATION CONTROL WILL COMPLY WITH MINNESOTA'S BEST MANAGEMENT PRACTICES MANUAL AND REGULATIONS OF THE CITY.
- THE CONTRACTOR SHALL PERFORM ANY CORRECTIVE MEASURES ORDERED BY THE CITY WITHIN 24 HOURS OF NOTIFICATION. ALSO, ADDITIONAL EROSION CONTROL MEASURES DEEMED NECESSARY BY THE CITY SHALL BE INSTALLED WITHIN 24 HOURS OF NOTIFICATION.
- ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT, OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED.
- THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION. CONTROL SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNERS. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY, AT HIS/HER OPTION DIRECT THE CONTRACTOR IN HIS/HER METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS.
- ANY DEPOSITING OF SILT OR MUD IN SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. THE SILT FENCES SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
- ALL DISTURBED AREAS, EXCEPT ROADWAYS AND BUILDING AREAS SHALL BE RESTORED WITH A MINIMUM 6 INCHES TOPSOIL, SEEDED AND MULCHED (TYPE 1) WITHIN 72 HOURS OF COMPLETION OF SITE GRADING. SEEDING SHALL BE IN ACCORDANCE WITH MNDOT SPECIFICATION 2575, SEED MIX 150 @ 40 LBS/ACRE (OR APPROVED EQUAL). DORMANT SEEDING AREAS SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH MNDOT SPECIFICATIONS. STRAW MULCHING QUANTITY SHALL BE TWO TONS PER ACRE. FERTILIZER (10-10-20) SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE (CAN BE OMITTED IN LANDSCAPED AREAS IF LANDSCAPED SEEDING IS DONE CONCURRENTLY). CONSTRUCTION SHALL PROCEED IN THE FOLLOWING SEQUENCE:
 - CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY.
 - INSTALL EROSION CONTROL MEASURES AND ROCK CONSTRUCTION ENTRANCE.
 - INSTALL TREE PROTECTION FENCING.
 - CONTACT CITY FOR APPROVAL OF EROSION CONTROL INSTALLATION AND TREE PROTECTION FENCING.
 - CONSTRUCT TEMPORARY DRAINAGE DITCHES/SWALES/STORM SEWER TO DIVERT SURFACE RUNOFF TO TEMPORARY SEDIMENTATION PONDS.
 - MAINTAIN EROSION MEASURE, I.E. SILT FENCE, ROCK CONSTRUCTION ENTRANCE.
 - COMPLETE SITE GRADING TOLERANCING.
 - INSTALL SEED AND MULCH ON AREAS THAT ARE NOT TO BE HARD SURFACES.
- ALL STORM SEWER INLETS AND FLARED END SECTIONS SHALL BE ADEQUATELY PROTECTED BEFORE AND AFTER PAVEMENT CONSTRUCTION UNTIL ALL DISTURBED AREAS ARE STABILIZED, CONTRACTOR SHALL PLACE MIRAFI FABRIC AND GRAVEL OVER ALL CATCH BASIN GRATE INLETS UNTIL PAVING SURFACES ARE PAVED AND THE LANDSCAPING IS COMPLETED.
- STOCKPILE AREAS WHICH REMAIN ON THE SITE FOR MORE THAN SEVEN DAYS SHALL BE SEEDED, MULCHED, AND SURROUNDED BY SILT FENCE. INDIVIDUAL EROSION CONTROL PLANS WILL BE REQUIRED FOR LOT BUILDERS AT THE TIME OF HOME CONSTRUCTION.



NOTES:

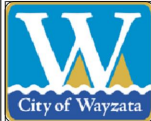
- INSTALL SILT FENCE PER PLAN SET BEFORE BEGINNING CONSTRUCTION
- REPLACE TORN, OVERBURDENED, OR DECOMPOSING SILT FENCE WITHIN 24 HOURS
- TO JOIN SECTIONS OF SILT FENCE, POSITION POSTS TO OVERLAP. FABRIC SHOULD FOLD AROUND EACH POST ONE FULL TURN

1 DETAIL: SILT FENCE



NOTES:

- GATE VALVES ARE REQUIRED WITH ALL HYDRANTS.
- FIRE HYDRANTS SHALL BE PAINTED YELLOW AT THE FACTORY.
- TOP OF FIRE HYDRANT DESIGN ELEVATION SHALL BE 2.5' ABOVE FINISHED BOULEVARD GRADE.
- THRUST BLOCKING MAY ALSO BE REQUIRED IN CUL-DE-SACS.
- ALL BOLTS, T-BOLTS, NUTS AND RODDING INSTALLED BELOW GRADE SHALL BE COR-BLUE COATED.



