

Wayzata Planning Commission

Meeting Agenda

Monday, May 16, 2016

Community Room,
600 Rice Street East,
Wayzata, Minnesota

- 7:00 p.m.**
- 1. Call to Order & Roll Call**
 - 2. Approval of Agenda**
 - 3. Approval of Minutes**
 - a. Approval of April 18, 2016 Planning Commission Minutes
 - 4. New Business Items:**
 - a. Welter Residence – 181 Huntington Ave S
 - i. Review of preliminary house plans
 - 5. Public Hearing Items:**
 - a. Holdridge Homes – 1407 and unaddressed parcel on Holdridge Terrace
 - i. PUD Rezoning, Concurrent PUD Concept Plan and General Plan of Development, Preliminary Plat
 - 6. Old Business Items:**
 - a. None
 - 7. Other Items:**
 - a. Review of Development Activities
 - b. Other items
 - 8. 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.

1 outlined in the Staff Report;(iv) approval of the Preliminary Plat Subdivision;(v) approval of
2 variances for lot depth and minimum lot size;(vi) approval of rezoning to PUD/Planned Unit
3 Development and R-1/Low Density Single Family Residential; (v) and approval of the
4 Comprehensive Plan Amendment to designate Parcel B to Institutional/Public and One-Acre
5 Single Family. He stated the Applicant had submitted additional information regarding the white
6 roof and exterior building materials for the Commission to review.

7
8 Chair Iverson asked what the City Engineer found when reviewing the wetland delineation
9 request.

10
11 Mr. Thomson stated that the City Engineer and the City's wetland consultant looked at the flags
12 that had been placed last fall to designate the wetland area. After the City Engineer and City's
13 wetland consultant reviewed these, they determined that there were a couple flags that were off.
14 The City Engineer reflagged where the wetlands were, and the Applicant will re-survey the
15 property to make the appropriate adjustments to the site plan.

16
17 Commissioner Gruber stated page 94 of the Draft Report states that the settlement agreement
18 would need to be amended if the City Council were to approve the rezoning and Comprehensive
19 Plan amendment for parcel B to allow for residential use. She asked Mr. Thomson to clarify this.

20
21 City Attorney Schelzel stated the City has an agreement with the Church that settled the
22 litigation the Church brought against the City related to their first application to redevelop the
23 property. This agreement is very specific about how the outlot was to be used, and limited it to
24 Church and related uses. If part of the outlot was to be re-guided and rezoned residential by the
25 City, the City would like to ensure that the change in use is not in conflict with the terms of the
26 settlement agreement. The City would not need to go to court to amend the agreement, but the
27 City should get it in writing that the Church agrees to the change in land use and such is not a
28 violation of the settlement agreement.

29
30 Mr. Wynne Yelland, Locus Architecture, 5214 Hampshire Drive, Minneapolis, for the Applicant,
31 reviewed the additional information regarding the white roof and exterior building materials. He
32 explained the exterior material would not be any more reflective than other surfaces because of
33 the quality of paint that is used. He stated the material would be a higher quality than the
34 permitted wood shingles and last longer.

35
36 Commissioner Gonzalez stated she had seen painted aluminum siding and she would not know
37 the difference between wood and the aluminum, unless she was knocking on it. She asked how
38 the proposed product would compare to aluminum siding.

39
40 Mr. Yelland stated the material is painted in a factory to provide a better lifetime out of the paint.
41 The quality of the paint is high and it would last a long time. It would not have all of the
42 texturing of wood but would look like wood from a distance. He cannot say the paint would last
43 50 years but it is likely that it would.

44
45 Mr. Robert Dachelet, 4801 Highland Road, Minnetonka, stated since 2007 the Church had
46 intended to divide off a portion of the eastern lot, and the City was aware of this. He stated that

1 the neighborhood does not want the church to have access from Holdridge Lane. He stated that
2 he does not believe the Settlement Agreement would need to be amended because the Church is
3 following through with including the entire parcel as Church property, but they are asking to split
4 off a portion of this to be residential.

5
6 Chair Iverson asked if the City had documentation showing conversations between the Church
7 and the City regarding the outlot.

8
9 Mr. Schelzel stated the City had looked at that portion of the outlot as a potential site for a cell
10 tower, but that there were no official City actions or formal communications with the Applicant
11 on this property being used that way.

12
13 Commissioner Gonzalez stated she would consider recommending a deviation for the exterior
14 material if the Applicant could make a good case for the City Council to consider.

15
16 Chair Iverson stated the City Council should make that decision, and the Planning Commission
17 should stay with the Design Standards.

18
19 Commissioner Gruber stated she would recommend approving the Report and Recommendation
20 as presented.

21
22 Commissioner Gonzalez stated the subdivision of the property for a new residential parcel does
23 not meet the requirements of the City Code.

24
25 Commissioner Murray stated he would like to see the City and the Commission keep an open
26 mind for new building materials that may be more sustainable but are not included in the
27 approved materials of the Design Standards.

28
29 Commissioner Flannigan stated the Design Standards should be adhered to, but he would
30 recommend the City Council consider the exterior material deviation.

31
32 Commissioner Gruber made a motion, Seconded by Commissioner Flannigan to adopt the Draft
33 Report and Recommendation as presented. The motion carried 4 ayes – 1 nay (Gonzalez).

34
35 Commissioner Gonzalez stated she voted nay because the Comprehensive Plan Amendment
36 states that an Institutional facility creates impacts on a neighborhood, including more traffic. It
37 is nice to have a buffer between a neighborhood and an institutional use, and this parcel would be
38 a good transitional parcel. Keeping this portion of the property as green space would be a benefit
39 to the City and residents of the area. The Comp Plan says that the City needs to establish
40 sufficient setback requirements for new or expanding development to ensure adequate separation
41 between differing land uses. The requirements for granting a variance are very strict and should
42 only be granted when they are consistent with the Comp Plan, there are practical difficulties
43 unique to the property and not created by the landowner, and economic considerations alone do
44 not constitute practical difficulties. The Applicant bought this parcel knowing that it would not
45 meet the depth requirements of the R-1 District. The Applicant would be profiting from the sale
46 of the property. She stated the City should not create substandard non-conforming lots. The

1 current non-conforming parcels existed prior to the City making changes in the Zoning
2 requirements.

3
4 Mr. Thomson stated the City Council is scheduled to review the application on May 3.
5

6
7 **AGENDA ITEM 6. Other Items:**
8

9 **a.) Review of Development Activities**
10

11 Mr. Thomson stated there was a special City Council meeting on April 12. The special meeting
12 included a workshop discussion on language for a draft resolution on the Lake Effect schematic
13 design and next steps. A public forum for the Lake Effect schematic design will be held at the
14 April 19th City Council meeting. The City Council will not be taking action at that meeting, but
15 will consider the schematic design and draft resolution at a regular meeting in May.
16

17 The April 12 Council meeting also included consideration of a contract with HGA Architects for
18 the next phase of design for the Mill Street parking ramp project. The City Council approved a
19 contract with Jeff Dahl for the City Manager position at the meeting as well. Mr. Dahl will be
20 starting on May 16th. The Heritage Preservation Board will present their annual report to the City
21 Council on April 19. There are a number of development applications that will be reviewed by
22 the Planning Commission in May and June.
23

24 Chair Iverson asked if the tree ordinance would be reviewed prior to the new development.
25

26 Mr. Thomson stated the City Council is scheduled to review the draft tree ordinance on May 3.
27

28 Commissioner Murray reviewed the actions taken at the April 5th City Council meeting. The
29 meeting agenda included business owners being concerned about the closure of Bushaway Road,
30 appeal of City Staff's denial of a tree removal permit at 559 Harrington Road, and consideration
31 of the parking ordinance.
32

33 Commissioner Gonzalez requested Mr. Thomson clarify the Commission's recommended
34 parking ordinance language for screening, and would like to encourage the Council to keep with
35 the Design Standards.
36

37 Chair Iverson asked if the speed hump for the Central and Wise area would be in front on the
38 City Council on April 19.
39

40 Mr. Thomson stated the meeting date has not been established. The intention is for the Council
41 to consider changes to the Lake St/Circle Drive round-about and the two (2) neighborhood
42 petitions for speed humps at the same meeting.
43

44 **b.) Other Items**
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46 **None.**

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AGENDA ITEM 4. Adjournment.

Commissioner Gonzales made a motion, seconded by Commissioner Murray, to adjourn the meeting. The motion passed unanimously.

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Tina Borg
TimeSaver Off Site Secretarial, Inc.

DRAFT



**Planning Report
Wayzata Planning Commission
May 16, 2016**

Project Name: Welter Residence
Applicant Anthony and Rebecca Welter
Property Owner: Bruno Silikowski
Addresses of Request: 181 Huntington Ave S
Property ID #s: PID Not Assigned
Prepared by: Jeff Thomson, Director of Planning and Building
Planning Commission Review: May 16, 2016
City Council Review: June 7, 2016 (Tentative)
“60 Day” Deadline: June 18, 2016

Section 1. Development Application

General The applicant, Anthony and Rebecca Welter, have submitted building plans for construction of a new home at 181 Huntington Avenue South. The proposed plans include construction of a two-story home on the property. The proposed building plans are included as Attachment A.

Application Requests

In March 2016, the City Council approved the Huntington Heights subdivision, a two lot single-family residential subdivision at 173 Huntington Ave S. The subdivision development application included preliminary home plans for Lot 1 (173 Huntington Ave S), but the property owner, Bruno Silikowski, did not have a home design for Lot 2 (181 Huntington Ave S) at that time. Therefore, the City Council added a condition to the subdivision approval that the owner of Lot 2 must submit preliminary home plans for review and approval by the Planning Commission and City Council prior to the City issuing a building permit for construction of the new home.

The applicant has an agreement with the property owner to purchase the lot, and has submitted the plans for the home for review and approval by the Planning Commission and City Council.

Project Location.

The property is located 181 Huntington Ave S, which is part of the Huntington Heights subdivision.

Map 1: Project Location



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

Address	PID	Owner
181 Huntington Ave S	None*	Bruno Silikowski/Brody Investments

* The Huntington Heights plat has been recorded at Hennepin County, but the County has not yet assigned the PID for the parcel.

Relevant Property Information

Current zoning:	R-3A/Single and Two Family Residential District
Comp plan designation:	Low Density Single Family
Total lot area:	14,034 sq. ft.

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

Section 2. Analysis of Application

Zoning

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

Table 1: 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	28 ft (east) 24 ft (south)	10 ft. (north)	20 ft (west)	17%	33.2%	30 ft.

House Plans

The plans submitted with the application include detailed elevations and floor plans for the new house on Lot 2. The proposed house would be two levels with a full basement, with the second story extending over only a portion of the first floor. The house would include a two car attached garage with driveway access from the alley on the west side of the lot. The proposed house would meet the setback, lot coverage, impervious surface, and height requirements of the R-3A district.

Tree Inventory

The application materials include a tree inventory of the property, which shows a total of 14 trees on the property having a minimum diameter of 6 inches. The property includes a wide variety of species: spruce, mulberry, maple, elm and oak. The tree preservation plan indicates that 10 trees would be removed for construction of the home. The proposed site plan includes preservation of the four large trees on the southwest corner of the lot: three oak trees and a maple tree. City staff has reviewed the preliminary grading plan and recommends that the grading within the drip line of these trees be minimized in order to preserve the trees after construction is complete.

