

Wayzata Planning Commission

Meeting Agenda

Monday, February 1, 2016

Community Room,
600 Rice Street East,
Wayzata, Minnesota

- 7:00 p.m.**
- 1. Call to Order and Roll Call**
 - 2. Regular Agenda Public Hearing Items:**
 - a. Huntington Heights – 173 Huntington Ave S
 - i. Concurrent Preliminary and Final Plat
 - 3. Regular Agenda Old Business Items:**
 - a. None
 - 4. Other Items:**
 - a. Review of Development Activities
 - b. Other items
 - 5. Adjournment**

NOTES:

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

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



**Planning Report
Wayzata Planning Commission
February 1, 2016**

Project Name: Huntington Heights
File Number: PR 2016-02
Applicant/Owner: Bruno Silikowski
Addresses of Request: 173 Huntington Ave S
Property ID #s: 06-117-22-41-0065
Prepared by: Jeff Thomson, Director of Planning and Building
Planning Commission Review: February 1, 2016
City Council Review: March 2, 2016 (Tentative)
“60 Day” Deadline: March 16, 2016

Section 1. Development Application

- 1.1. General. The applicant and property owner, Bruno Silikowski, has submitted a development application to subdivide the property at 173 Huntington Ave S into two single-family residential lots. The property has a total area of 28,525 square feet. The property has street frontage along Huntington Avenue on the east, Circle Drive East on the south, and a public alley on the west.

There is one existing house and detached garage on the property, which are located on the far north side of the lot. The existing house has its driveway access from the public alley. As part of the development application, the existing house and detached garage would be demolished, and two new homes would be constructed with access from the public alley.

The applicant is proposing to construct a new house on Lot 1, the northerly lot. The applicant has submitted preliminary house plans for the new house. The applicant intends to sell Lot 2 for construction of a new house, and staff has had a preliminary meeting with a potential buyer for that lot. However, the applicant does not have preliminary house plans for the new home on Lot 2.

Along with the development application, the following plans are included with the application and attached to this Report as Attachment A:

- Existing conditions survey
- Preliminary plat, erosion control/grading plan, and tree survey
- Final plat
- Preliminary house plans for Lot 1

1.2 Application Requests.

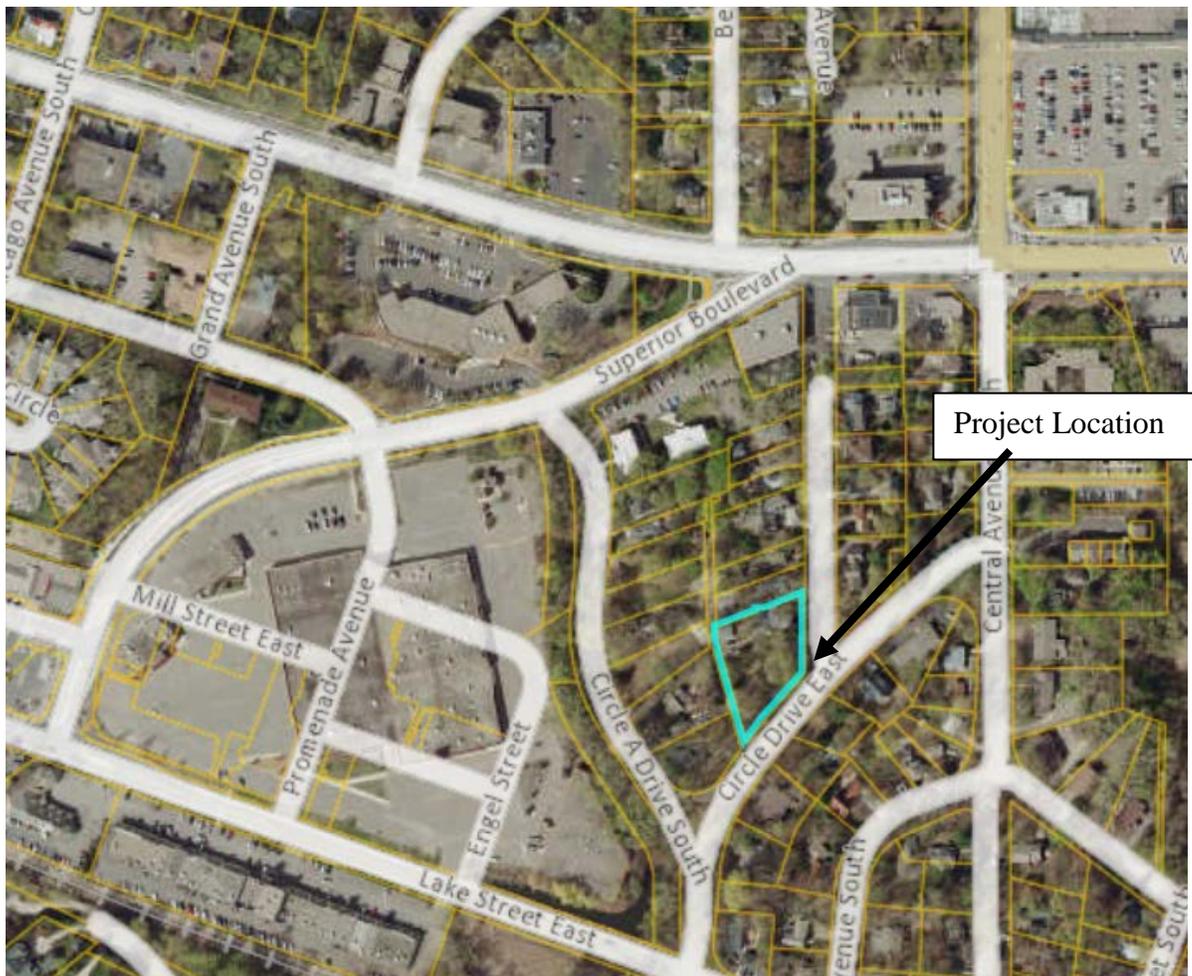
As part of the submitted development application, the applicant is requesting approval of the following items:

- A. Concurrent Preliminary and Final Plat Review to subdivide one lot into two lots. (City Code Sections 805.14 and 805.15)

1.3 Project Location.

The property is located on the northwest corner of the Huntington Ave S/Circle Drive East intersection.

Map 1: Project Location.



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

173 Huntington Ave S	06-117-22-41-0065	Bruno Silikowski
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1.4 Relevant Property Information

Current zoning:	R-3A/Single and Two Family Residential District
Comp plan designation:	Low Density Single Family
Total project area:	28,525 sq. ft. or 0.65 acres

1.5 Surrounding Land Uses.

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

Direction	Adjacent Use	Zoning	Comp Plan Land Use Designation
North	Single-family homes	R-3A	Low Density Single Family
East	Single-family homes	R-3A	Low Density Single Family
South	Single-family homes	R-3A	Low Density Single Family
West	Single-family homes	R-3A	Low Density Single Family

1.6 Public Hearing Notice.

Zoning Ordinance Section 805.14.B require the Planning Commission to hold a public hearing on the Preliminary Plat application. The Notice of Public Hearing was published in the *Wayzata Sun Sailor* on January 21, 2016. A copy of the Notice of Public Hearing was also mailed to all property owners located within 350 feet of the subject Property on January 21, 2016.

Section 2. Analysis of Application

2.1 Comprehensive Plan Guidance.

The property is guided in the City’s Comprehensive Plan for Low Density Residential. The Low Density Residential land use category represents the single family detached neighborhoods, with an allowed density range of one (1) to four (4) units per acre or less. The total property size is 0.65 acres, and the project would have a gross density of 3.1 units per acre, which is consistent with the Comprehensive Plan land use designation.

2.2 Zoning.

The Property is currently zoned R-3A/Single and Two Family Residential District. The following table outlines the lot requirements for the R-3A district, and the proposed lot standards:

Table 1: Proposed Lots

	Lot area	Lot width	Lot depth
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	(sq. ft.)		
R-3A Requirements	9,000 (min.)	60 ft. (min.)	100 ft. (min.)
Lot 1	14,500	101 ft.	150 ft.
Lot 2	14,025	171 ft.	152 ft.

Table 2: Proposed Homes

	Front setback	Side setback	Rear setback	Lot coverage	Hard surface	Height Maximum
R-3A	20 ft. (min)	10 ft. (min)	20 ft. (min)	30% (max.)	35% (max.)	2 stories or 32 ft.
Lot 1	26 ft.	11 ft. (north) 30 ft. (south)	35 ft.	21.7%	33.7%	34 ft.*
Lot 2	Undetermined					

2.3 House Plans

The plans submitted with the application include detailed elevations and floor plans for the new house on Lot 1. The proposed house would be two levels with a full basement. The proposed house would meet the setback, lot coverage, and impervious surface requirements of the R-3A district. However, the proposed house would not meet the maximum building height requirement. In the R-3A zoning district, the maximum building height is measured from the average grade plane to the peak of the roof, not the midpoint. The proposed house would be 34 feet in height from grade to the roof peak. The plans would need to be revised so that the house does not exceed 32 feet.

2.4 Tree Inventory.

The application materials include a tree inventory of the property, which shows a total of 30 trees on the property having a minimum diameter of 6 inches. In addition, there are three large oak trees that are included on the tree inventory, but are located on the property to the north. The property includes a wide variety of species: Spruce, Mulberry, Maple, Elm and Oak. The tree preservation plan indicates that 7 trees, or 23% of the site's trees, would be removed for construction of the home on Lot 1. An additional 4 to 6 trees would be removed for the preliminary house footprint shown on Lot 2. However, without a final house design for Lot 2, the exact tree removal is undetermined at this time. The tree preservation plan for Lot 2 would be reviewed when the house plans for Lot 2 are submitted.

City staff has reviewed the tree preservation plan and believes there is an opportunity to preserve additional trees on Lot 1. Trees 144 and 171 are outside of the footprint of the proposed house, but would be removed based on the proposed grading. Staff believes there is an opportunity to adjust the site grading in order to preserve these two additional trees, and minimize grading within the critical root zone area.

Section 3. Applicable Code Provisions for Review

3.1 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.

3.2 Parkland Dedication Fee (Section 805.37)

Section 805.37 of the Subdivision Ordinance requires a parkland dedication of land or fee in lieu for new single family lots at the time of recording of the Final Plat. As the proposed Subdivision creates one (1) new lot, the Applicant would be required to dedicate land or pay a fee in lieu for the one (1) new lot.

3.3 Premature Subdivision (Sections 805.16-18)

The Subdivision Ordinance requires the City Council to deny any preliminary plat of a proposed subdivision deemed premature for development. Section 805.16. The burden is on the applicant to show that the proposed subdivision is not premature. Section 805.18. Under Section 805.17 of the Subdivision Ordinance, a subdivision may be deemed premature should any of the conditions listed in Section 805.17 exist, including inadequate drainage, inadequate water supply, inadequate roads, inadequate waste disposal systems, and inconsistency with the Comprehensive Plan, in ability to provide public improvements, and MEQB policies.

Section 4. Action Steps.

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

Attachments:

Attachment A:

- Existing conditions survey
- Preliminary plat, erosion control/grading plan, and tree survey
- Final plat
- Preliminary house plans for Lot 1

EXISTING CONDITIONS

DESCRIPTION OF PROPERTY SURVEYED (Per Hennepin County Records)

In the following described land situated in the County of Hennepin and State of Minnesota:

Lots 14, 15 and 16, MAPLE CREST, WAYZATA LAKE MINNETONKA, and that part of Lot 13, MAPLE CREST, WAYZATA LAKE MINNETONKA, described as follows:

Beginning at a point in the northeasterly line of said Lot 14, distant 77 feet Southwesterly from the northeast corner thereof; thence West forming an angle of 17 degrees 23 minutes with the northwesterly line of said Lot 14, a distance of 15.20 feet; thence South at right angles a distance of 4.76 feet to the northwesterly line of said Lot 14; thence Northeastly along the northwesterly line of said Lot 14, a distance of 15.93 feet to the point of beginning, according to the plat thereof on file or of record in the office of the county recorder, Hennepin County, Minnesota.