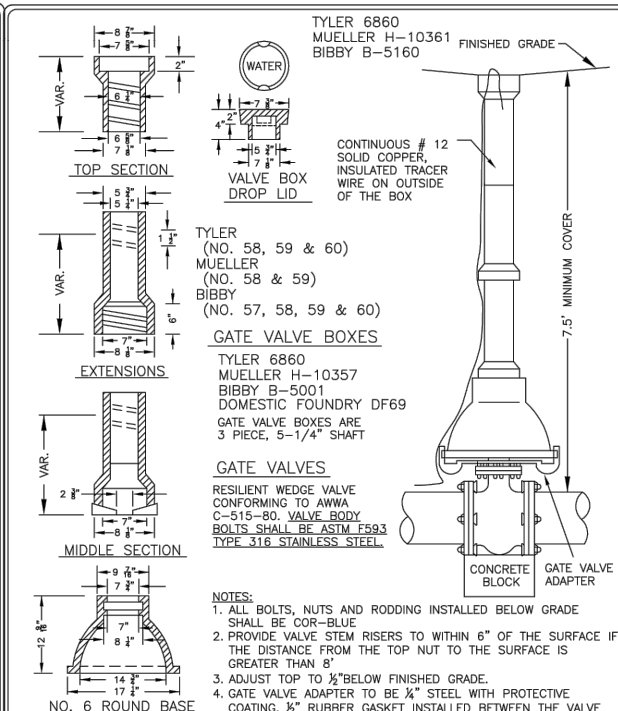
STANDARD DETAILS
HYDRANT INSTALLATION

LAST REVISION:
Dec. 2009

CITY PLATE NO.
WAT-2

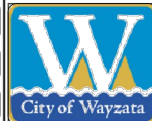
WAYZATA
ENGINEERING

WAYZATA, MINNESOTA



NOTES:

- ALL BOLTS, NUTS AND RODDING INSTALLED BELOW GRADE SHALL BE COR-BLUE
- PROVIDE VALVE STEM RISERS TO WITHIN 6" OF THE SURFACE IF THE DISTANCE FROM THE TOP NUT TO THE SURFACE IS GREATER THAN 8'
- ADJUST TOP TO 1/2" BELOW FINISHED GRADE.
- GATE VALVE ADAPTER TO BE 1/4" STEEL WITH PROTECTIVE COATING, 1/2" RUBBER GASKET INSTALLED BETWEEN THE VALVE AND THE ADAPTER.



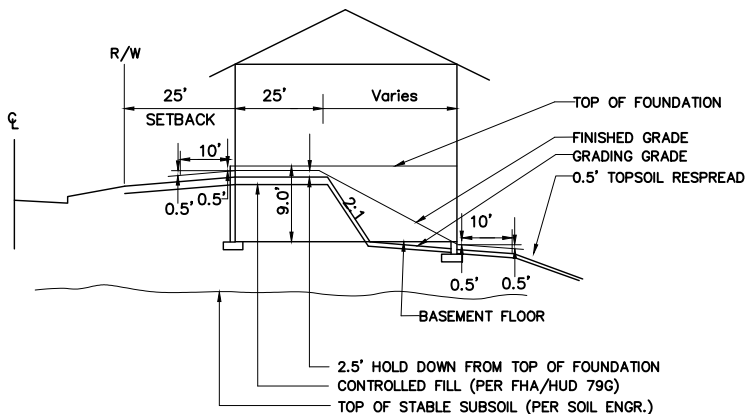
STANDARD DETAILS
GATE VALVE & BOX

LAST REVISION:
Feb. 2016

CITY PLATE NO.
WAT-3

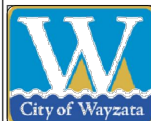
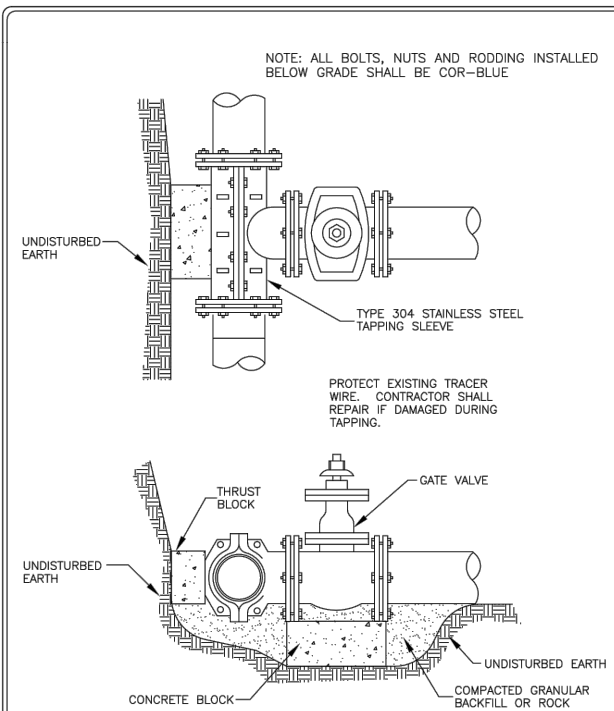
WAYZATA
ENGINEERING