Section 3. Applicable Code Provisions for Review

Preliminary Plat Criteria (Section 805.14.E)

The City Council condition requiring review and approval of the home design on Lot 2 is based on the ordinance criteria for preliminary plat review, which include 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.

Section 4. Action Steps.

After considering the items outlined in this report, the Planning Commission should consider making a motion which approves the preliminary house plans for 181 Huntington Ave S, based on the finding that the design meets the standards of City Code Section 805.14.E, and satisfies the condition of Resolution No. 06-2016 approving the Huntington Heights subdivision.

Attachments:

Attachment A: Preliminary Home Design

The designs shown and described herein including all technical drawings, graphics and specifications thereof, are proprietary and cannot be copied, duplicated or commercially exploited, in whole or in part, without the express written permission of Travis Van Liere Studio, LLC. These are available for limited review and evaluation by clients, consultants, contractors, government agencies, and vendors only in accordance with this notice.
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GENERAL NOTES:

- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
- ELECTRICAL CONTRACTOR, MECHANICAL CONTRACTOR, AND IRRIGATION CONTRACTOR TO COORDINATE W/ PAVING, CONCRETE, AND WALL CONTRACTORS ON SLEEVE LOCATIONS UNDER DRIVEWAYS, WALKS, AND WALLS.
- REFER TO SITE SURVEY FOR BOUNDARY INFORMATION. ALL CONSTRUCTION STAKING MUST BE PERFORMED BY A REGISTERED LAND SURVEYOR.
- DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ARE TO BE USED FOR ALL LAYOUT WORK.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY LAYOUT DISCREPANCIES.
- ALL SITE ELEMENTS SHALL BE STAKED IN THE FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- AUTOCAD FILE AVAILABLE TO CONTRACTOR UPON REQUEST FOR FIELD LAYOUT.
- VERIFY ALL GRADES IN FIELD PRIOR TO FINAL GRADING. EXISTING CONDITIONS AT NEIGHBORING PROPERTY ASSUMED TO BE DIFFERENT THAN WHAT IS SHOWN ON PLAN.
- COORDINATE W/ CLIENT ON PHASING OF LANDSCAPE. NOTIFY IF EXISTING WORK IMPEDES ANY FUTURE WORK.

LEGEND

- LAWN / SOD
- SEEDING AREA
- AGGREGATE SURFACING
- CONCRETE SURFACING
- NEW GROUNDCOVER PLANTING / LANDSCAPING
- CONCRETE PAVERS
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING TREES TO BE PROTECTED AND SAVED
- PROPOSED NEW TREE
- EXISTING TREES TO BE REMAIN
- PROPOSED SHRUB / PERENNIAL
- EXISTING TREES TO BE REMOVED
- DRAINAGE FLOW
- PROPOSED SILT / CONSTRUCTION FENCING

PROPOSED HARDCOVER	
PROPOSED HOUSE	2,384 SQ. FT.
PROPOSED PAVING AREAS	2,054 SQ. FT.
PROPOSED WALLS	200 SQ. FT.
MISC.	24 SQ. FT.
PROPOSED HARDCOVER	4,662 SQ. FT.
AREA OF LOT	14,034 SQ. FT.
PERCENTAGE HARDCOVER TO LOT	33.2%

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

print name: TRAVIS VAN LIERE
signature: *Travis Van Liere*
license no: 43728 date: 03 02 2016

NOTE:
NOT FOR CONSTRUCTION

Issue	Revision
SD SITE PLAN REVIEW	03.14.16
CITY REVIEW	04.15.16

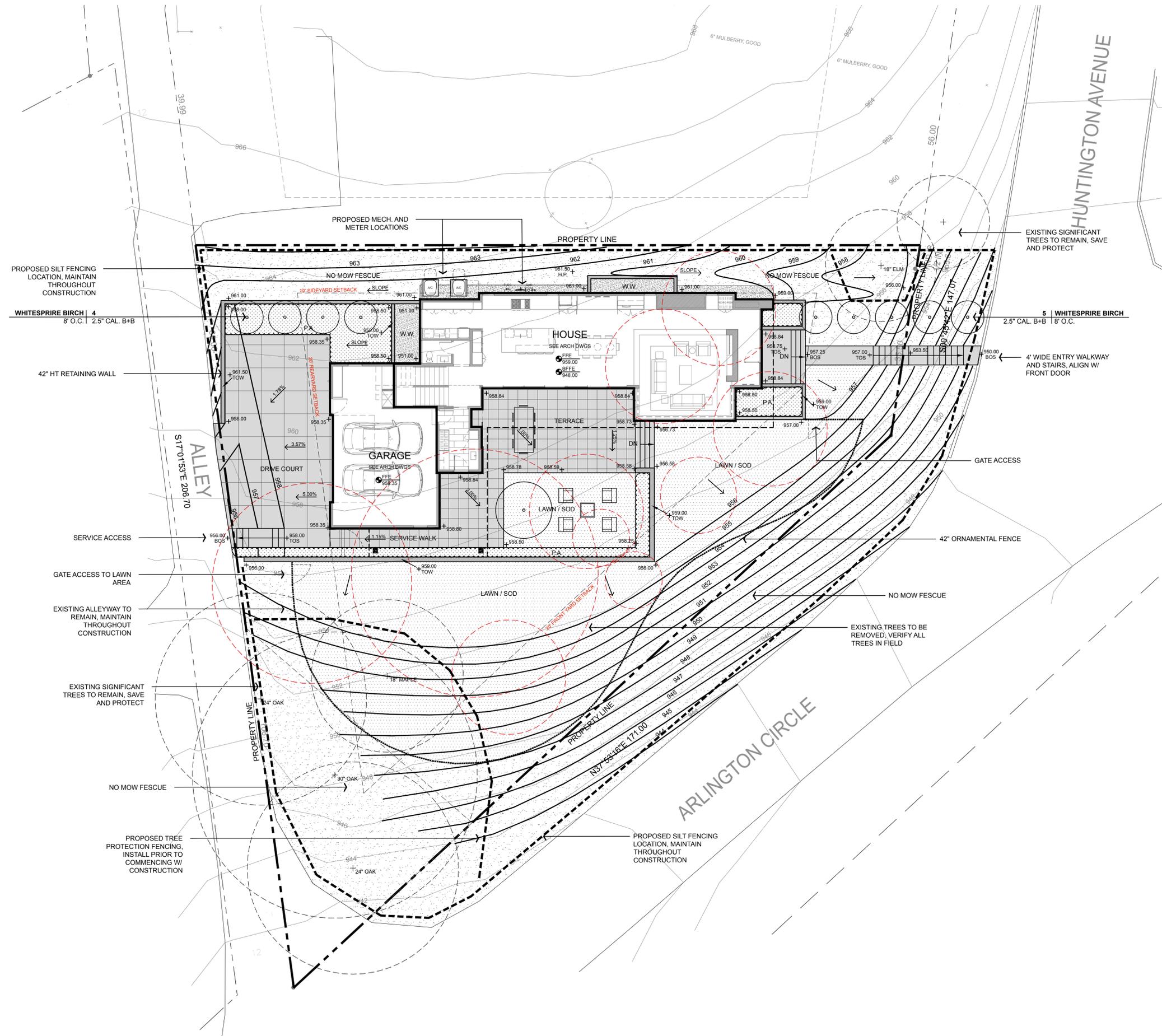
Welter Residence

173 Huntington Ave S
Wayzata, MN 55391

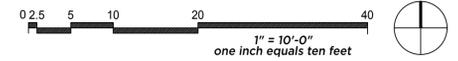
Site Plan

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Drawn by	EF
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1 SCHEMATIC SITE PLAN
SCALE: 1" = 10' - 0"

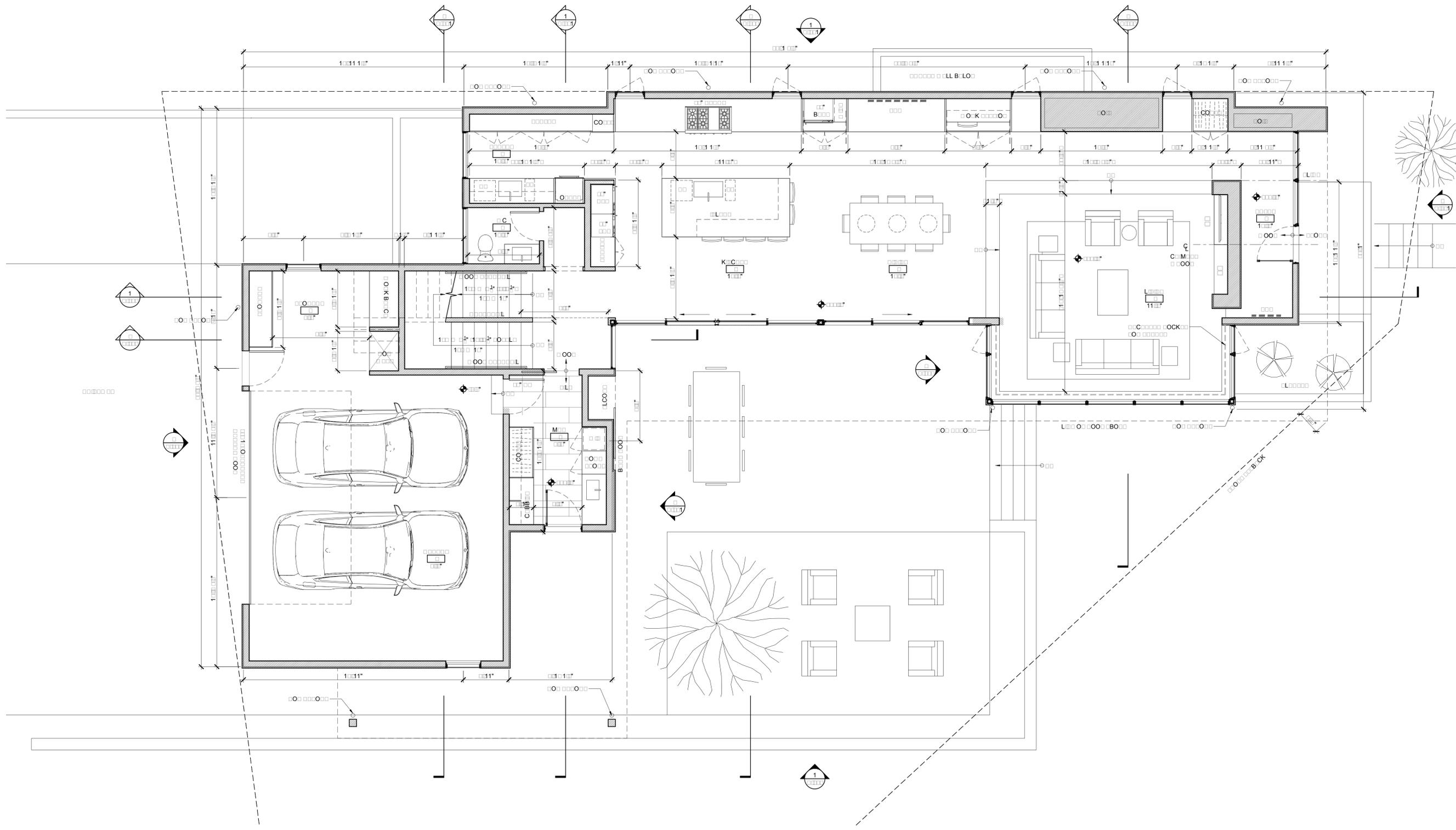


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WELTER RESIDENCE
173 HUNTINGTON AVENUE SOUTH
WAYZATA MINNESOTA

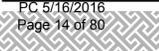
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SD MEETING	02.04.15
PRELIM. PRICING	03.07.15