GENERAL SURVEY NOTES

1. Site Address: 173 Huntington Avenue South, Wayzata, MN 55391
2. Flood Zone Information: This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0307E, effective date of September 2, 2004.
3. Parcel Area Information: The Gross land area is 28,525 +/- square feet or .65 +/- acres.
4. Site Elevation: Elevations are based on the rim elevation in Huntington Avenue which has an elevation of 962.43 feet (NGVD29).
5. Zoning Information: The current Zoning for the subject property is R-3A (Single and Two Family Residential) per the City of Wayzata's zoning map dated January 8th, 2013. The setback, height, and floor space area restrictions for said zoning designation were obtained from city of Wayzata found on their web site on the date of March 19th, 2015 and are as follows:

Principal Structure Setbacks - Front: 20 feet
 Side: 10 feet
 Rear: 20 feet
 Height: 2 stories or 32 feet
 Building Coverage: 30 percent of lot area

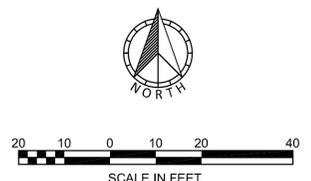
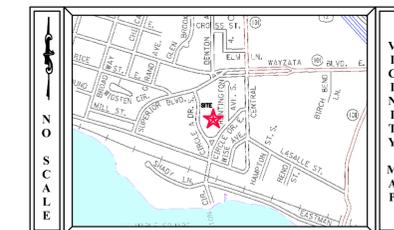
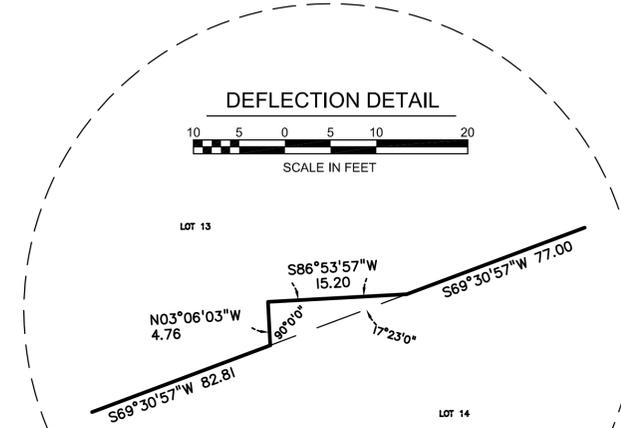
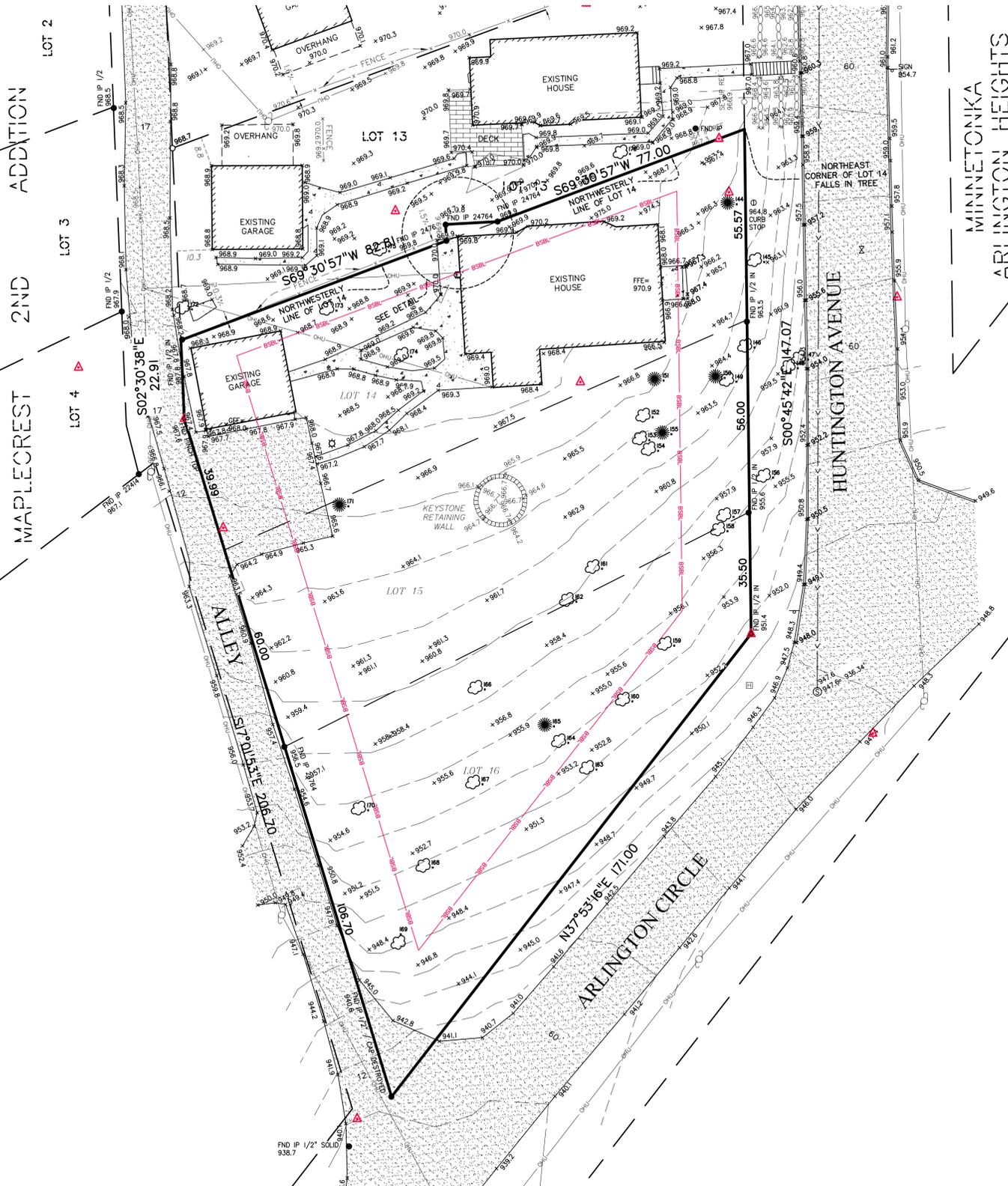
Accessory Structure Setbacks - Front: 20 feet
 Side: 5 feet
 Rear: 5 feet

Hardcover - 35% allowable (see ordinance for exceptions)

Existing Hardcover:	Concrete	= 850 Sq. Ft.	
	Driveway	= 1515 Sq. Ft.	
	Garage	= 642 Sq. Ft.	
	House	= 2199 Sq. Ft.	
	Total	= 5206 Sq. Ft.	18.3%

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

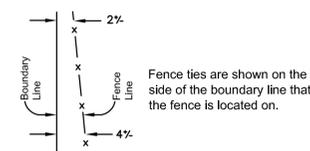
6. Utilities: We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware.



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

SURVEY LEGEND

<ul style="list-style-type: none"> ● CAST IRON MONUMENT ⊠ CATCH BASIN ◁ FLARED END SECTION ⊠ GATE VALVE ⊠ GUY WIRE ⊠ HYDRANT ⊠ SURVEY MONUMENT SET ⊠ SURVEY MONUMENT FOUND ⊠ SURVEY CONTROL POINT ⊠ LIGHT POLE ⊠ POWER POLE ⊠ SANITARY MANHOLE ⊠ SANITARY CLEANOUT ⊠ SIGN ⊠ GROUND ELEVATION ⊠ STORM DRAIN ⊠ STORM MANHOLE ⊠ YARD LIGHT 	<ul style="list-style-type: none"> ⊠ A/C UNIT ⊠ CABLE TV PEDESTAL ⊠ ELECTRIC TRANSFORMER ⊠ ELECTRIC MANHOLE ⊠ ELECTRIC METER ⊠ GAS METER ⊠ GAS VALVE ⊠ GUARD RAIL ⊠ HAND HOLE ⊠ SOIL BORING ⊠ TREE CONIFEROUS ⊠ TREE DECIDUOUS ⊠ TELEPHONE MANHOLE ⊠ TELEPHONE PEDESTAL ⊠ TRAFFIC SIGNAL ⊠ UTILITY MANHOLE ⊠ UTILITY PEDESTAL ⊠ WELL 	<ul style="list-style-type: none"> ▨ BITUMINOUS — CABLE TV — CONCRETE CURB — CONCRETE — CONTOUR EXISTING — CONTOUR PROPOSED — DT — DRAIN TILE — ELC — ELECTRIC UNDERGROUND — FENCE — RETAINING WALL — GAS — GAS UNDERGROUND — GHU — OVERHEAD UTILITY — RAILROAD TRACKS — SANITARY SEWER — STORM SEWER — TEL — TELEPHONE UNDERGROUND — UTL — UTILITY UNDERGROUND — WATERMAIN
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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Dated this 4th day of September, 2015.
 David B. Pemberton, PLS
 Minnesota License No. 40344
 pemberton@sathre.com

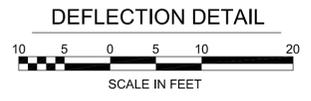
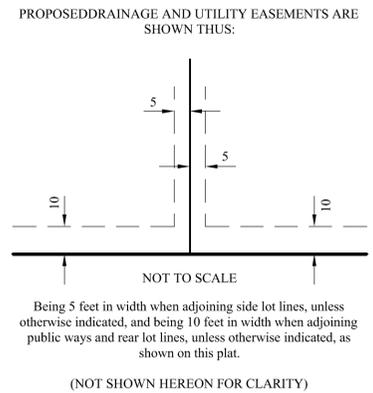
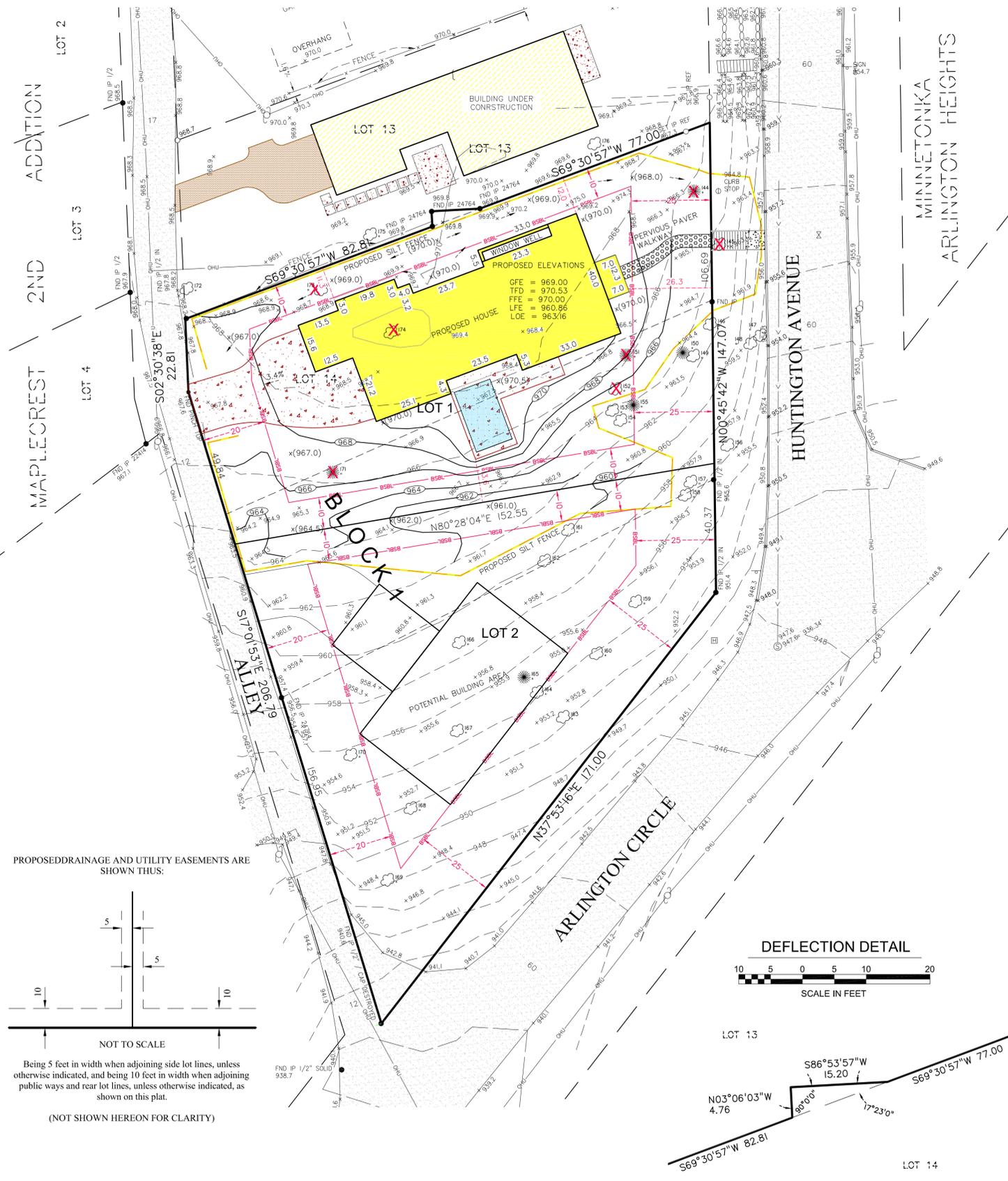
ENGINEERS SURVEYORS
 DESIGNERS PLANNERS