WAYZATA, MINNESOTA



TYPICAL FULL WALKOUT (WO)

HOUSE PAD DETAIL



STANDARD DETAILS
WATERMAIN WET TAP

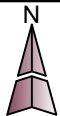
LAST REVISION:
Dec. 2009

CITY PLATE NO.
WAT-4

WAYZATA
ENGINEERING

WAYZATA, MINNESOTA

NO.	DATE	DESCRIPTION



CAMPION
ENGINEERING
SERVICES, INC.

• Civil Engineering • Land Planning
1800 Pioneer Creek Center,
P.O. Box 249
Maple Plain, MN 55359
Phone: 763-479-5172
Fax: 763-479-4242
E-Mail: mcampion@campioneng.com

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
Martin P. Campion -Lic. # 19901 Date:

FRETHAM 17TH 2ND ADDITION
LAKEWEST DEVELOPMENT
WAYZATA, MN

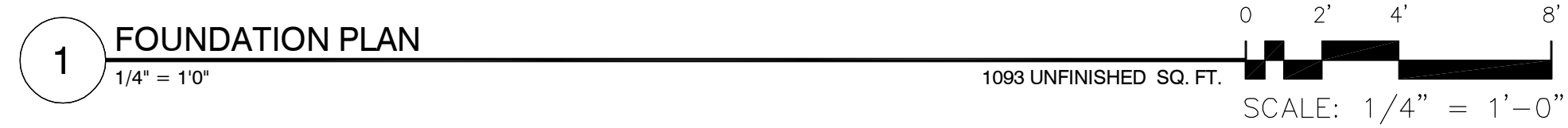
DETAILS

SHEET NO. 9 OF 9

PROJECT NO:
16-040

DATE:
08/01/2017

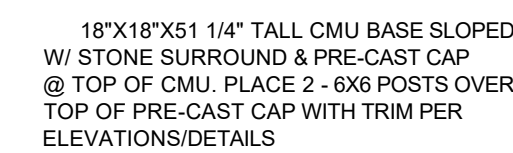
9. PROVIDE DRAINTILE AROUND PERIMETER AS SHOWN. LATERAL SOIL PRESSURE ASSUMED TO BE 30 PSF/FT.



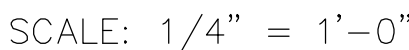
1. ALL NON-BEARING
FRAMING IS TO BE 16" O.C.
UNLESS OTHERWISE
NOTED.

3. ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS WITH 7/16" OSB SHEATHING, UNLESS NOTED OTHERWISE.

5. ALL COLUMN SIZES ARE TO BE CONTINUED THROUGH FLOOR TRUSS SPACES WHEN SPANNING MORE THAN 1 FLOOR.


$$\overline{1/4'' = 1'0''}$$

1298 SQ. FT./ 2000 SQ.FT. W/ GARAGE



RAWN BY: LD

CURRENT DATE: 12-12-10

REVISION _____ DATE _____

LAN FLIPPED	12-12-1

FLOOR PLANS



WEBSITE:
LITTFINDESIGN.COM

EMAIL:
MLITTFIN@HOTMAIL.COM

PHONE:
320-224-7844

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ALL PLANS & DESIGNS TO BE VERIFIED
BY CONTRACTOR PRIOR TO
CONSTRUCTION. DIMENSIONS TO BE
VERIFIED/
REVIEWED DURING CONSTRUCTION -
ALTERATIONS TO BE REVIEWED BY
DESIGNER/ENGINEER. DESIGNER IS NOT
RESPONSIBLE FOR TRADE ERRORS,
CONSTRUCTION DEFECTS AND OR
EXISTING ISSUES CURRENTLY ON SITE
PLANS TO BE REVIEWED/APPROVED PER
LOCAL BUILDING OFFICIAL PRIOR TO
CONSTRUCTION.

DRAWING TITLE
FRETHAM 17TH 2ND ADDN.