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Page 14 of 80

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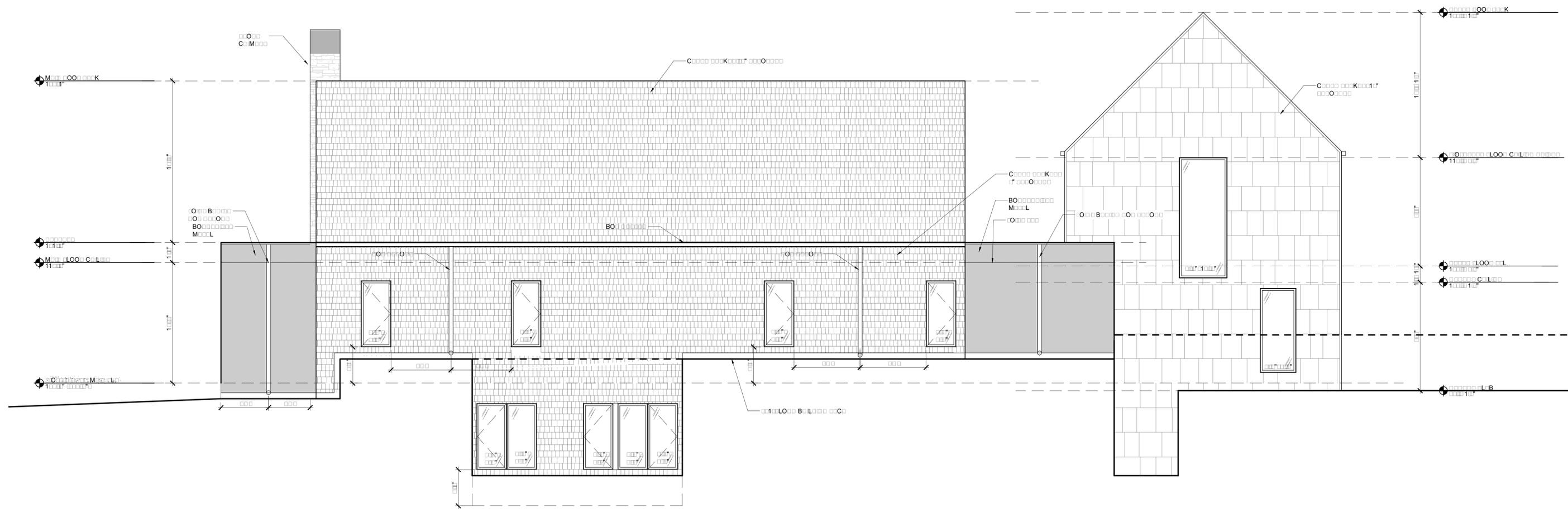
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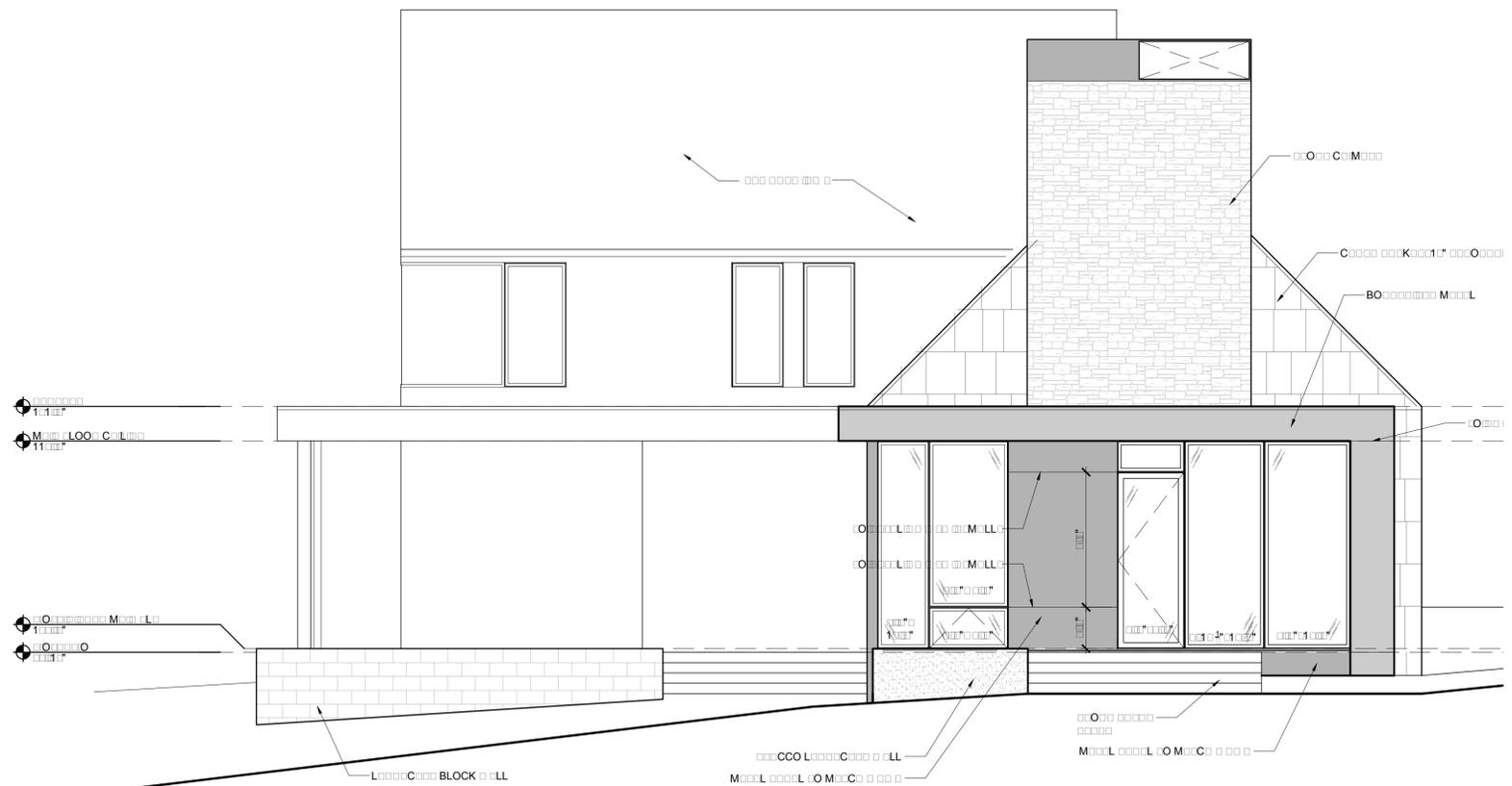
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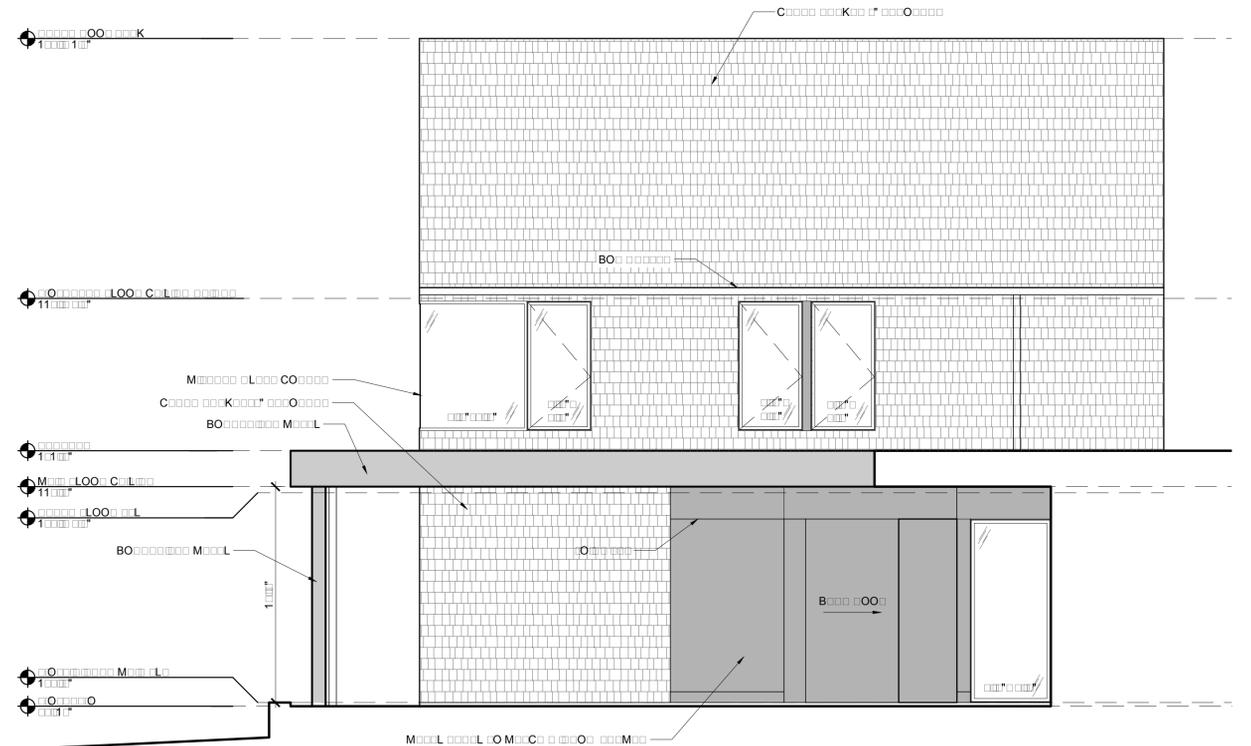
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WELTER RESIDENCE
 173 HUNTINGTON AVENUE SOUTH
 WAYZATA MINNESOTA