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

TWP.117 - RGE.22 - SEC.06
 HENNEPIN COUNTY
 BOOK XXX/PAGE XXX
**WAYZATA,
 MINNESOTA**

CERTIFICATE OF SURVEY
 PREPARED FOR:
BRUNO SILIKOWSKI

FILE NO.
 81995-001
1
1



PROPOSED LOT INFORMATION

Lot 1, Block 1, HUNTINGTON HEIGHTS, according to the recorded plat thereof, Hennepin County, Minnesota.

Proposed Area: 14,500 S.F. or 0.333 acres

Proposed Hardcover: Structure: 3,148 sq. ft.
 Patio: 541 sq. ft.
 Driveway: 1,111 sq. ft.
 Stoop: 87 sq. ft.
 Total: 4,887 sq. ft./14,500 sq. ft. = 33.7%

Tree Removal - Tree Numbers 144, 145, 151, 152, 171, 173 and 174

PROPOSED ELEVATIONS

Garage Floor Elevation = 969.00
 Top of Foundation = 970.53
 First Floor Elevation = 970.00
 Lowest Floor Elevation = 960.86
 Look Out Elevation = 963.16

Lot 2, Block 1, HUNTINGTON HEIGHTS, according to the recorded plat thereof, Hennepin County, Minnesota.

Proposed Area: 14,025 S.F. or 0.322 acres

Proposed Hardcover: To be determined

Tree Removal - To be determined

TREE INVENTORY

Status	Tree #	Species	DBH	Condition	Stems
X	144	Spruce, blue	11.0	Fair	2
XO	145	Mulberry	22.0	Fair	2
	146	Ironwood	13.0	Fair	1
O	147	Mulberry	8.5	Good	1
O	148	Mulberry	6.0	Fair	1
	149	Mulberry	16.5	Good	1
	150	Spruce, white	12.0	Good	1
X	151	Spruce, white	14.0	Good	1
X	152	Mulberry	7.0	Good	1
	153	Mulberry	12.5	Fair	1
	154	Mulberry	7.5	Fair	1
	155	Spruce, white	16.5	Good	1
O	156	Maple, sugar	9.5	Good	1
	157	Elm, American	18.0	Good	1
	158	Hackberry	12.0	Fair	2
	159	Maple, sugar	22.0	Good	1
	160	Elm, American	14.0	Fair	2
	161	Maple, sugar	25.0	Fair	1
	162	Maple, sugar	24.0	Good	1
	163	Maple, sugar	9.5	Good	1
	164	Mulberry	6.5	Good	1
	165	Spruce, white	12.0	Fair	1
	166	Maple, Norway	16.0	Good	1
	167	Oak, red	26.5	Good	1
	168	Maple, sugar	15.5	Good	1
	169	Oak, red	30.0	Fair	1
	170	Maple, sugar	21.5	Good	1
X	171	Spruce, white	8.0	Good	1
	172	Boxelder	11.5	Fair	1
X	173	Crabapple	9.0	Fair	1
X	174	Oan, red	33.5	Good	1
	175	Oak, red	28.0	Good	1
	176	Oak, white	31.0	Good	1

X Denotes tree being removed - Lot 1
 O Denotes tree off site

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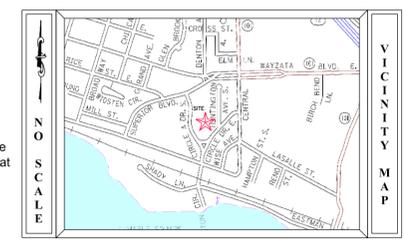


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SURVEY LEGEND

● CAST IRON MONUMENT	□ A/C UNIT	□ BITUMINOUS
⊞ CATCH BASIN	□ CABLE TV PEDESTAL	— CTV — CABLE TV
◁ FLARED END SECTION	□ ELECTRIC TRANSFORMER	— CONCRETE CURB
⊞ GATE VALVE	⊙ ELECTRIC MANHOLE	— CONCRETE
< GUY WIRE	⊙ ELECTRIC METER	— CONTOUR EXISTING
○ SURVEY MONUMENT SET	⊙ GAS METER	— CONTOUR PROPOSED
● SURVEY MONUMENT FOUND	⊙ GAS VALVE	— DT — DRAIN TILE
△ SURVEY CONTROL POINT	— GUARD RAIL	— EL — ELECTRIC UNDERGROUND
★ LIGHT POLE	⊙ HAND HOLE	— FENCE
⊙ POWER POLE	⊙ SOIL BORING	— RETAINING WALL
⊙ SANITARY MANHOLE	⊙ TREE CONIFEROUS	— GAS — GAS UNDERGROUND
⊙ SANITARY CLEANOUT	⊙ TREE DECIDUOUS	— OHU — OVERHEAD UTILITY
⊙ SIGN	⊙ TELEPHONE MANHOLE	— RAILROAD TRACKS
⊙ GROUND ELEVATION	⊙ TELEPHONE PEDESTAL	— SANITARY SEWER
⊙ STORM DRAIN	— TRAFFIC SIGNAL	— STORM SEWER
⊙ STORM MANHOLE	⊙ UTILITY MANHOLE	— TEL — TELEPHONE UNDERGROUND
⊙ YARD LIGHT	⊙ UTILITY PEDESTAL	— UTL — UTILITY UNDERGROUND
	⊙ WELL	— I — WATERMAIN



FIELD CREW	NO.	BY	DATE	REVISION
	1	BRV	12/29/2015	PRELIMINARY PLAT
DRAWN	2	JJA	1/8/2016	PROPOSED ELEVATIONS
EMW				
CHECKED				
DBP				
DATE				
08-19-15				

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Dated this 8th day of January, 2016.
 David B. Pemberton, PLS Minnesota License No. 40344
 pemberton@sathre.com

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

ENGINEERS SURVEYORS
PLANNERS

TWP. 117 - RGE. 22 - SEC. 06
 HENNEPIN COUNTY
WAYZATA, MINNESOTA

PRELIMINARY PLAT
EROSION CONTROL/GRADING PLAN
TREE SURVEY
 PREPARED FOR:
BRUNO SILIKOWSKI

FILE NO.
 81995-001-002
1
1

HUNTINGTON HEIGHTS

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Bruno Silikowski, a single person, and Brody Investments, Inc. a Minnesota corporation, fee owners of the following described property situated in the State of Minnesota, County of Hennepin, to wit:

Lots 14, 15 and 16, MAPLE CREST, WAYZATA LAKE MINNETONKA, and that part of Lot 13, MAPLE CREST, WAYZATA LAKE MINNETONKA, described as follows:

Beginning at a point in the northeasterly line of said Lot 14, distant 77 feet Southwesterly from the northeast corner thereof; thence West forming an angle of 17 degrees 23 minutes with the northwesterly line of said Lot 14, a distance of 15.20 feet; thence South at right angles a distance of 4.76 feet to the northwesterly line of said Lot 14; thence Northeast along the northwesterly line of said Lot 14, a distance of 15.93 feet to the point of beginning, according to the plat thereof on file or of record in the office of the county recorder, Hennepin County, Minnesota.

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

In witness whereof said Bruno Silikowski, a single person, has hereunto set his hand this _____ day of _____, 2016.

Bruno Silikowski

STATE OF MINNESOTA, COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by Bruno Silikowski, a single person.

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

In witness whereof said Bruno Silikowski, Chief Manager of Brody Investments, a Minnesota Corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 2016.

Bruno Silikowski, Chief Manager

STATE OF MINNESOTA, COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by Bruno Silikowski, Chief Manager of Brody Investments, a Minnesota Corporation.

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

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

Dated this _____ day of _____, 2016.

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

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 2016, by David B. Pemberton.

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

STATE OF MINNESOTA, COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by Bruno Silikowski, a single person.

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

WAYZATA, MINNESOTA

This plat of HUNTINGTON HEIGHTS was approved and accepted by the City Council of Minnetonka, Minnesota at a regular meeting held this _____ day of _____, 2016. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

By: _____, Mayor By: _____, City Clerk

RESIDENT AND REAL ESTATE SERVICES
Hennepin County, Minnesota

I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 2016.

Mark V. Chapin, Hennepin County Auditor

By: _____, Deputy

SURVEY DIVISION
Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 2016.