HOLDRIDGE TERRACE

COMMUNITY:
WAYZATA, MN

INITIAL DRAW DATE: 11-9-16

RAWN BY: **LD**

CURRENT DATE: 12-12-1

REVISION	DATE
1.00	12-12-12

LAN FLIPPED	12-12-1

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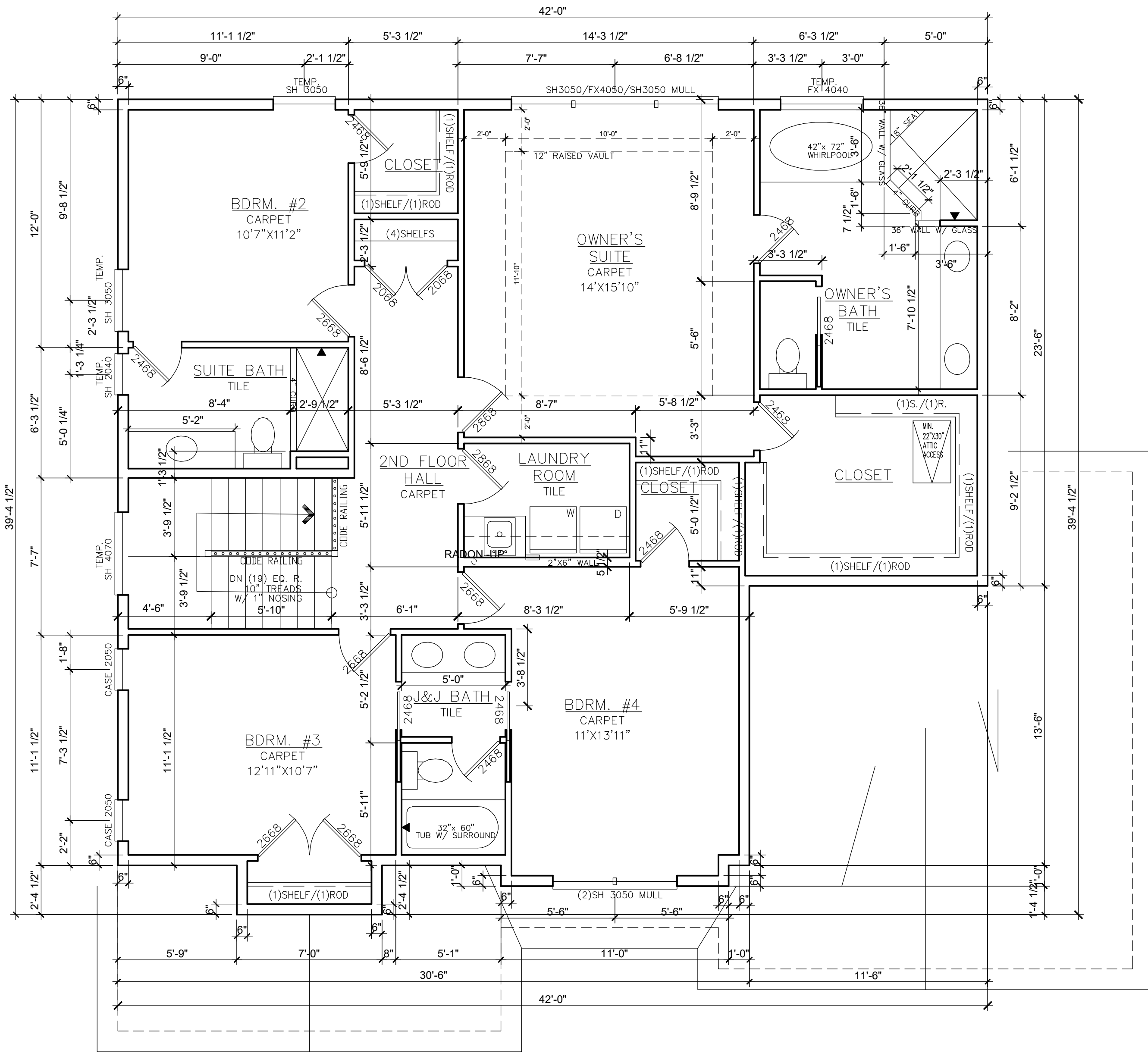
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AD

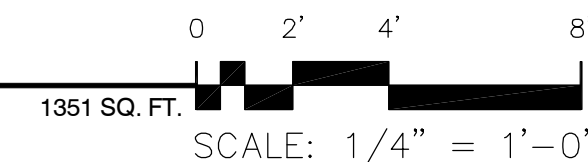
AG

10

2ND FLOOR



1 SECOND FLOOR PLAN
1/4" = 1'0"



A6

2ND FLOOR