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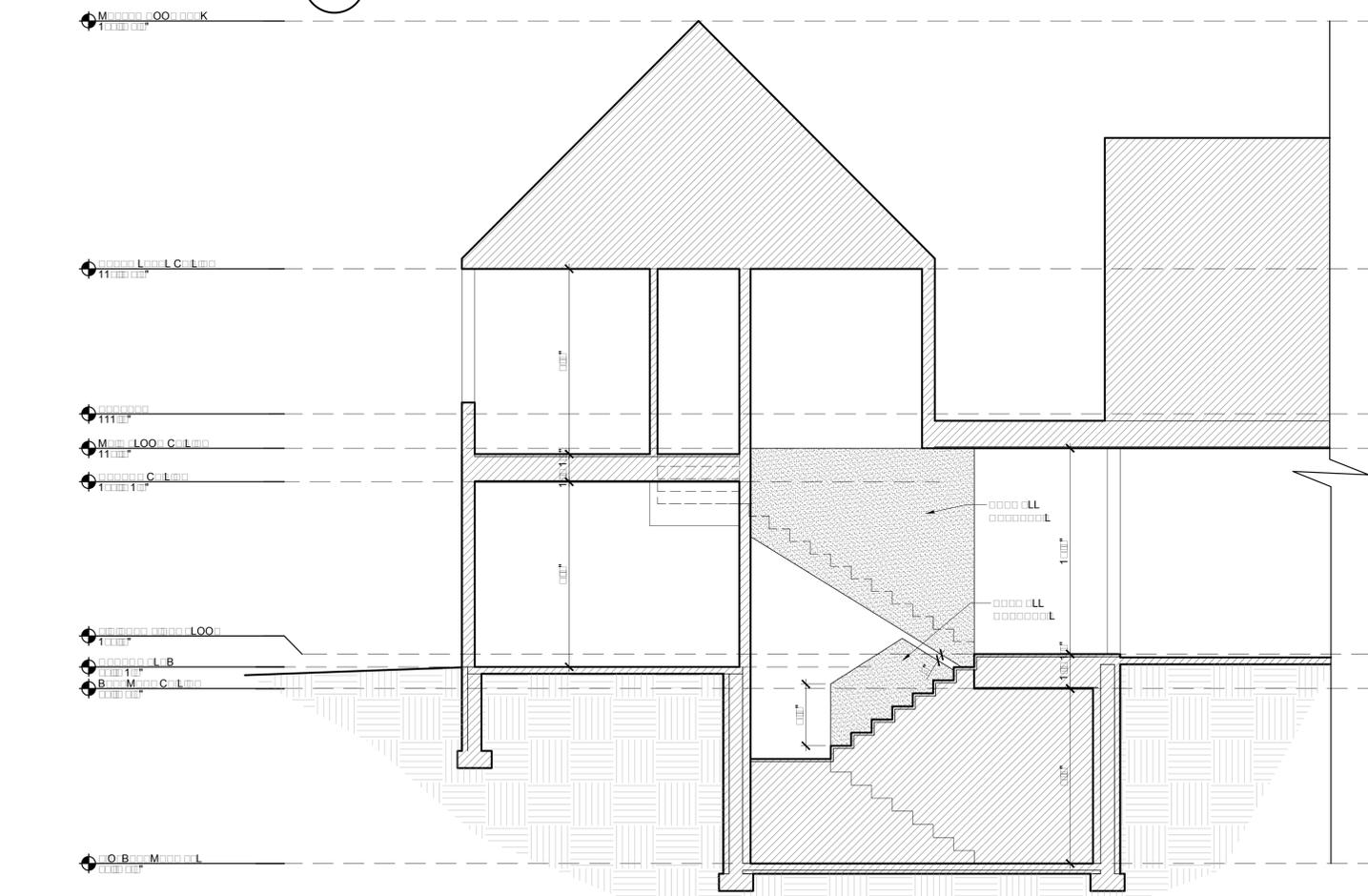
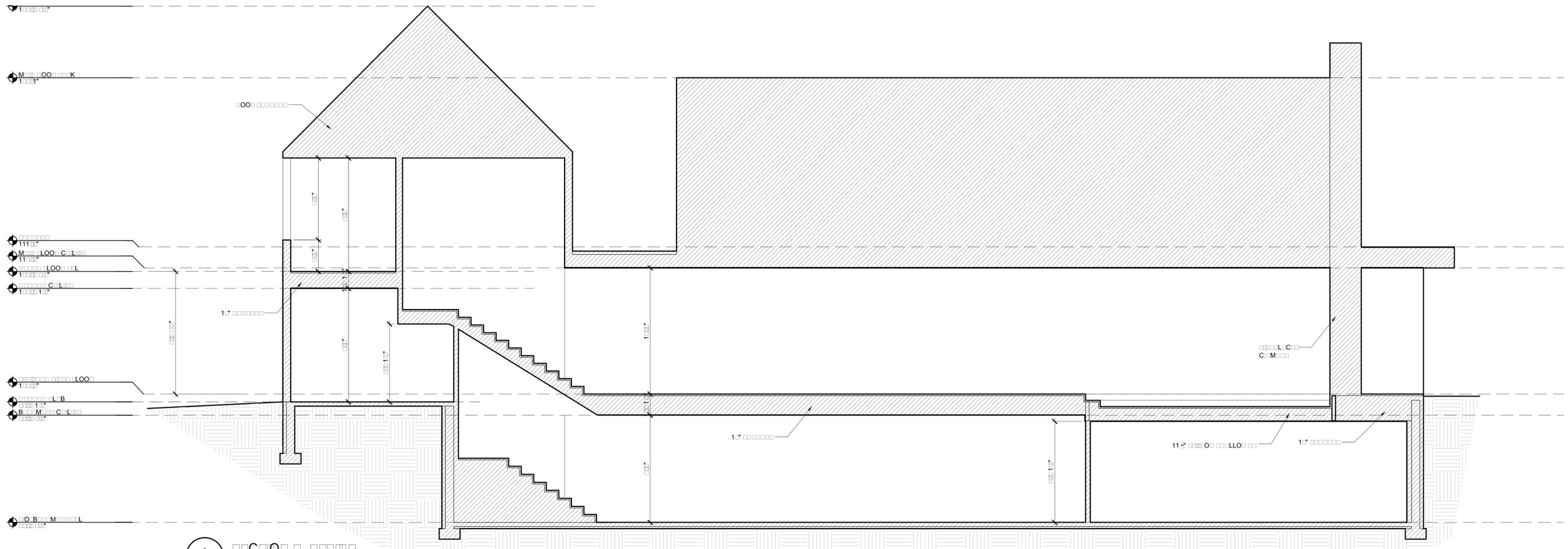
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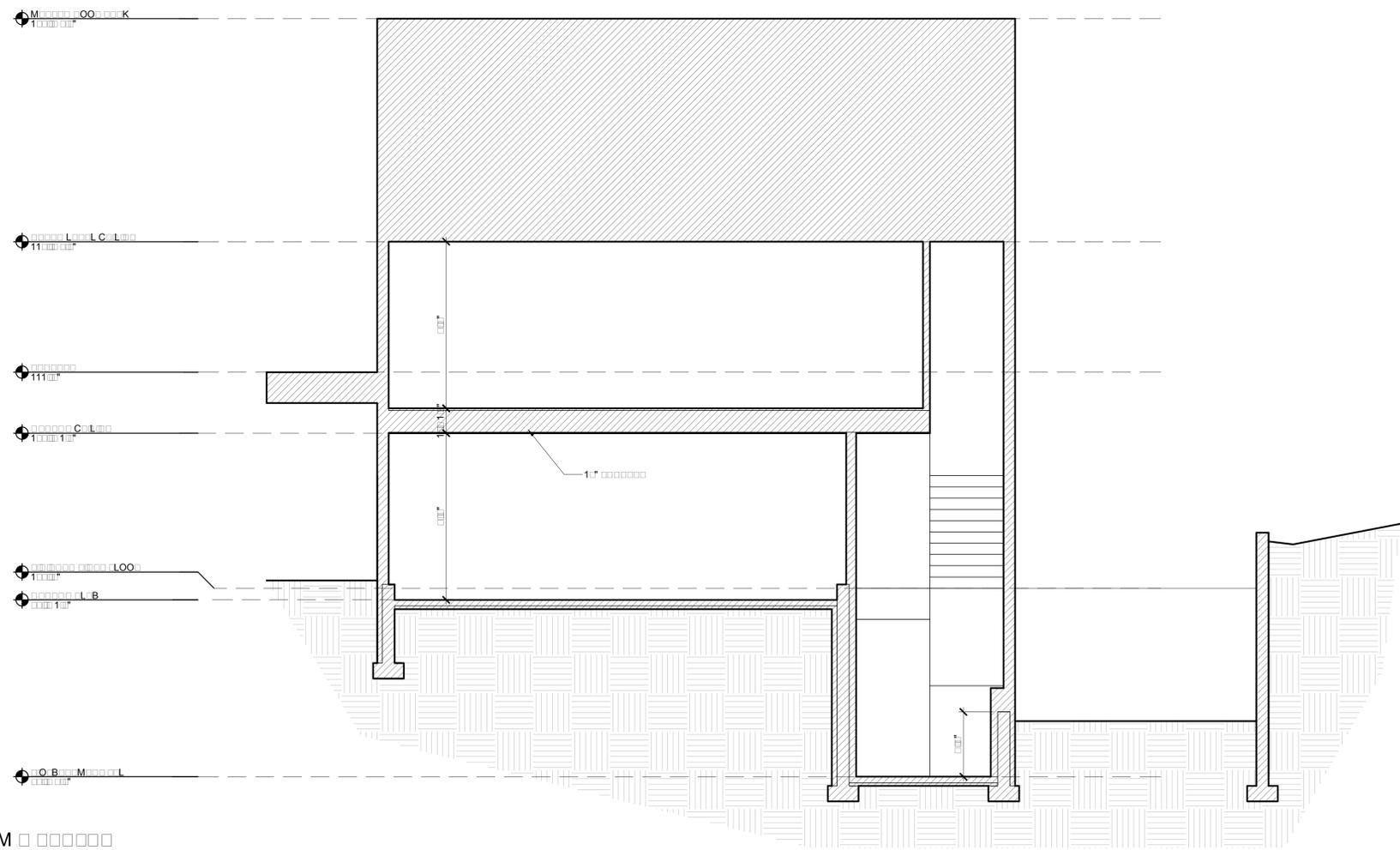
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Page 19 of 80

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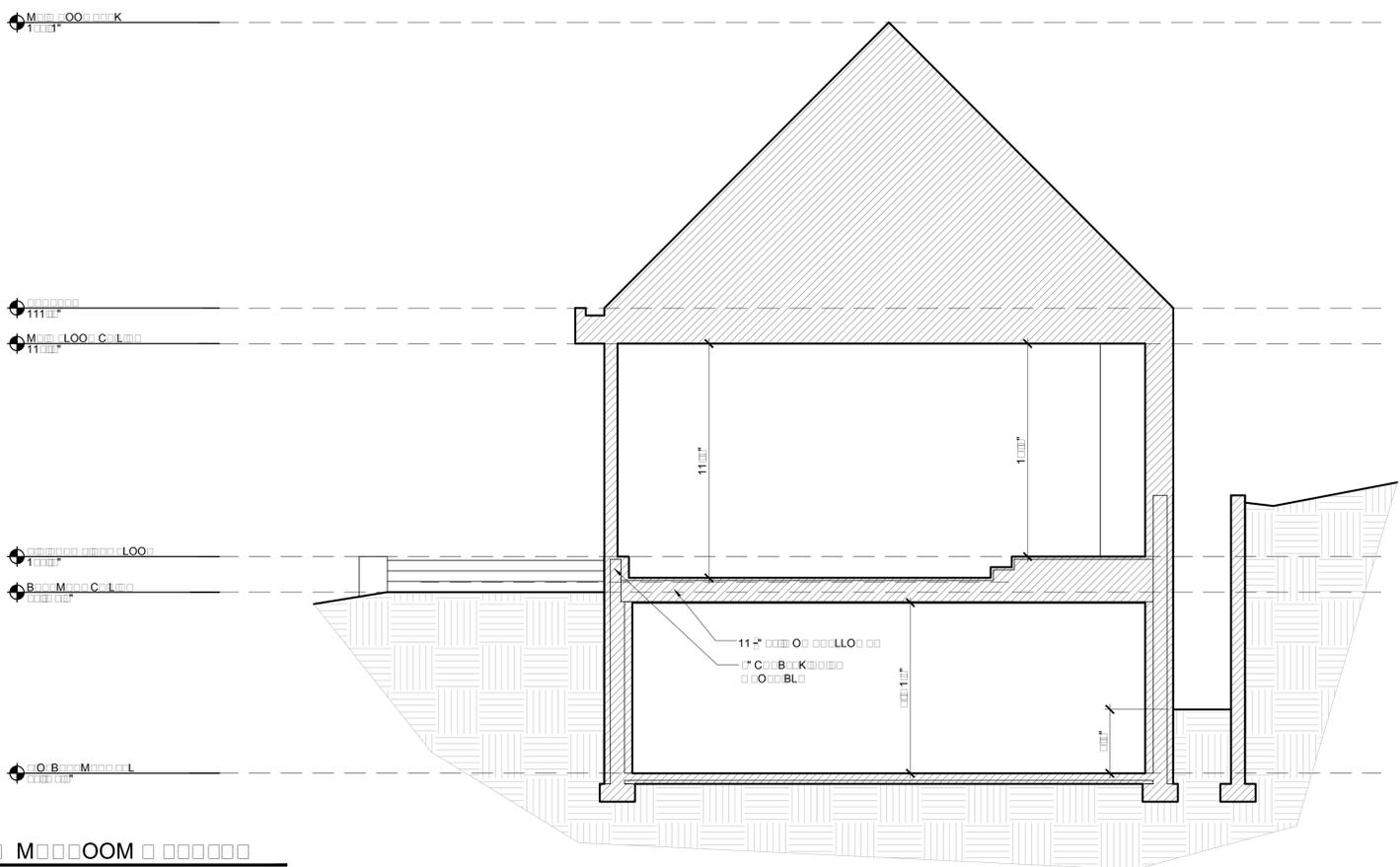