Chris F. Mavis, Hennepin County Surveyor

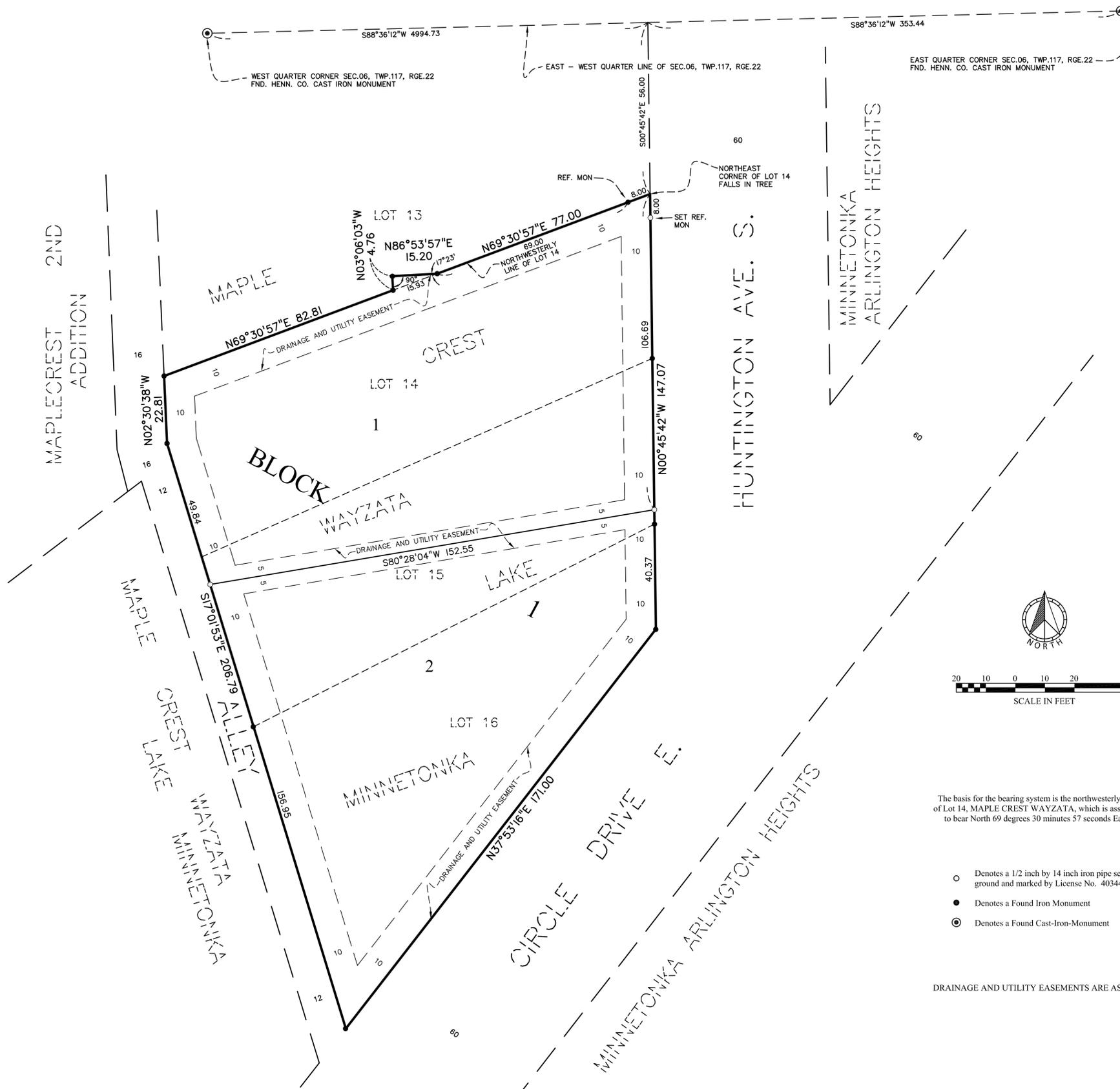
By: _____

COUNTY RECORDER
Hennepin County, Minnesota

I hereby certify that the within plat of HUNTINGTON HEIGHTS was recorded in this office this _____ day of _____, 2016, at _____ o'clock _____ M.

Martin McCormick, County Recorder

By: _____, Deputy



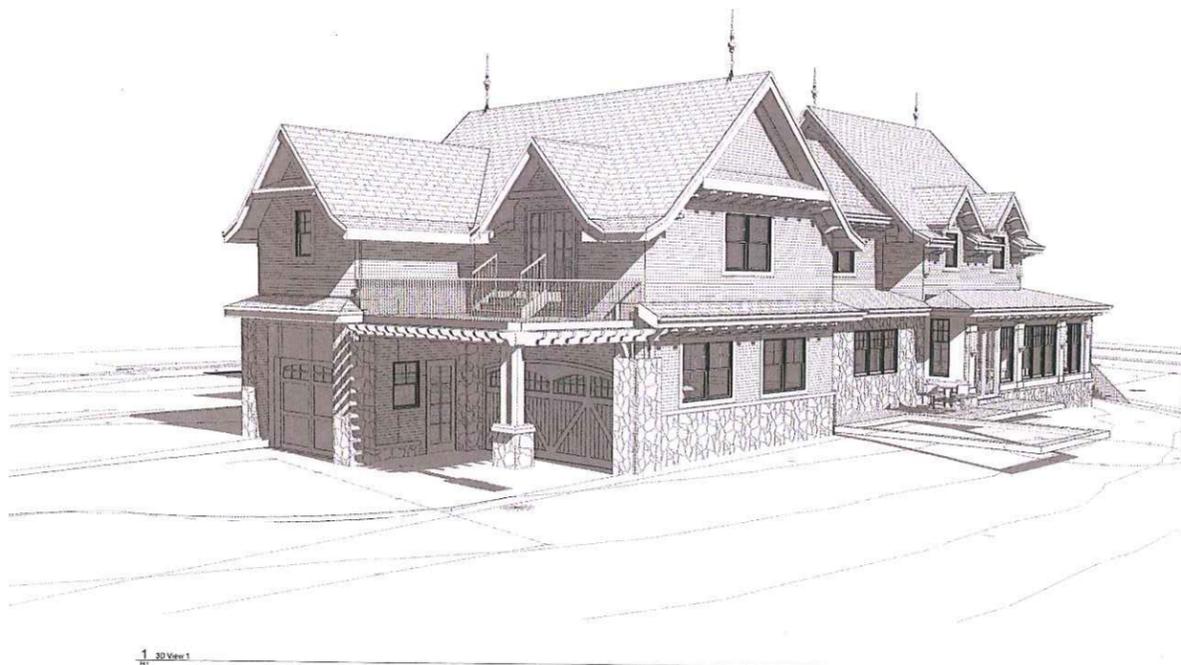
SATHRE-BERGQUIST, INC.



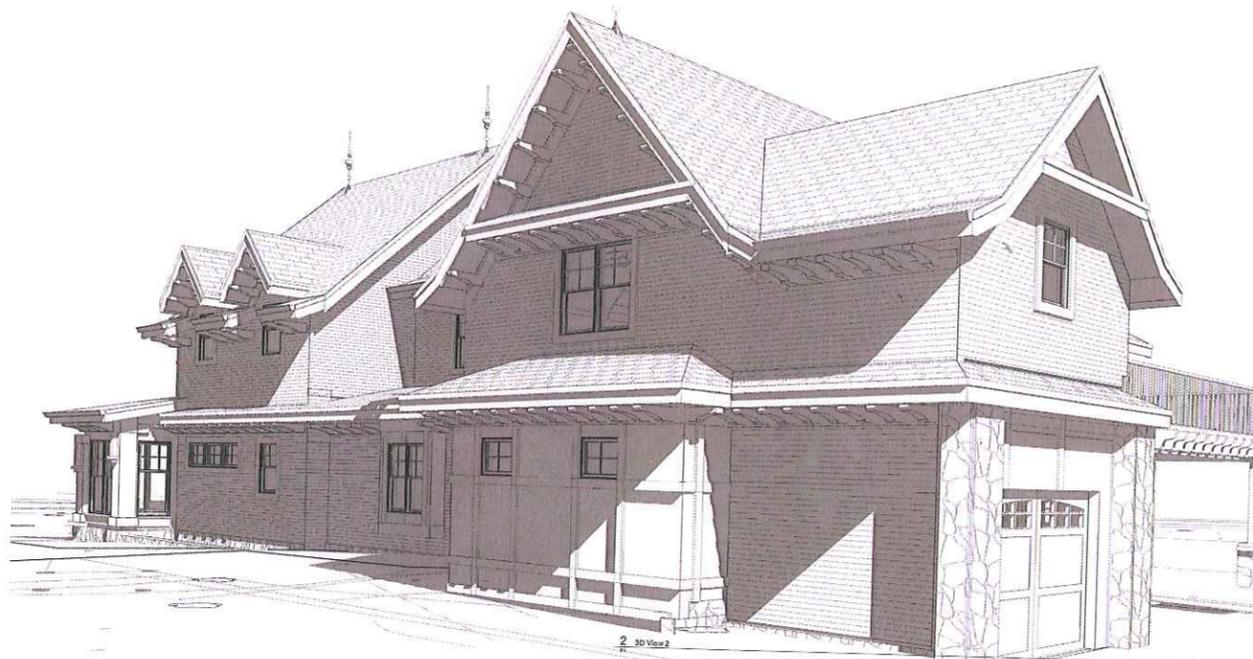
1 3D View 3 Copy 1



1 3D View 4



1 3D View 1



2 3D View 2

BRICE
Architects
KNUTSON
 810 ESTATE BOULEVARD, SUITE 100
 BLOOMINGTON, MINNESOTA, 55425
 WWW.BRICEKNUTSON-ARCHITECTS.COM

DATE: 12/14/2015 4:06:02 PM
 I HEREBY CERTIFY THAT THIS
 PLAN SPECIFICATION OR RE-
 DESIGN OR ANY PART THEREOF
 OR UNDER MY DIRECT SUPER-
 VISION AND CONTROL WAS PREPARED
 BY A REGISTERED ARCHITECT
 UNDER THE LAWS OF THE
 STATE OF MINNESOTA
 REGISTRATION NO: 11789

173 HUNTINGTON

JOB NO: 1529

SHEET NO:

P2

PRESENTATION



1 MAIN FLOOR
A0.0 1" = 12'-0"



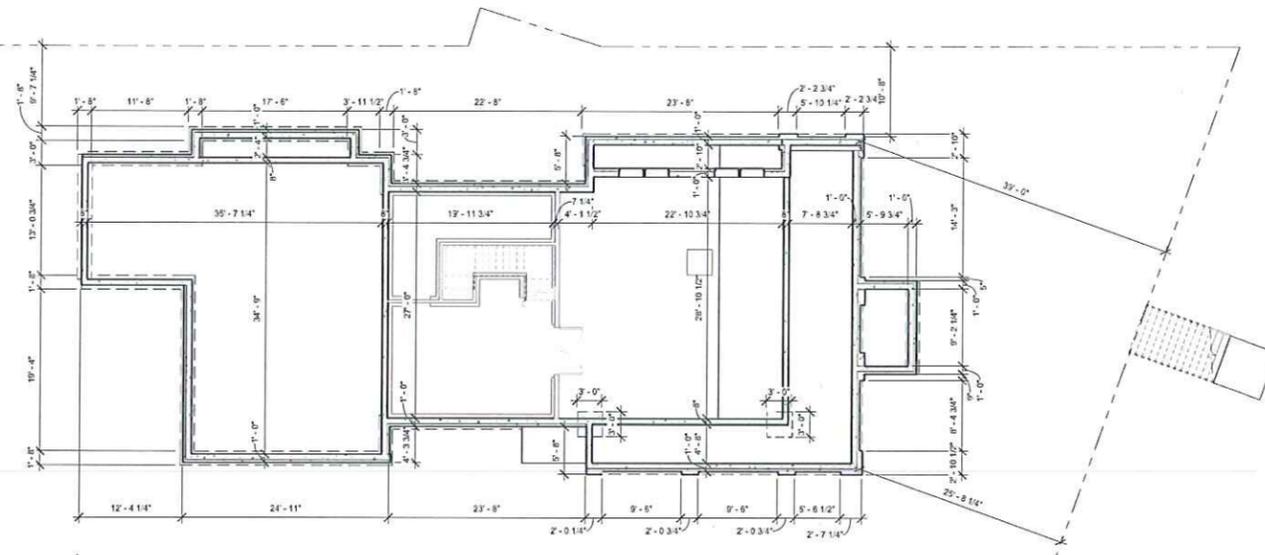
DATE: 01/15/2016
 I HAVE REVIEWED THIS PLAN AND SPECIFICATIONS AND I AM SURE THAT THE WORK DESCRIBED HEREIN WILL BE ACCORDING TO THE CITY OF MADISON, WISCONSIN, AND THE STATE OF WISCONSIN.
 REGISTERED PROFESSIONAL ARCHITECT
 REGISTRATION NO. 11709

173 HUNTINGTON

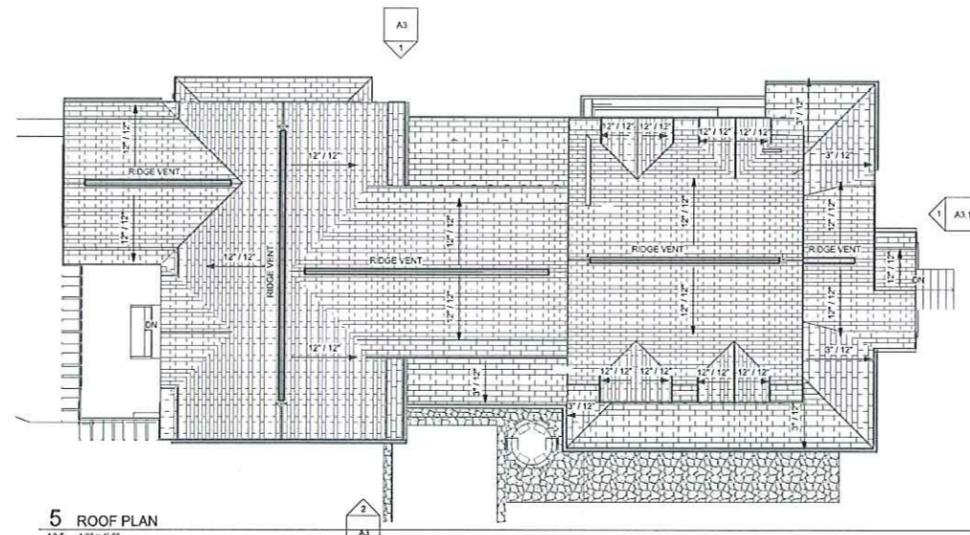
JOB NO: 1529

SHEET NO:
A0.0

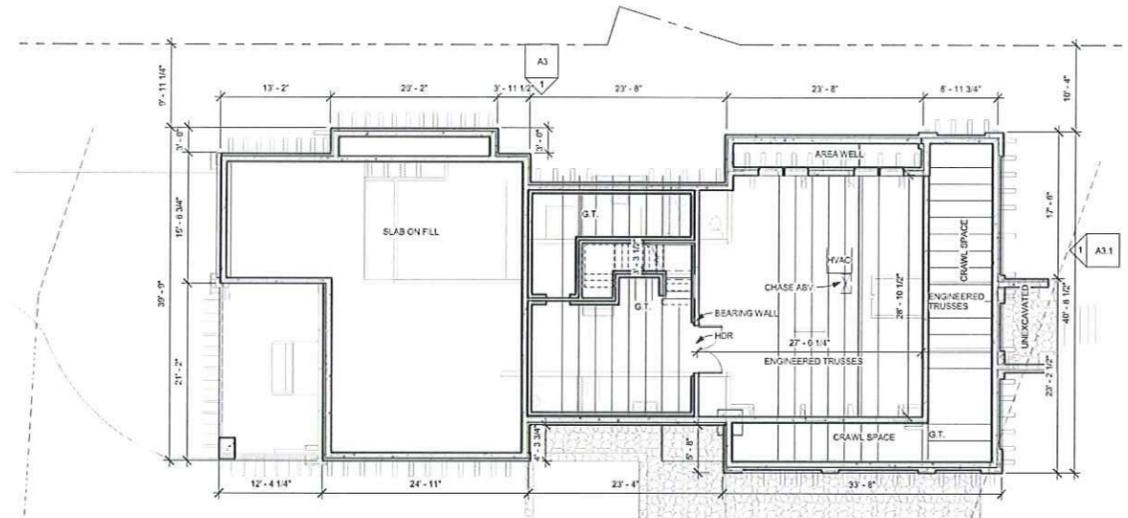
SITE PLAN



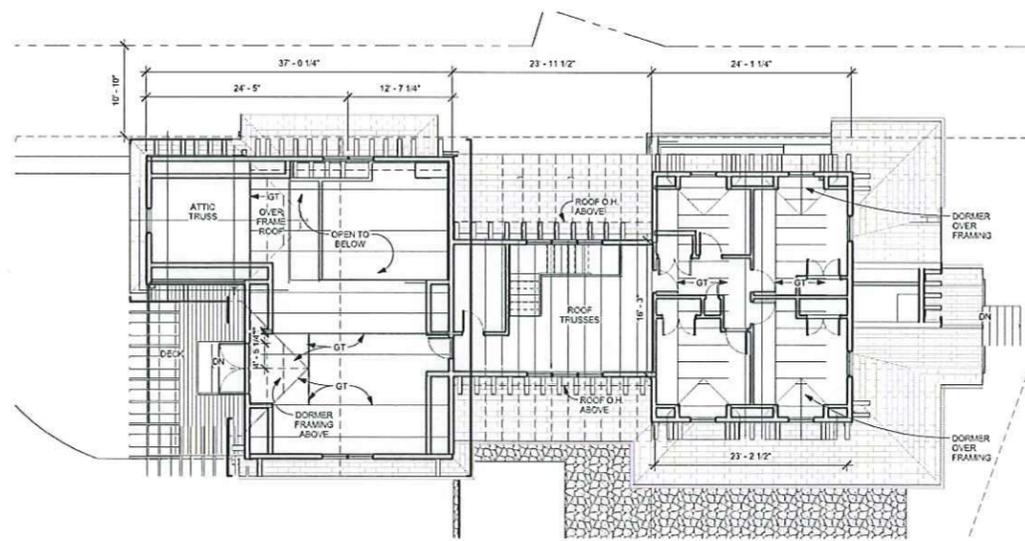
4 FOOTING PLAN
A0.5 1/8" = 1'-0"



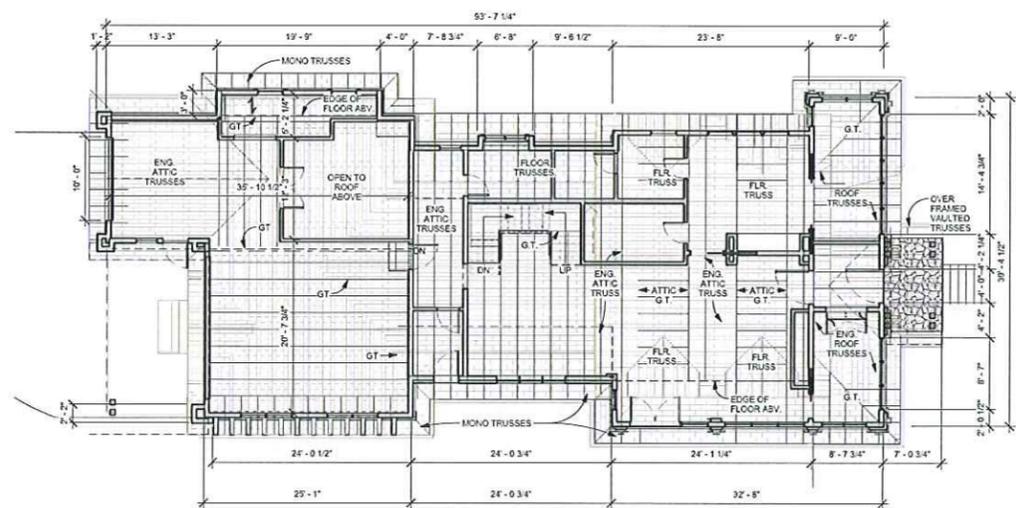
5 ROOF PLAN
A0.5 1/8" = 1'-0"



1 MAIN FLOOR FRAMING PLAN
A0.5 1/8" = 1'-0"



3 2ND FLOOR FRAMING
A0.5 1/8" = 1'-0"



2 2ND FLOOR FRAMING PLAN
A0.5 1/8" = 1'-0"



PLEASE NOTE: THESE PLANS OPERATE UNDER THE PROFESSIONAL SEAL AND LICENSE OF BRUCE KNUTSON, ARCHITECT, LICENSE NO. 11794, STATE OF MISSISSIPPI. PHOTO: LANTANA 11794

173 HUNTINGTON

JOB NO. 1529

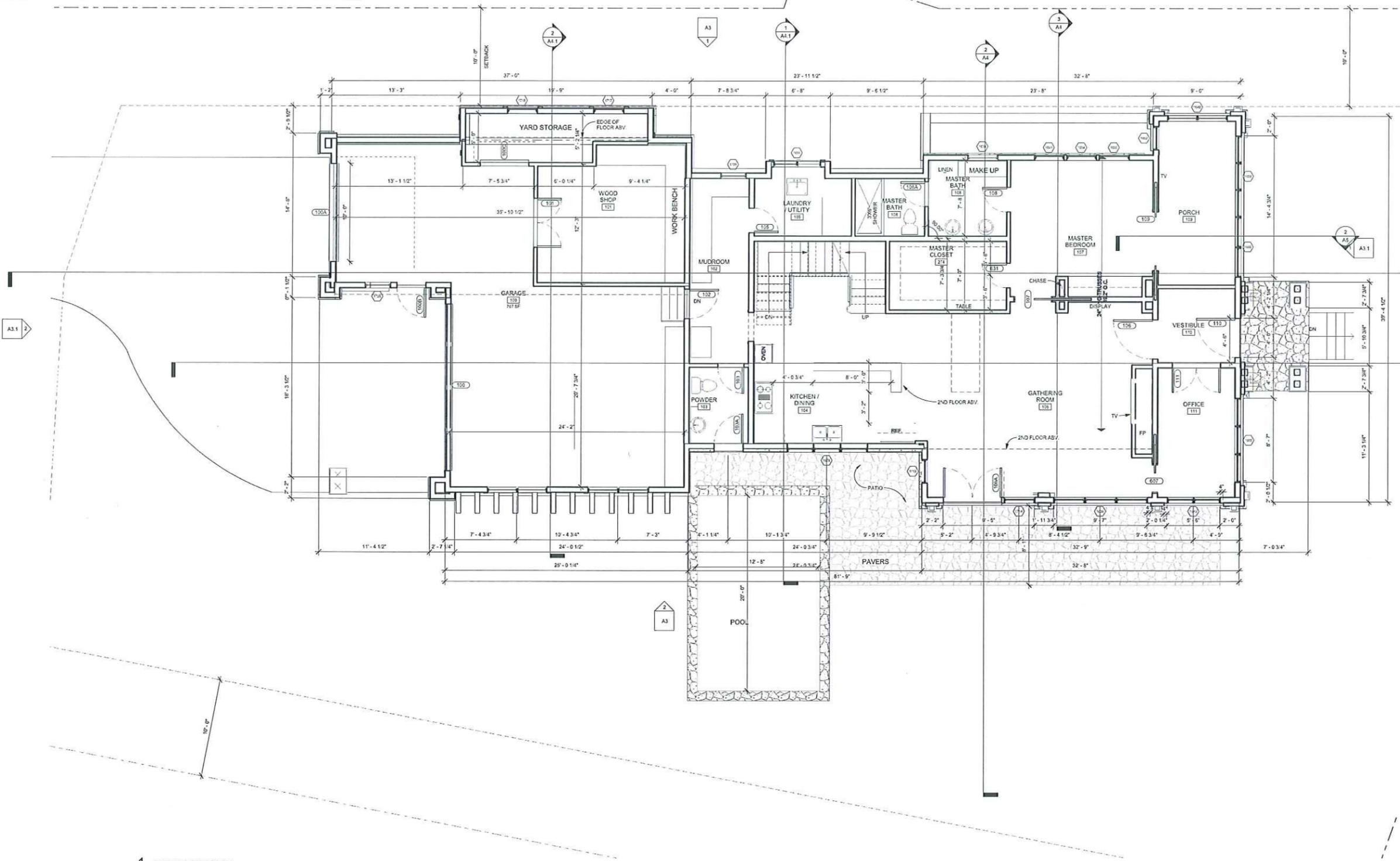
SHEET NO. **A0.5**

FRAMING PLANS

DOOR SCHEDULE							
Mark	Room	Description	Width	Height	Finish	Frame Type	Comments
100			18'-0"	8'-0"			
100A		Garage Door	10'-0"	8'-0"			
100B			3'-0"	8'-0"			
100C			5'-0"	6'-6"			
100E			2'-8"	6'-8"			
100F			2'-8"	6'-8"			
100G			4'-0"	6'-8"			
100H			4'-0"	6'-8"			
100I			2'-8"	6'-8"			
100J			4'-0"	6'-8"			
100K			4'-0"	6'-8"			
100L			1'-6"	6'-8"			
101			5'-0"	6'-8"			
102		SINGLE FLUSH	3'-0"	6'-8"			
103		SINGLE FLUSH	2'-8"	6'-8"			
103A			3'-0"	6'-0"			
105		SINGLE FLUSH	2'-8"	8'-0"			
105			4'-0"	8'-0"			
108A			6'-0"	8'-0"			
107		Internal Single Pocket Slider	4'-0"	6'-8"			
108		SINGLE FLUSH	2'-6"	8'-0"			
108A		SINGLE FLUSH	2'-6"	8'-0"			