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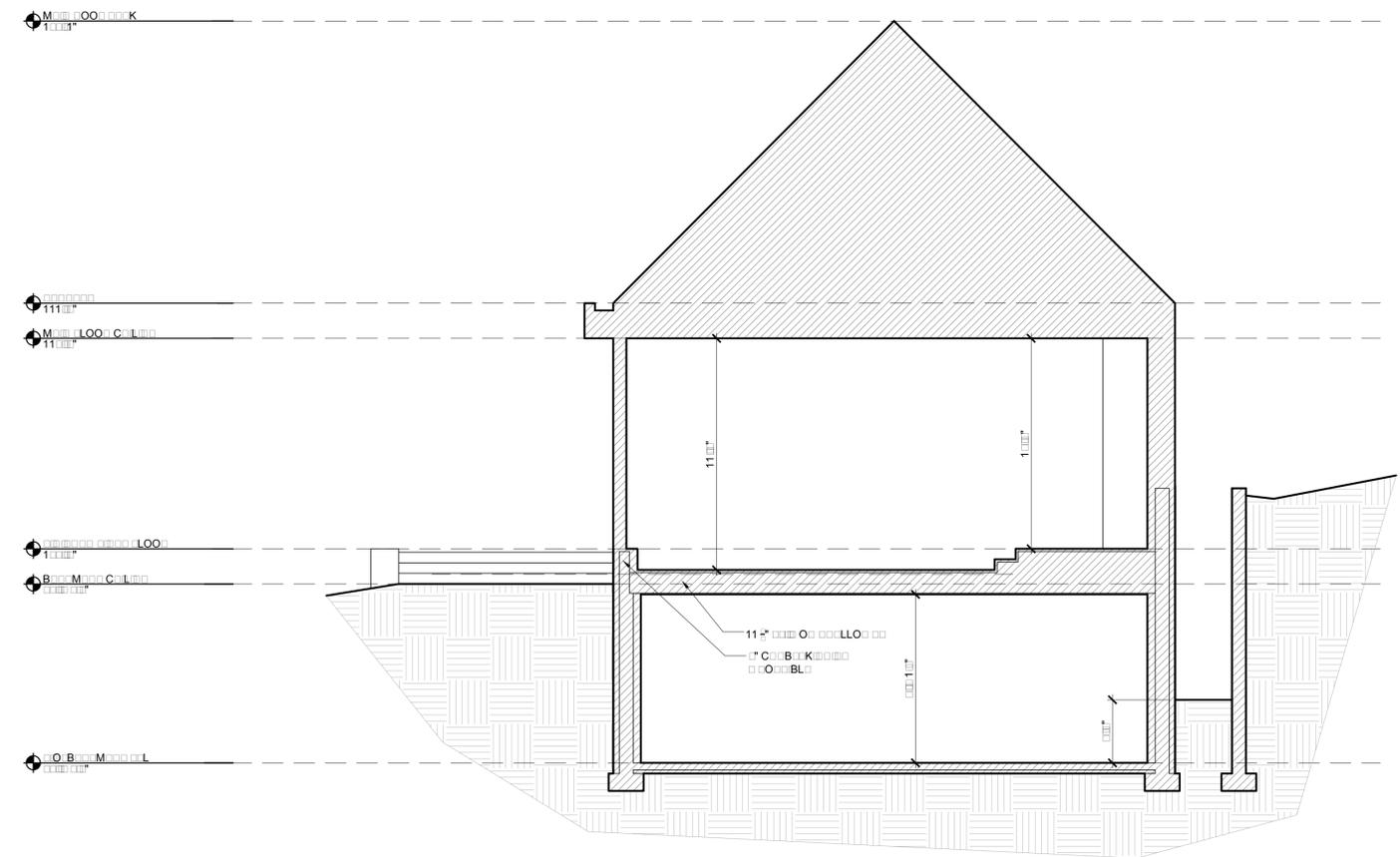
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Page 20 of 80

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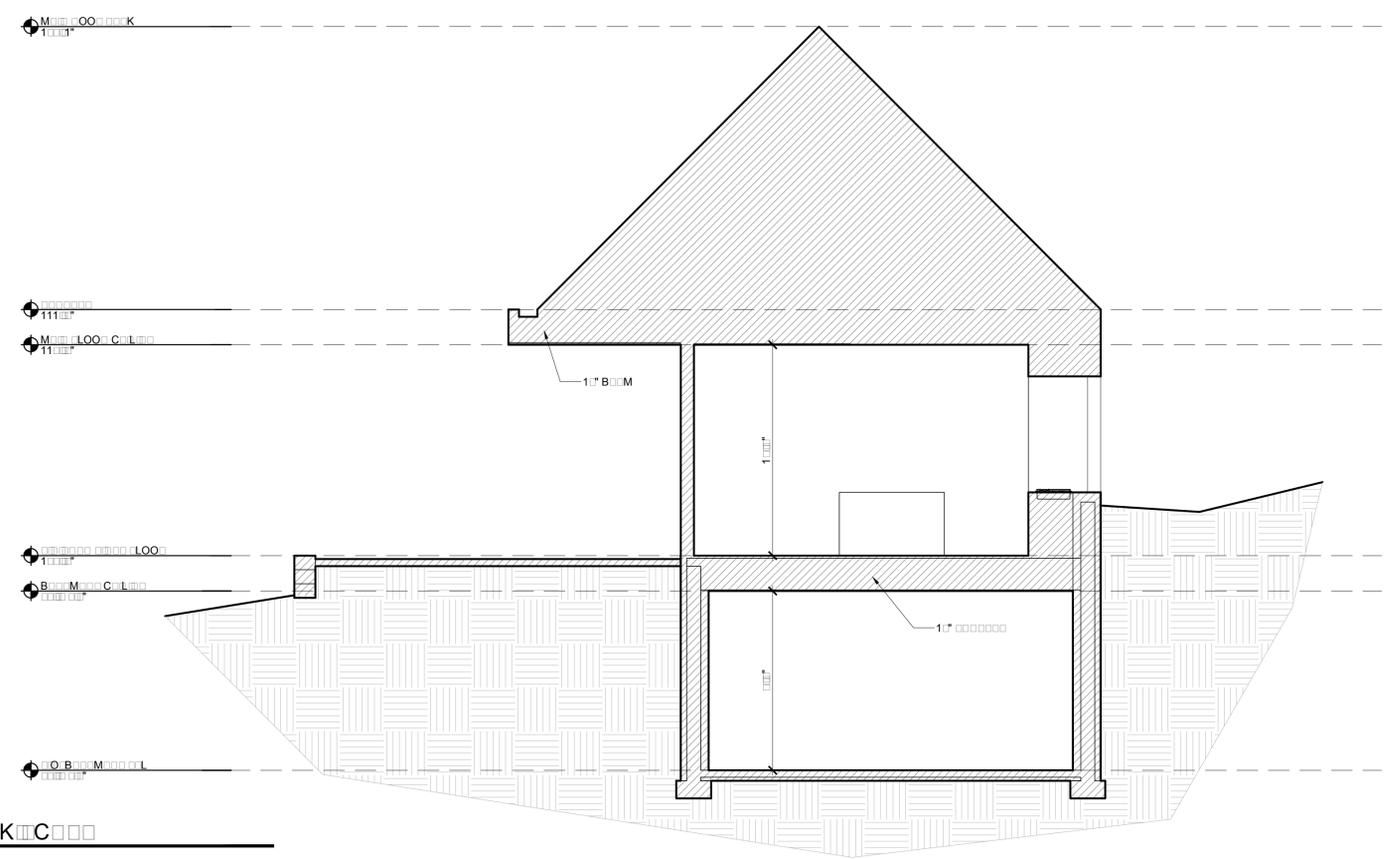


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1'-0" SECTION



C O K C
1'-0" SECTION

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DESIGN REVIEW - APRIL 18 2016

173 HUNTINGTON AVE SOUTH



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DESIGN REVIEW - APRIL 18 2016

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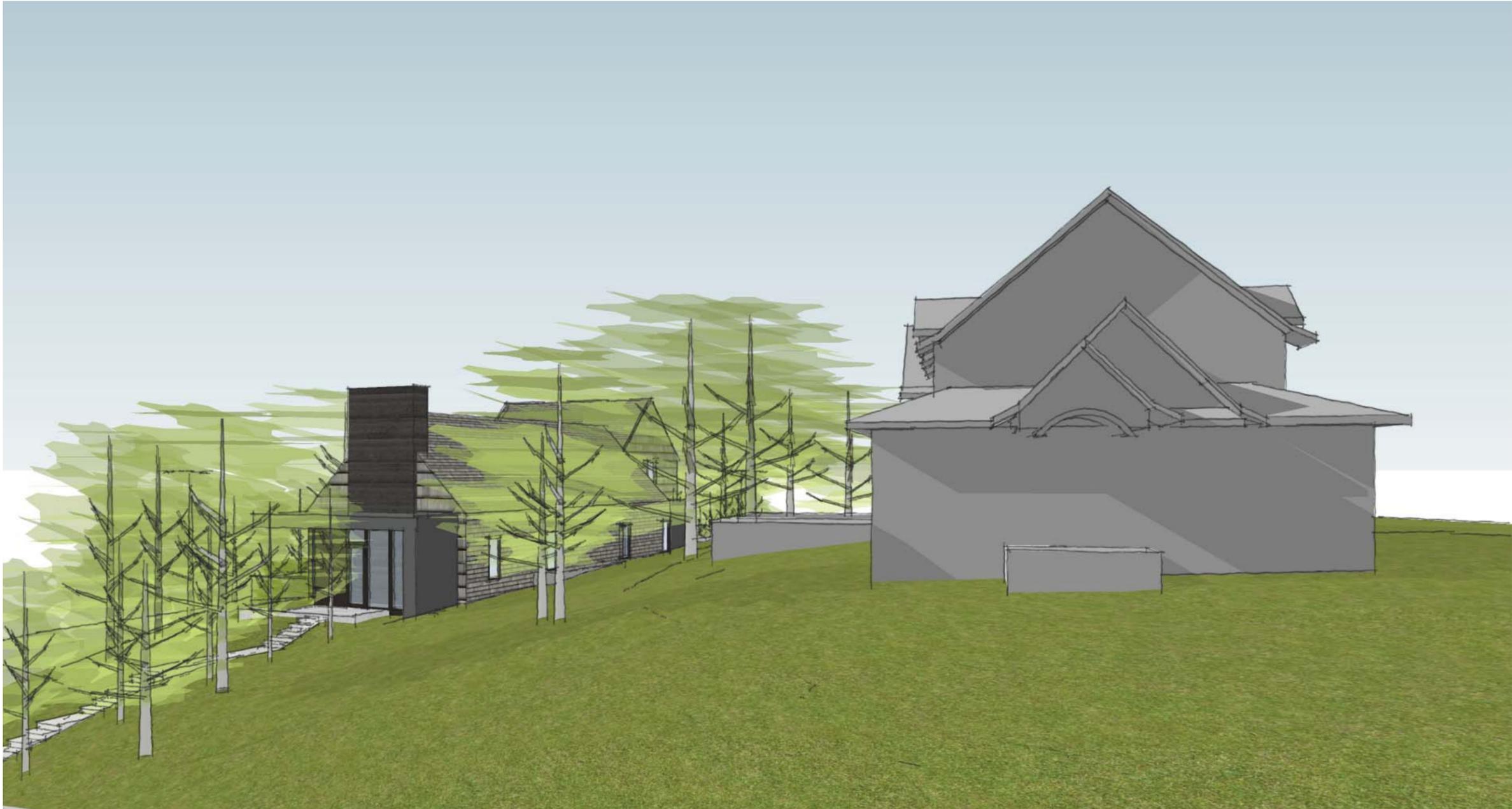
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DESIGN REVIEW - APRIL 18 2016

173 HUNTINGTON AVE SOUTH









**Planning Report
Wayzata Planning Commission
May 16, 2016**

Project Name: Holdridge Homes
File Number: PR 2015-17
Applicant/Owner: Lake West Development, LLC
Addresses of Request: 1407 Holdridge Terr, and unaddressed parcel
Property ID #s: 04-117-22-32-0035; 04-117-22-32-0036
Prepared by: Jeff Thomson, Director of Planning and Building
Planning Commission Review: May 16, 2016
“120 Day” Deadline: June 12, 2016

Section 1. Development Application

Introduction

The applicant and property owner, Lake West Development, LCC has submitted a development application requesting rezoning from R-2/Medium Density Single Family Residential to PUD/Planned Unit Development, Concurrent PUD Concept Plan and General Plan of Development approval, and preliminary plat review to subdivide the properties at 1407 Holdridge Terrace and an unaddressed parcel on Holdridge Terrace (PID 04-117-22-32-0036) for a six lot single-family residential development.

The property has a total area of 2.13 acres, and includes a wetland on the south side of the property. The upland area of the property is 1.35 acres in size. The property is currently undeveloped, except for a City-owned lift station located along Holdridge Terrace.

The project includes constructing six new single-family homes. The six homes would have shared driveways, and would have driveway access from Holdridge Terrace on the north side. (See plans on Attachment A)

Application Requests.

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

- A. Rezoning from R-2/Medium Density Single Family Residential District to PUD/Planned Unit Development District (City Code Section 801.33).
- B. Concurrent PUD Concept Plan and General Plan of Development approval for a six lot single-family residential development (City Code Section 801.33)
- C. Preliminary Plat Review to subdivide the two existing lots into six lots (City Code Section 805.14)

Project Location.

The Project is located on the south side of Highway 12 along Holdridge Terrace.

Map 1: Project Location.



The property identification numbers and owners for the property involved in the development application are as follows:

1407 Holdridge Ter	04-117-22-32-0035	Lake West Development, LCC
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Unaddressed Parcel	04-117-22-32-0036	Lake West Development, LLC
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Relevant property Information

Current zoning:	R-2/Medium Density Single-Family Residential
Comp plan designation:	Low Density Single Family
Total project area:	92,643 square feet or 2.13 acres

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	Holdridge Terrace and Highway 12, City of Minnetonka beyond	NA	NA
East	City of Minnetonka	NA	NA
South	Single-family homes	R-2/Medium Density Single Family Residential	Low Density Single Family
West	Holdridge Terrace and single-family homes beyond	R-2/Medium Density Single Family Residential	Low Density Single Family

Property Background.

In January 2014, the City Council approved a subdivision, with conditions, that included the property. The subdivision, Fretham 17th Addition, divided one larger lot that included the subject property and the property at 1409 Holdridge Terrace. The approved subdivision created three single-family residential lots and one outlot that was encumbered by an easement by MnDOT. The applicant subsequently sold Lot 1 of Fretham 17th Addition, which is not included in the current application. In September 2015, MnDOT conveyed the Outlot easement to the property owner. The preliminary plat from the previous subdivision approval is included as Attachment B.

In July 2015, the City Council reviewed a concept to develop the Property into a ten (10) unit detached townhome project. The plans from the workshop meeting are included as Attachment C.

Public Hearing Notice.

Zoning Ordinance Sections 801.03.2.C, 801.33.5.B.2 and Section 805.14.B require the Planning Commission to hold a public hearing on the Rezoning, PUD Concept and General Plan of Development, and Preliminary Plat applications. The Notice of Public

Hearing was published in the *Sun Sailor* on May 5, 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 May 5, 2016.

Section 2. Previous Development Plans

The Planning Commission reviewed the application at its meeting on January 4, 2016. (See minutes on Attachment D and previous site plan on Attachment E) At the meeting, the Planning Commission requested additional information regarding lot coverage, building height and size of homes, value of the homes, building materials, if the homes would be rental or owner occupied, wetland buffer, noise impacts, additional information on how each of the provisions of the PUD Ordinance are being met, and to provide a tree preservation plan.

On April 15, 2016, the applicant submitted revised plans for the proposal. The revised plans remove the property at 1405 Holdridge Terrace from the development application, as the applicant is not proposing any changes to the lot as it was approved as part of the 2014 subdivision application for Fretham 17th addition.

The revised application materials include the revised plans, a written narrative regarding the project, and revised building elevations. The applicant has also submitted a single-family subdivision plan for a four lot subdivision that would meet the R-2 zoning district requirements for lot area, lot width, and setbacks. In addition, the applicant submitted a tree preservation plans for the proposed six lot subdivision and the four lot subdivision alternative. (See Attachment A)

Section 3. Analysis of Application

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 to four units per acre or less. The total property size is 2.13 acres in the size, and the Project would have a gross density of 2.8 units per acre, which is consistent with the Comprehensive Plan land use designation.

Zoning.

The property is currently zoned R-2/Medium Density Single Family Residential. The project deviates from the requirements of the R-2 zoning district. The PUD zoning district is an Ordinance that can be used to allow for greater flexibility in development by incorporating design modifications from the strict application of the standard zoning district requirements. The PUD Ordinance allows the City Council to approve deviations from the lot area, width and depth, and setback requirements. It is not the intent of the PUD ordinance to waive the standards for a development project. Rather, a PUD allows modifications of the strict standards for projects that meet a specific purpose, as

outlined in Section 4.2 of this report. In addition, the PUD zoning district establishes general and residential standards for a PUD, which are also outlined below.

The applicant is requesting a PUD/Planned Unit Development rezoning for the project to deviate from the strict provisions of the Ordinance related to lot width, front yard setback, and side yard setback requirements. The following tables outline the proposed lot and home arrangements for the project, and include the zoning standards for R-2 lots for comparison purposes.

Table 1: Proposed Lots

	Lot area (sq. ft.)	Lot width	Lot depth
R-2 Requirements	15,000 (min.)	100 ft. (min.)	100 ft. (min.)
Lot 1	15,029	68 ft.	207 ft.
Lot 2	15,037	68 ft.	207 ft.
Lot 3	15,018	86 ft.	206 ft.
Lot 4	15,000	59 ft.	206 ft.
Lot 5	16,398	58 ft.	205 ft.
Lot 6	16,159	107 ft.	205 ft.

Table 2: Proposed Homes

	Front yard setback	Side yard setback	Rear yard setback	Lot coverage	Impervious surface	Height Max
R-2 Requirements	25 ft. (min)	10 ft. (min)	20 ft. (min)	20% (max.)	30% (max.)	2 ½ stories or 30 ft.
Proposed PUD	15 ft.	5 ft. (internal) 10 ft. (external)	20 ft.	20%	30%	Not Specified
Lot 1	15 ft.	11 ft. 16 ft.	100 ft.	Not provided	20.3%	Not provided
Lot 2	15 ft.	16 ft. 11 ft.	100+ ft.		20.3%	
Lot 3	15 ft.	8 ft. 8 ft.	100+ ft.		17.5%	
Lot 4	15 ft.	5 ft. 14 ft.	100+ ft.		13.9%	
Lot 5	15 ft.	7 ft. 5 ft.	100+ ft.		14.2%	
Lot 6	15 ft.	5 ft. 37 ft.	100+ ft.		14.8%	

House Plans

The applicant has submitted revised house plans for the development application, which are similar to the plans previously reviewed by the Planning Commission. The proposed plans include a streetscape elevation of the homes on the lots, as viewed along Holdridge Terrace. The application does not include detailed house plans for each of the lots. So, the size, exterior materials, or heights of each of the homes are not known. The general plans indicate that each home would be one and half stories with either a walkout or lookout basement on the rear of the home. Each of the homes would have a two car garage, and would have a shared driveway with an adjacent lot.

Tree Inventory

The application materials include a tree inventory of the property, which shows a total of 153 significant trees on the property having a minimum diameter of 6 inches. The property includes a wide variety of species: spruce, ash, black walnut, oak and boxelder. The tree preservation plan indicates that 55 trees, or 36% of the site's trees, would be removed for construction of the homes, driveways, and associated grading.

Stormwater Management

The plans submitted with the application include four small infiltration basins which would be constructed on the back side of the homes. The infiltration basins would capture stormwater runoff from each of the lots, and provide infiltration to meet the City's stormwater management requirements. The infiltration basins would outlet to the adjacent wetland on the back of the Property.

Traffic

Based on data from the Institute of Transportation Engineers (ITE) *Trip Generation, Ninth Edition*, a single family detached housing unit has approximately 9.5 trips per day. For a six lot single family development, the average daily trips would be approximately 57 trips.

Section 4. Applicable Code Provisions for Review

4.1 Standards for Rezoning Section 801.03.2

Under the City's Zoning Ordinance, the City Council acts on any proposed amendment upon receiving the report and recommendation of the Planning Commission. In considering a proposed amendment to the Zoning Ordinance, the Planning Commission shall consider the possible adverse effects of the proposed amendment. Its 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 conformity with present and future land 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 value in the area in which it is proposed.
- F. Traffic generation by the proposed use 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.