DOOR SCHEDULE							
Mark	Room	Description	Width	Height	Finish	Frame Type	Comments
109			6'-0"	6'-8"			
110			4'-0"	8'-0"			
111			5'-0"	8'-0"			
458		SINGLE FLUSH	2'-6"	8'-0"			
607		Internal Single Pocket Slider	3'-0"	8'-0"			
630			5'-8"	6'-8"			
631		SINGLE FLUSH	2'-6"	8'-0"			
634			2'-8"	6'-8"			
635			2'-8"	6'-8"			
641			6'-0"	6'-8"			
647		SINGLE FLUSH	2'-6"	8'-0"			

WINDOW SCHEDULE										
Type Mark	Description	Model	Width	Height	ROUGH OPENING	Sill Height	Head Height	Count	Comments	
1	Double-Hung - Vent Unit	ZW 3757	3'-1"	4'-9"				4		
2	Awning - Vent Unit		3'-1"	2'-1"				5		
3	Double-Hung - Vent Unit	ZW 3757	3'-1"	6'-5"		5'-11"	8'-0"	1		
4	Double-Hung - Vent Unit		3'-1"	3'-11"		1'-7"	8'-0"	1		
5	Casement - Vent Units		2'-11"	3'-11"				4		
6	Double-Hung - Vent Unit	ZW 3757	2'-5"	4'-9"		3'-2 3/8"	7'-11 3/8"	1		
7	Double-Hung - Vent Units	4877	2'-9"	6'-5"		1'-7"	8'-0"	1		
8	Double-Hung - Vent Units	4877	2'-9"	6'-5"		1'-7"	8'-0"	1		
9	Double-Hung - Vent Units	4877	2'-5"	6'-5"		1'-7"	8'-0"	2		
10	Double-Hung - Vent Units	4877	3'-2 5/16"	6'-5"		1'-7"	8'-0"	1		
11	Double-Hung - Vent Units	4877	2'-10 5/16"	6'-5"		1'-7"	8'-0"	1		
12	Double-Hung - Vent Units	4877	3'-1"	6'-5"		1'-7"	8'-0"	1		
13	Double-Hung - Vent Units	4877	2'-9"	4'-9"		3'-3"	8'-0"	1		
14	Double-Hung - Vent Unit	3W 3757	3'-1"	4'-9"		1'-11 1/2"	6'-8 1/2"	2		
222	Double-Hung - Vent Unit		3'-1"	4'-9"		1'-11"	6'-8"	1		
346	Double-Hung - Vent Unit		2'-7"	3'-11"		4'-1"	8'-0"	2		
347	Double-Hung - Vent Units	4877	3'-2 5/16"	6'-5"		1'-7"	8'-0"	1		



PLEASE VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

173 HUNTINGTON

JOB NO: 1529

SHEET NO:

A1

FLOOR PLANS

1 MASTER SITE PLAN
A1 1/4" = 1'-0"



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT UNDER THE STATE OF MINNESOTA. REGISTRATION NO. 111294

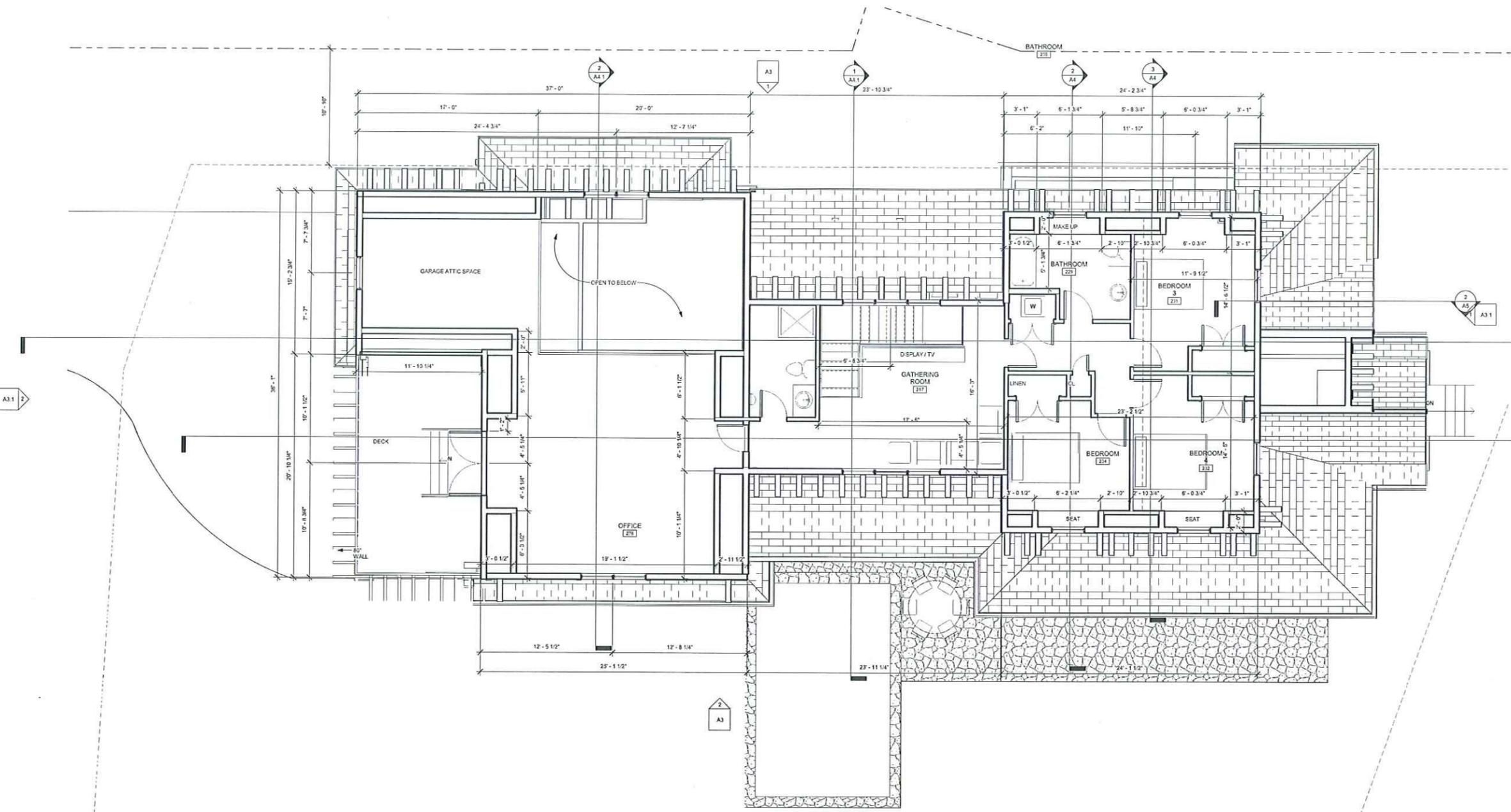
173 HUNTINGTON

JOB NO: 1529

SHEET NO:

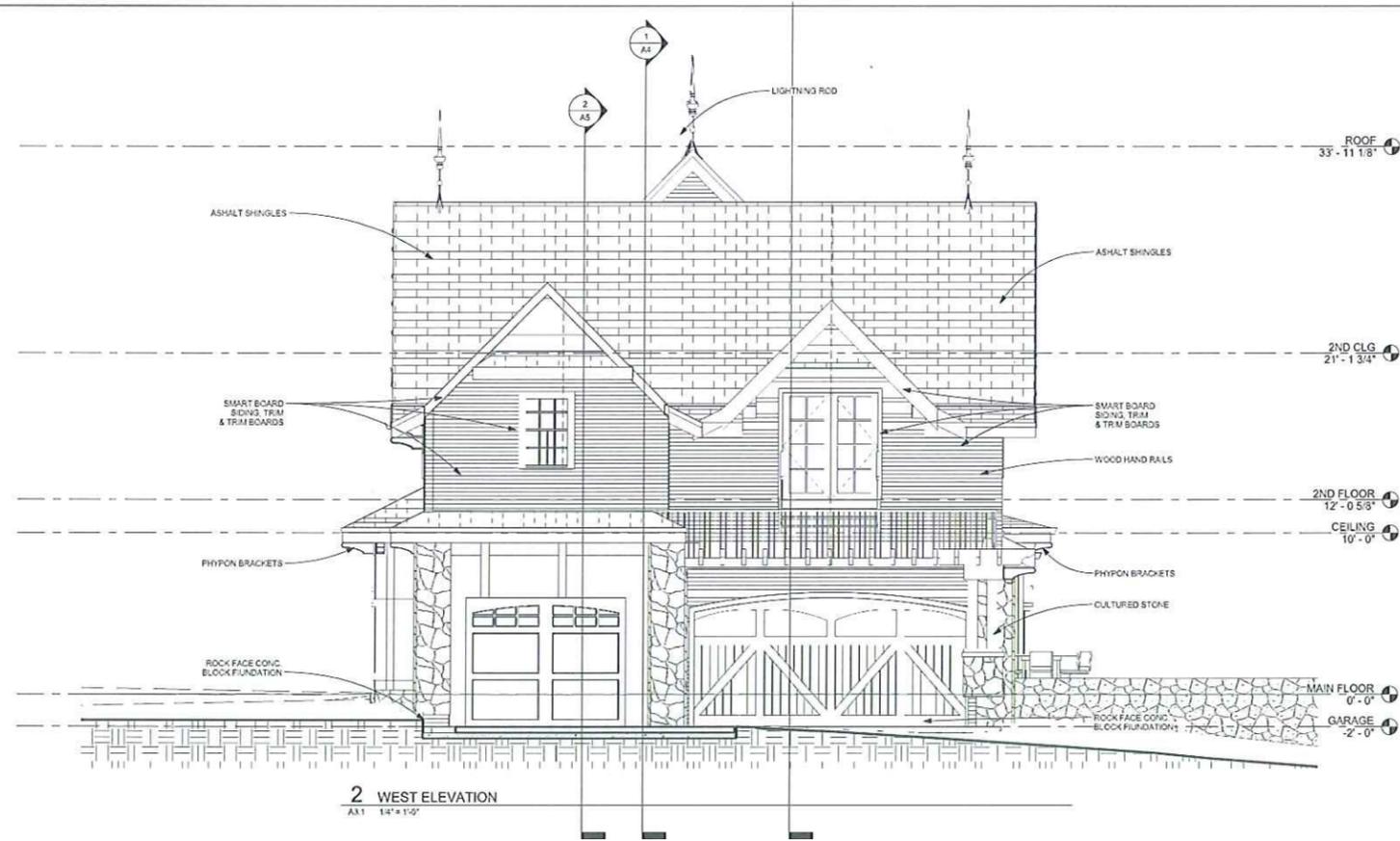
A2

2ND FLOOR

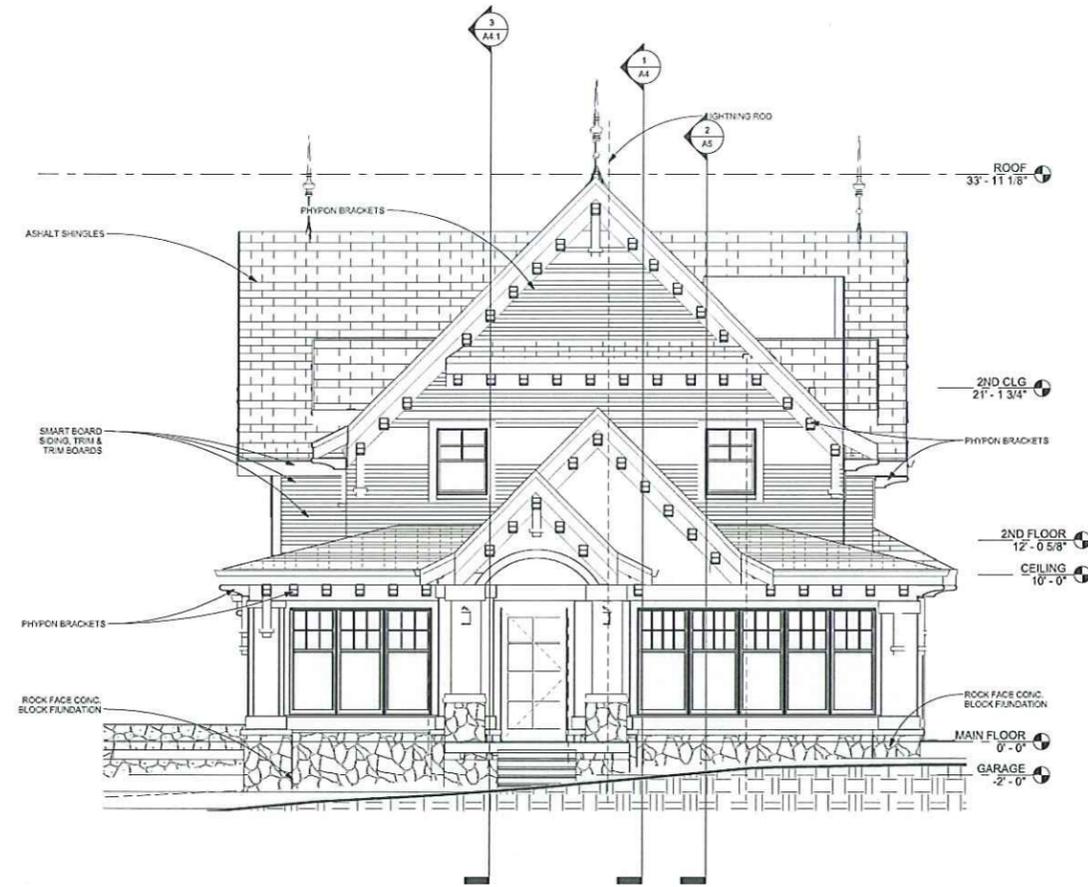


1 2ND FLOOR
A2 1/4" = 1'-0"

1/11/2016 5:11:08 PM



2 WEST ELEVATION
A3.1 14' x 1'-0"



1 FRONT/EAST ELEVATION
A3.1 14' x 1'-0"

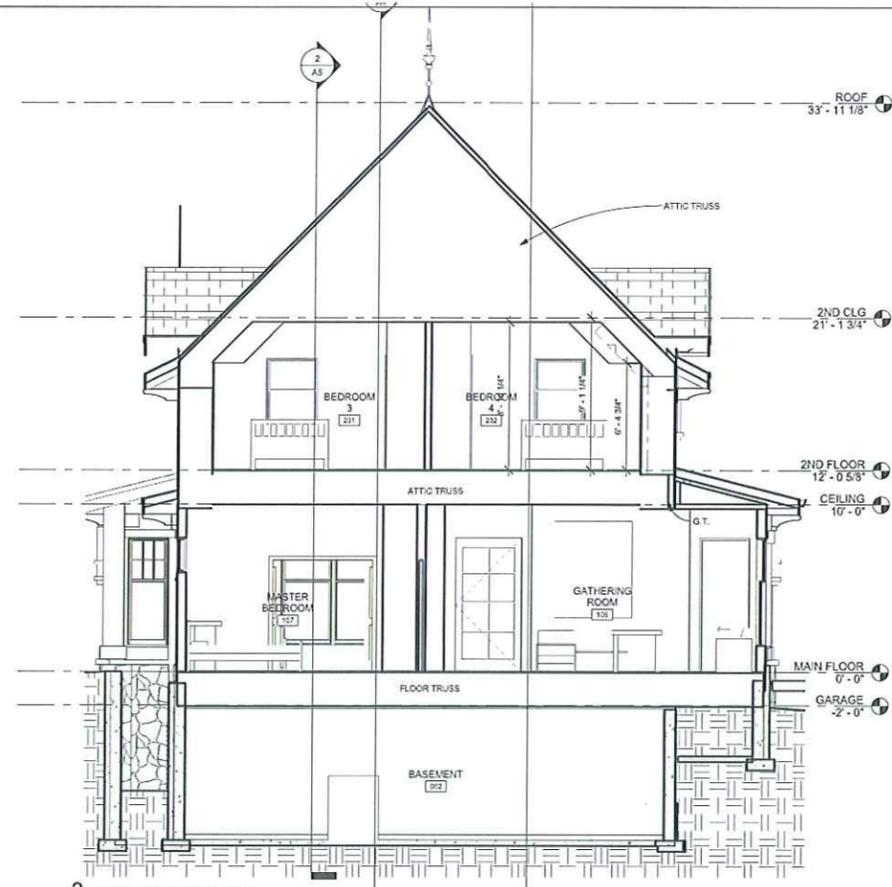


THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED ARCHITECT UNDER THE STATE OF MISSISSIPPI. PROJECT NO. 1129

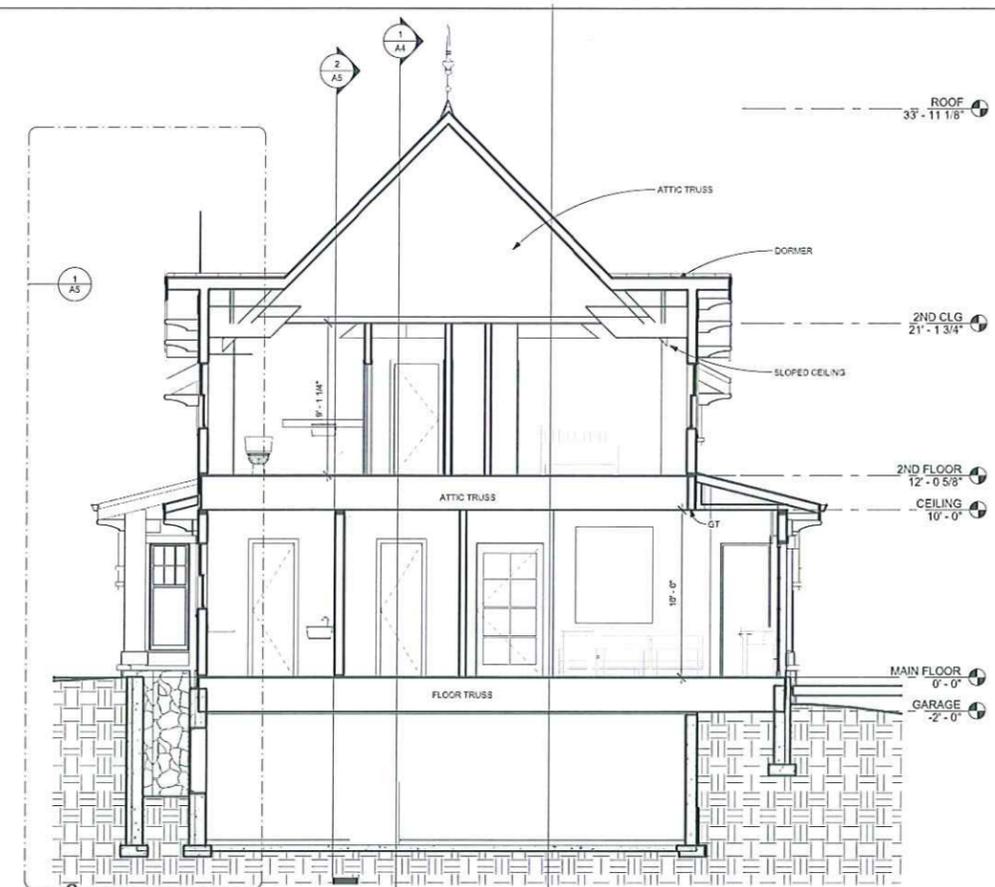
173 HUNTINGTON

JOB NO. 1529

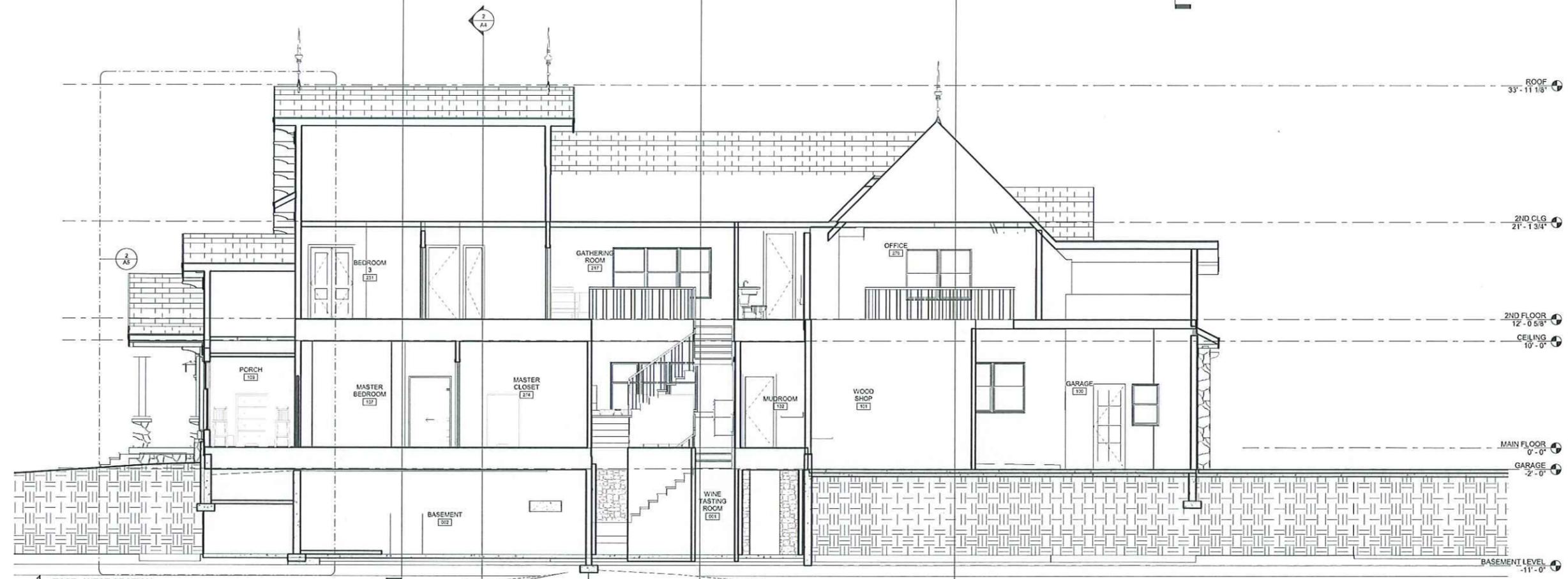
SHEET NO:
A3.1
ELEVATIONS



3 SECTION @ DORMER1
A4 14'-1 1/2"



2 BUILDING SECTION 1
A4 14'-1 1/2"



1 EAST - WEST SECTION
A1 14'-1 1/2"



DATE: 1-20-15
 I HEREBY CERTIFY THAT THIS
 PLAN WAS PREPARED BY ME OR
 UNDER MY CLOSE PERSONAL
 SUPERVISION AND THAT I AM A
 LICENSED ARCHITECT UNDER
 THE LAWS OF THE
 STATE OF MISSISSIPPI.
 BRUCE KNUTSON
 REGISTRATION NO. 11708