4.2 PUD Purpose (Section 801.33.1)

This Section is established to provide comprehensive procedures and standards designed to all 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 this Ordinance related to setbacks, lot area, width and depth, yards, etc., is intended to encourage:

- A. 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.
- B. Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.
- C. More convenience in location and design of development and service facilities.
- D. The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.
- E. A creative use of land and related physical development which allows a phased and orderly development and use pattern.
- F. An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.

- G. 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.)
- H. A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.

4.3 PUD General Standards (Section 801.33.2.A)

1. In its review of any application under this Section, the City Council shall consider comments on the application of those persons appearing before the Council, the report and recommendations of the Planning Commission, the recommendations of the Design Review Board 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 this Section. 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 this Section, it may approve a PUD permit, although it shall not be required to do so.
2. Ownership. An application for a PUD District or conditional use permit approval must be filed by the land owner or jointly by all land owners of the property included in a project. The application and all submissions must be directed to the development of the property as a unified whole. In the case of multiple ownership, the approved Final Plan shall be binding on all owners.
3. Comprehensive Plan Consistency. The proposed PUD shall be consistent with the City Comprehensive Plan.
4. Sanitary Sewer Plan Consistency. The proposed PUD shall be consistent with the City Comprehensive Sewer Plan and shall not create a discharge which is in excess of the City's assigned regional limitations.
5. Common Open Space. Common private or public open space and facilities at least sufficient to meet the minimum requirements established in the Comprehensive Plan and such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the residents of the PUD shall be provided within the area of the PUD development.
6. Operating and Maintenance Requirements for PUD Common Open Space Facilities. Whenever common private or public open space or service facilities

- are provided within the PUD, the PUD plan shall 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 may be placed under the ownership of one or more of the following, as approved by the City Council: (a) dedicated to public, where a community-wide use is anticipated and the City Council agrees to accept the dedication; (b) landlord control, where only use by tenants is anticipated; or (c) Property Owners Association, provided all of 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.
 - a. The maximum allowable density in a PUD District shall be determined by standards negotiated and agreed upon between the applicant and the City. In all cases, the negotiated standards shall be consistent with the development policies as contained in the Wayzata Comprehensive Plan. Whenever any PUD is to be developed in stages, no such stage shall, when averaged with all previously completed stages, have a residential density that exceeds one hundred twenty-five (125) percent of the proposed residential density of the entire PUD.
 - b. There shall be no density variation from the standards applied in an applicable zoning district for PUD conditional use permits.
 9. Utilities. In any PUD, all utilities, including telephone, electricity, gas and telecable shall be installed underground.
 10. Utility Connections.
 - a. Water Connections. Where more than one property is served from the same service line, individual unit shut off valves shall be provided as required by the City Engineer.
 - b. Sewer Connections. Where more than one (1) unit is served by a sanitary sewer lateral which exceeds three hundred (300) feet in length, provision must be made for a manhole to allow adequate cleaning and maintenance of the lateral. All maintenance and cleaning shall be the responsibility of the property owners association or owner.

11. Roadways. All streets shall conform to the design standards contained in the Wayzata Subdivision Regulations unless otherwise approved by the City Council.

12. Landscaping. In any PUD, landscaping shall be provided according to a plan approved by the City Council, which shall include a detailed planting list with sizes and species indicated as part of the Final Plan. In assessing the landscaping 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.

- a. 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.
- b. 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.
- c. No building within the project shall be nearer to another building than one-half (1/2) the sum of the building heights of the two (2) buildings.
- d. In PUD Districts that were zoned commercial prior to PUD and exceed 13 acres, the allowable setbacks shall be as negotiated and agreed upon between the applicant and the City.

14. Height.

- a. The maximum building height within a PUD District shall be thirty five (35) feet and three (3) stories, whichever is lesser.
- b. There shall be no deviation from the height standards applied within the applicable zoning districts for PUD conditional use permits.
- c. In PUD Districts that were zoned commercial prior to PUD and exceed 13 acres, the maximum allowable height shall be as negotiated and agreed upon between the applicant and the City.

4.4 PUD Residential Area Standards (Section 801.33.3)

A. Purpose. The purpose of this Section is to establish standards for single family, multiple family, institutional and other residential PUD District and

conditional use permit projects, in addition to those standards contained elsewhere in this Ordinance for all PUD projects. All residential PUD projects shall be developed in accordance with the following residential area standards:

1. Minimum Lot Area. There shall be no minimum lot or area size required for a tract of land for which a PUD District project is proposed. There shall be no minimum lot or area size imposed for a PUD conditional project except for standards applicable within the zoning district in which it is utilized.
2. Minimum Frontage. There shall be no minimum frontage on a public street required for a tract of land for which a PUD project is proposed.
3. The tract of land for which a PUD project is proposed shall have municipal water and sewer available to it.
4. It is the City's policy to discourage private roadways within a residential PUD project. Regardless if roads are private or dedicated to the public, they shall be designed to right-of-way widths and constructed to standards imposed by the Wayzata Subdivision Regulations.
5. For single family residential PUD District projects, the normal standards of either the R-1A, R-1, R-2, or R-3 zoning districts shall apply to each project, excepting usage standards, as determined by the City Council and as provided above in Section 801.33.2, Subd. 3.
6. For multiple family residential PUD District projects, the normal standards of either the R-4 or R-5 Zoning Districts shall apply to each project, excepting usage standards, as determined by the City Council and as provided above in Section 801.33.2, Subd. 1.
7. In addition to the above standards, the City Council may impose such other standards for a residential 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.

4.5 Preliminary Plat Criteria (Section 805.14.E)

The Planning Commission shall consider possible adverse effects of the preliminary plat. Its judgment shall be based upon, but not limited to, the following factors:

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

2. Building pads that result from a subdivision or lot combination shall preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets.
3. Building pads that result from subdivision or lot combination shall be selected and located with respect to natural topography to minimize filing or grading.
4. Existing stands of significant trees shall be retained where possible. Building pads that result from a subdivision or lot combination shall be sensitively integrated into existing trees.
5. The creation of a lot or lots shall not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas.
6. The design of a lot, the building pad, and the site layout shall respond to and be reflective of the surrounding lots and neighborhood character.
7. The lot size that results from a subdivision or lot combination shall not be dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area.
8. The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed on a lot to be divided or combined shall be similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area.
9. The design, scale and massing of buildings proposed on a subdivided or combined lot shall be subject to the architectural guidelines and criteria for the Downtown Architectural District, Commercial and Institutional Architectural Districts, and Residential Architectural Districts and the Design Review Board/City Council review process outline in Section 9 of the Wayzata Zoning Ordinance.
10. The proposed lot layout and building pads shall conform with all performance standards contained herein.
11. The proposed subdivision or lot combination shall not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed.
12. The proposed subdivision or lot combination shall be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity.

4.6 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 four (4) new lots, the Applicant would be required to dedicate land or pay a fee in lieu for the four (4) new lots.

4.7 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 5: Discussion Items

In evaluating merits of the application, staff would offer the following topics for Planning Commission discussion:

- Does the Project meet the purpose of the Planned Unit Development ordinance? The Project varies from the zoning standards in the current zoning district for the Property, R-2/Medium Density Single Family Residential. The Planning Commission should consider and evaluate whether the rezoning to PUD meets the purpose outlined in the Ordinance.

Section 6. Action Steps.

After considering the items outlined in this Report, 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: Revised Narrative and Plans
- Attachment B: 2014 Subdivision Approval – Fretham 17th Addition
- Attachment C: 2015 Concept Plans
- Attachment D: January 14, 2016 Planning Commission Meeting Minutes
- Attachment E: Previous Site Plan

Lake West Development, LLC



Wayzata, MN

HOLDRIDGE HOMES
PLANNED UNIT DEVELOPMENT REZONING,
PRELIMINARY PLAT APPLICATION
AMENDMENT

April 15, 2016



INTRODUCTION

On behalf of Lake West Development, LLC, Landform is pleased to submit this amendment to the application submitted to the City of Wayzata by Lake West Development, LLC on September 28, 2015 for approval to rezone 2 parcels from R-2 Medium Density to Planned Unit Development to allow for the creation of six new single family lots on Wayzata Boulevard. We are submitting an amended narrative that responds to the questions and comments raised by members of the Wayzata Planning Commission at their January 4, 2016 meeting.

PROJECT HISTORY

Lake West Development, LLC purchased 1409 Holdridge Terrace in the fall of 2013. The City approved a subdivision with three lots and one outlot on January 14, 2014. One existing home located on what is now Lot 1, Block 1 of the approved subdivision has been sold. Lake West now owns two lots and one outlot. While the original intent of Lake West was to develop three single-family homes, the Minnesota Department of Transportation (MnDOT) sold a surplus easement to Lake West in 2015. This sale significantly increased the amount of usable land on the parcel. The MnDOT parcel has no zoning designation on the City's approved Zoning Map. This additional land acquisition led to further discussions with staff about the best possible use of a property that abuts a highway and a commercial district. On July 7, 2015, Lake West Development, LLC presented a PUD concept to the Council for a 10-12 lot subdivision that would have allowed for the construction of high-end single-family villas that would be marketable to potential high-end buyers that demand less square footage but want a single-family neighborhood. The Council felt that the proposed 10-12 lot subdivision was perhaps too high of a density for the residential properties to the south and asked to see a lower-density product.

On January 4, 2016, Lake West Development, LLC presented the present application for a seven-lot subdivision on 2.31 acres to the Planning Commission in response to the direction received from Council. The Planning Commission had several questions about the details of the proposed subdivision and asked to see more information. In light of the questions raised by the Planning Commission, Lake West has revised the narrative to more fully address the standards for rezoning and planned unit development as required by the Wayzata Zoning Code.

PUD SITE PLAN

The proposed Planned Unit Development (PUD) would allow for the development of six single-family lots on 2.13 acres. All lots exceed the minimum size of 15,000 square feet. The majority of the site has no adopted zoning – the remaining portion is currently zoned R-2 (medium-density residential) and guided low-density residential.

Tree Preservation

The site plan minimizes tree loss on site and removes about the same number of trees as if the site were to be subdivided according to a strict interpretation of the R-2 standards. Many of the trees that exist on site will remain. Driveways and houses are placed to minimize the loss of mature trees. While the City does not establish a limit to tree removal, the ordinance does indicate a desire to preserve trees to the extent possible. Our plans show that tree removal would be 38% under both the standard subdivision and the PUD.

Wetlands

A wetland in the southeast corner of the site will be preserved. The plans propose a buffer around the wetland area. While fill will be brought into the site, no wetland fill is proposed. Lake West will continue to work with the City of Wayzata to ensure the appropriate measures to mitigate any impacts during construction and that fill near the wetland minimizes any impact to the wetland. Lake West will use best practices for erosion control and will minimize, to the highest extent possible, the amount of fill on the site.

Common Open Space

Section 801.33.2 A of the PUD standards suggests that Common Open Space should be provided to meet the minimum requirements of the Comprehensive Plan. While the Comprehensive Plan does not identify any Open Space requirements specific to the property, Lake West is proposing a natural trail along the wetland for the PUD residents. The trail would be maintained through a Common Area Maintenance Agreement.

Density and Lot Layout

The proposed PUD has a gross density of 2.82 units per acre (net density of 4.44 upa). The site is guided Low Density Residential. The 2030 Comprehensive Plan identifies low density as 1-4 units per acre and medium density as 5-12 units per acre. The density of 2.82 units per acre would be consistent with the Comprehensive Plan.