173 HUNTINGTON

JOB NO: 1529

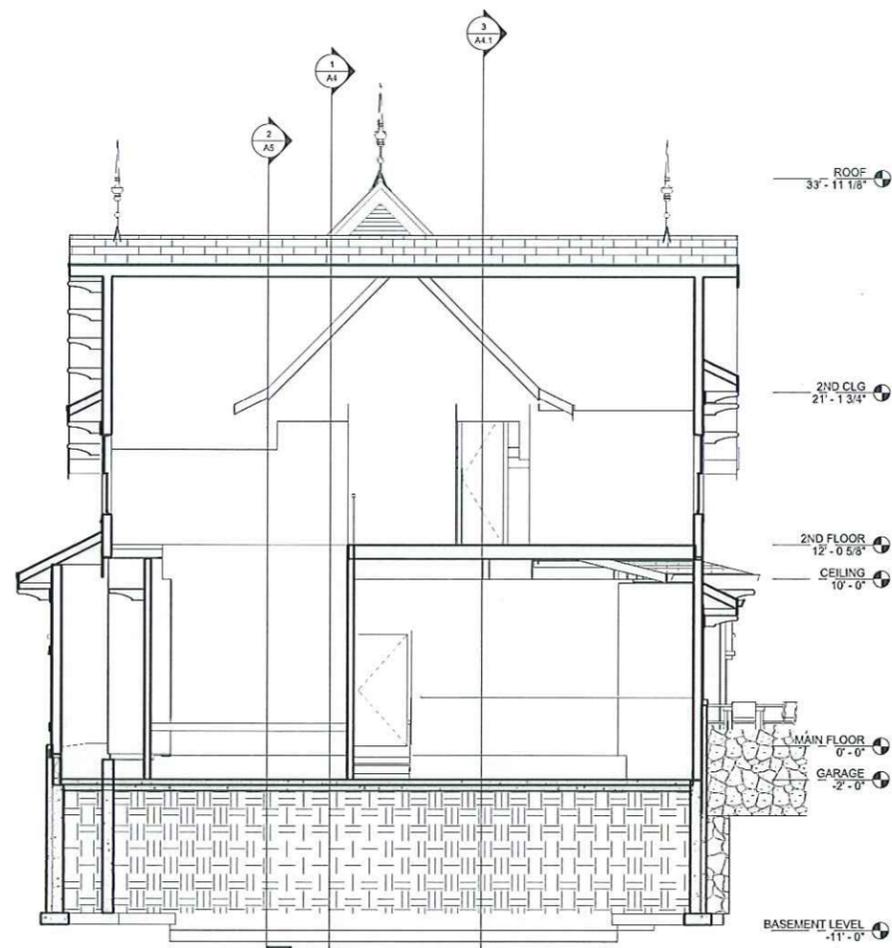
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A4

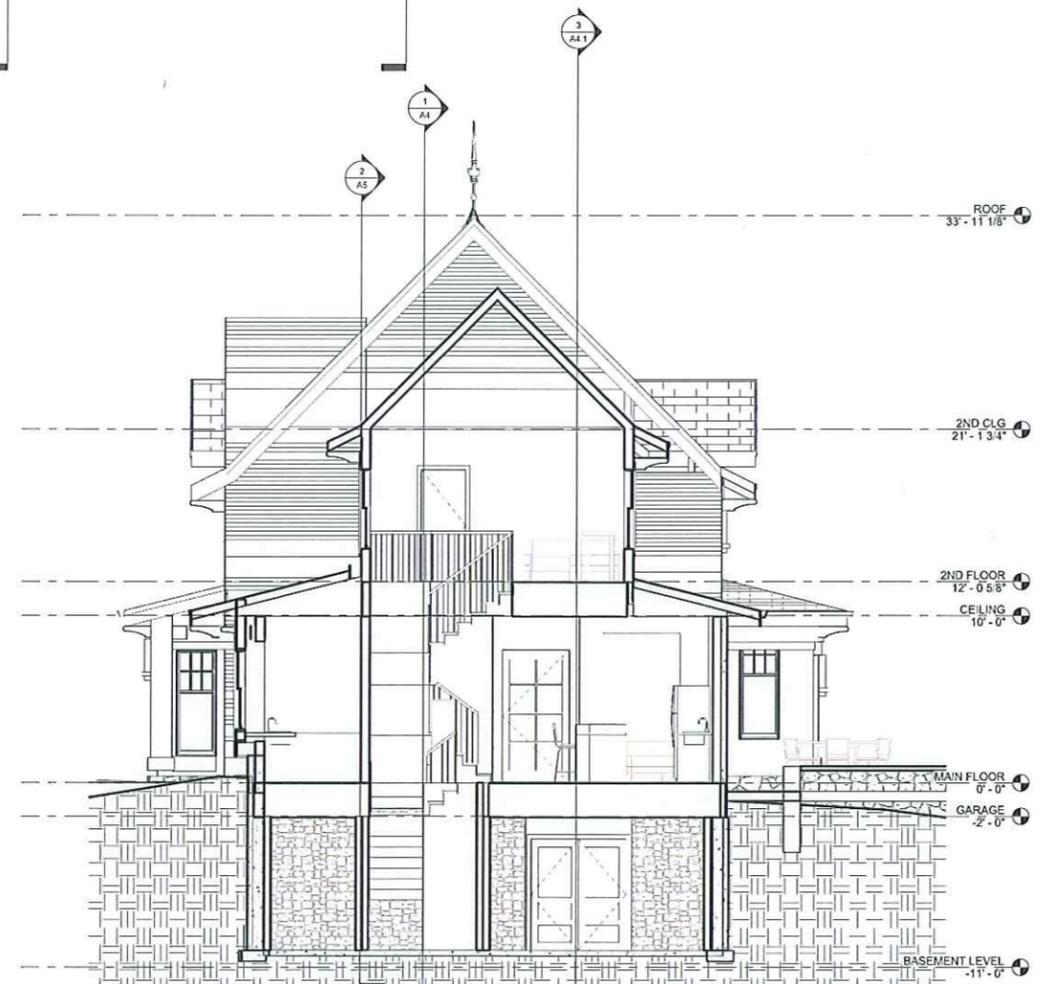
BUILDING SECTIONS



3 E/W BUILDING SECTION
A4.1 1/4" = 1'-0"



2 BUILDING SECTION @ GARAGE
A4.1 1/4" = 1'-0"



BUILDING SECTION @ STAIR AND POOL
A4.1 1/4" = 1'-0"



BRICE & KNUTSON ARCHITECTS, INC.
 I HEREBY CERTIFY THAT THIS
 PLAN OR SPECIFICATION OR MAP
 IS THE WORK OF THE ARCHITECT
 OR ENGINEER OR SURVEYOR
 INDICATED AND THAT I AM A
 LICENSED PROFESSIONAL ARCHITECT
 IN THE STATE OF MINNESOTA.
 REGISTRATION NO. 11704

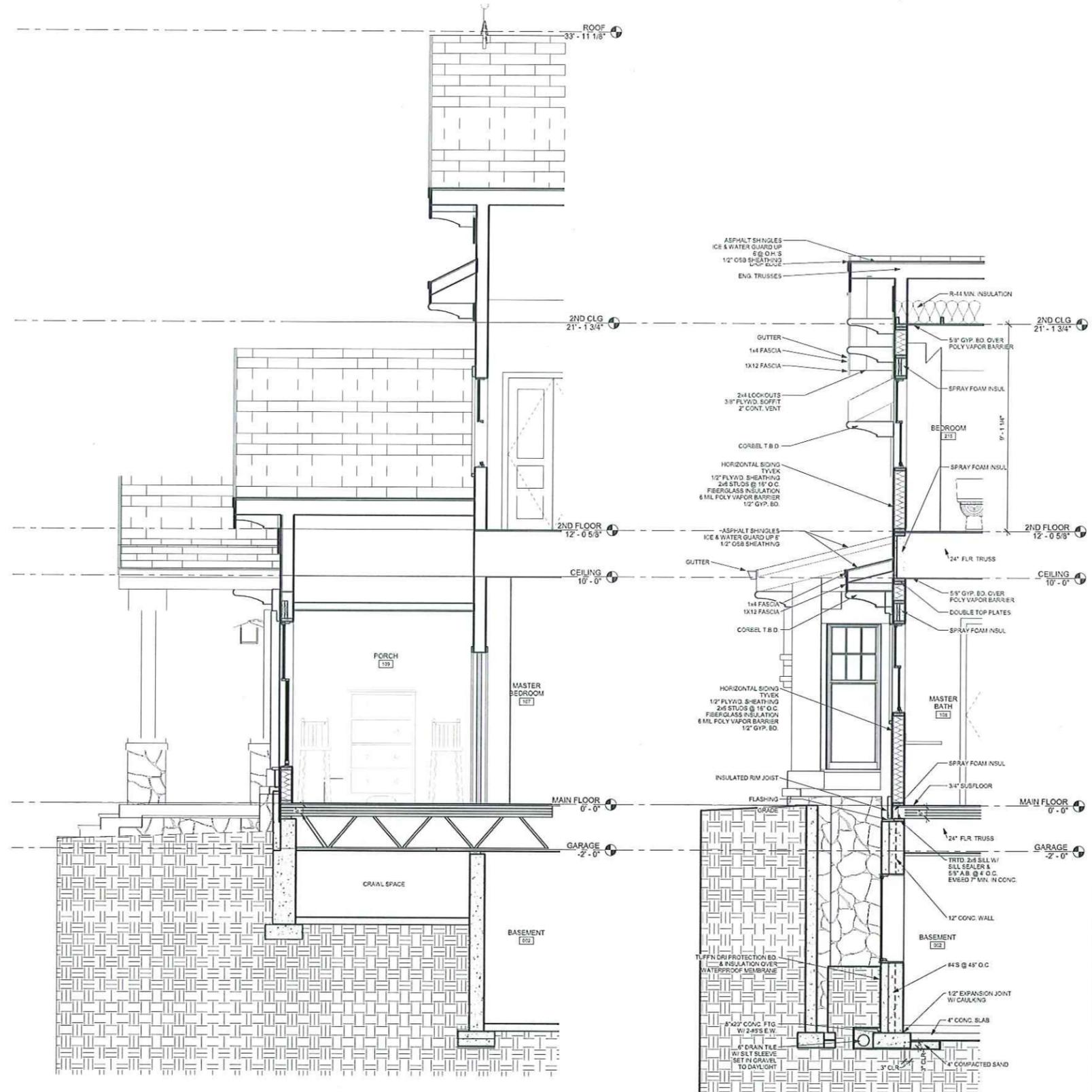
173 HUNTINGTON

JOB NO. 1529

SHEET NO.

A4.1

BUILDING SECTIONS



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173 HUNTINGTON

JOB NO. 1529

SHEET NO.

A5

WALL SECTIONS