Lot Layout

The lots could be a more traditional layout if it were not for the existing lift station on the site. Therefore, designers have proposed a solution that utilizes shared driveways and angles the homes. This solution increases safety for residents by reducing the number of curb cuts and lengthening the driveways. It also helps maximize the amount of yard and the views from the rear of the house, while minimizing tree loss and impacts to the wetland. Lake West will prepare shared driveway agreements for the residents.

Architecture and Landscaping

Lake West is proposing to work with a builder to build high-end homes constructed from quality materials. The building heights will stay within the 30-foot maximum allowed by the code. Landscaping and berming will be used to screen the frontage road and to reduce noise. While we have not selected the builder at this time, the properties will be attractive and consistent with the high standards of the community.

PUD FLEXIBILITY

Lake West Development LLC is requesting PUD flexibility to allow for reduced lot widths and reduced front and side yard setbacks. The following table shows the proposed lot sizes compared with the R-2 Zoning District standards:

	Lot Area (sq. ft.)	Lot Width	Lot Depth
R-2 Requirements	15,000 (min.)	100 ft. (min.)	100 ft. (min.)
Lot 1	15,029	68'	207.5'
Lot 2	15,037	68'	207'
Lot 3	15,018	58.1'	206.5'
Lot 4	15,000	52.2'	206'
Lot 5	16,398	49.7'	205.7'
Lot 6	16,159	75.8'	205.1'

	Front yard setback	Side yard	Rear yard setback	Lot coverage	Impervious surface	Max height
R-2 Requirements	25 ft. (min.)	10 ft. (min.)	20 ft. (min.)	20% Max	30% Max	2 ½ Stories or 30 ft.
Lot 1	15 ft.	10' (peripheral) 5' (interior)	100+ ft.	Will comply	21.6%	Will comply
Lot 2	15 ft.	5'	100+ ft.		21.6%	
Lot 3	15 ft.	5'	100+ ft.		20.5%	
Lot 4	15 ft.	5'	100+ ft.		12.6%	
Lot 5	15 ft.	5'	100+ ft.		13.0%	
Lot 6	15 ft.	10' (peripheral) 5' (interior)	100+ ft.		13.8%	

Section 801.33.1 of the Wayzata Zoning Ordinance allows for PUDs to promote flexibility in the development and design of projects. The Ordinance outlines 8 items that the PUD is intended to encourage. The proposed PUD is consistent with these items as follows:

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.*

The proposed development meets this goal. As noted with the original concept plan proposal, the demand for traditional low-density housing along highways and neighboring commercial sites can be more challenging in the marketplace. Constructing a traditional low-density development under the R-2 zoning standards would limit the type, design and placement of housing on site. Allowing for a clustered housing style supports the conservation and efficient use of land and offers greater variety in type, design and placement than a traditional single-family housing development. It allows Lake West to work with the constraints of the site in order to preserve natural features and solves the difficulties presented by the location of the existing on-site lift-station.

2. *Higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects, and engineers.*

Although Section 9 of the Zoning Code provides standards for commercial and noncommercial development, residential standards are not provisioned in the code. However, Lake West will provide higher standards of site and building design through the use of trained and experienced land planners, architects, landscape architects and

engineers. Landform Professional Services, LLC is a multi-disciplinary landscape architecture, planning and engineering firm working with Lake West to maximize the preservation of the site's natural features, incorporate high quality storm water management and provide appropriate landscaping to ensure that the properties are designed with utmost care and quality. Lake West intends to work with a builder that focuses on high-end housing that will exceed existing area home values.

3. *More convenience in location and design of development and service facilities.*

A PUD would offer more convenience in location and design of development and service facilities. Lake West will provide water and sewer from an existing trunk line to the proposed homes. No additional utility services will need to be constructed. The efficient layout of the homes reduces the facilities that would be needed to service properties that are more spread out. The homes will otherwise tie into existing infrastructure and minimally increase demand for this infrastructure.

4. *The preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion.*

A PUD on this location will allow for the preservation and enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion. The clustering of the upscale single family homes allows for greater preservation of natural features, and supports greater enhancement of the wetland to the south of the property. A PUD allows for consistency in planting along the wetland buffer, greater control over the quality of the wetland enhancements and tree preservation. In addition, the flexibility in standards allows for a reduced setback that would protect the wetland on the southeastern portion of the parcel. The additional two homes that would be allowed by the PUD would have no impact on the number of trees removed from the parcels. Finally, the PUD gives the community more discretion in design considerations for natural features than a traditional zoning district.

5. *A creative use of land and related physical development which allows a phased and orderly development and use pattern.*

The proposed project will result in a creative use of land and physical development that allows a phased and orderly development and use pattern. Allowing for PUD flexibility

would allow the site to be developed efficiently and would provide a buffer between the residential properties to the south, the commercial properties to the north, and the senior housing directly to the east. The proposed shared-driveway design allows for fewer curb cuts, which increases safety for pedestrians and drivers. The layout makes creative use of land that is, at best, a challenging site for any residential development.

6. *An efficient use of land resulting in smaller networks of utilities and streets thereby lower development costs and public investments.*

A PUD that increases density allows for efficient use of land, resulting in smaller networks of utilities and streets thereby lower development costs and public maintenance costs. The location offers easy access to the existing utility and street network. Clustering homes at this location does not require the addition of new streets and makes excellent use of underutilized property adjacent to undesirable highway uses. The development is not proposed in a location that would require additional right-of-way and provides a compact manner of providing infrastructure extensions.

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.)*

The proposed development pattern is in harmony with the objectives of the Wayzata Comprehensive Plan. Section C of the Land Use Chapter of the 2030 Comprehensive Plan states that *“the City’s major planning goal is to maintain attractive, high-quality living, and working environments for community residents.”* The proposed PUD’s main intent is to provide an attractive, high-quality living environment for working professionals and residents that wish to stay in Wayzata but desire a more compact living space. The flexibility offered by the PUD gives the City the opportunity to offer housing choices to existing and potential residents that want a high-end product, but desire a smaller footprint.

The residential objective of the 2030 Comprehensive Plan is to *“maintain and enhance the character, diversity, and livability of all residential neighborhoods.”* The clustering of homes and the flexibility of standards diversifies the housing type by offering more

housing choices for existing and future residents and high quality design in an aging neighborhood. The project enhances livability by providing walkable trail access along the wetland. Additionally, the structures themselves provide a sound buffer, reducing noise from the highway for properties just to the south. The trail and sidewalk allows an area for local residents to walk and keep small children safely out of traffic.

8. *A more desirable and creative environment than might be possible through the strict application on zoning and subdivision regulations of the City.*

A PUD would offer a more desirable and creative environment than might be possible through the strict application of zoning and subdivision regulations of the City. Allowing for the increased number of homes at the site allows Lake West to provide more public benefits to the City while keeping development costs low. As part of this proposed development, the plan includes a proposed trail that provides access to the natural beauty of the wetlands. Further, the clustering of homes provides a greater sound and visual barrier to the properties to the south. The landscaping and berming in front of the properties as well as the angled layout will provide attractive highway frontage for the City. Shared driveways and the angled layout increases the amount of usable yard space for future homeowners. The angled houses improve the views for homeowners, making it more desirable than a typical layout.

REZONING

Section 801.03.2 requires the Planning Commission to consider seven provisions when amending the Zoning Ordinance.

1. *The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.*

As noted above, rezoning to a PUD is consistent with the specific policies and provisions of the official City Comprehensive Plan. The proposed PUD meets the overall goals for the residential development, will help increase property values to the surrounding homes.

2. *The proposed use's conformity with present and future land uses of the area.*

The proposed PUD conforms to present and future land uses in the area. The proposed density of the project is consistent with the low-density standards described in the Comprehensive Plan, despite having a medium-density zoning designation. The proposed homes will be of high quality design that will be beneficial to surrounding property owners. The design and layout of the homes will increase the attractiveness of the community as a whole.

3. *The proposed use's conformity with all performance standards contained herein (i.e., parking, loading, noise, etc.).*

Rezoning to a PUD will conform to performance standards as allowed by PUD developments. The PUD offers flexibility that will reduce curb cuts, limit tree loss, increase wetland protections, and be consistent with the intent of the R-2 Zoning District.

4. *The proposed use's effect on the area in which it is proposed.*

Rezoning to a PUD will have a positive effect on the area where it is proposed. The homes will provide a buffer to adjacent undesirable highway uses; the proposed trail will increase walkability, and the high-quality architecture and landscaping will enhance the overall appearance of the neighborhood and the view of the City from the highway.

5. *The proposed use's impact upon property value in the area in which it is proposed.*

Rezoning to a PUD will increase property values in the area. The homes surrounding this parcel generally range in value from the \$200,000 - \$400,000s. We anticipate that the new homes will sell at a higher price point than this range due to the modern layout, energy efficiency, higher quality finishes and the targeted consumer demographic.

6. *Traffic generation by the proposed use in relation to capabilities of streets serving the property.*

The proposed rezoning will have little impact on the streets serving the property. The street is currently a frontage road that services the neighborhood and surrounding properties. The addition of six homes will have no significant impact on the surrounding neighborhood's streets or traffic.

7. *The proposed use's impact upon existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity.*

Rezoning to a PUD will have little impact on the existing public services and facilities including parks, schools, streets, and utilities, and the City's service capacity. The parcel is currently in a residential zoning district and the number of homes proposed adds minimal demand to the existing city service demand.

PRELIMINARY PLAT

Section 805.14.E of the Subdivision Ordinance provides 8 items for the Planning Commission to review when considering approval of a preliminary plat. The proposed preliminary plat addresses these as follows:

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

As noted above, the proposed subdivision is consistent with the intent and density standards of 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.*

Building pads preserve sensitive areas such as lakes, streams, wetlands, wildlife habitat, trees and vegetation, scenic points, historical locations, or similar community assets. As a result of PUD flexibility, building pads preserve the wetland, maximize tree preservation and enhance the appearance and character of the community through high quality design.

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.*

Building pads are selected and located with respect to natural topography to minimize filing or grading. As a result of the PUD, buildings and driveways can be located more

efficiently - closer to the front of the lot, which will minimize the amount of fill that will need to be brought to the site.

- 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.*

Existing stands of significant trees are retained where possible. Building pads that result from a subdivision or lot combination are sensitively integrated into existing trees. The proposed PUD minimizes tree loss and is designed to protect larger trees on site, and removes approximately the same number of trees as a traditional subdivision.

- 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.*

The creation of a lot or lots does not adversely impact the scale, pattern or character of the City, its neighborhoods, or its commercial areas. The lot layout and proposed homes improve the appearance of the neighborhood and the City. The homes provide a transition and buffer from the commercial and highway uses across the street to the residential homes to the south, while preserving the natural features of the site.

- 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.*

The design of a lot, the building pad, and the site layout responds to and is reflective of the surrounding lots and neighborhood character. The angled layout of the proposed homes helps preserve the natural features of the site while making the best use of a property that is adjacent to the highway. The wooded area and the wetland provide an additional buffer to the homes to the South. The homes and preservation of these features helps the transition from highway uses to residential uses.

- 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.*

The lot sizes that result from the subdivision are not dissimilar from adjacent lots or lots found in the surrounding neighborhood or commercial area. The lot sizes are consistent with a low-density pattern and vary only slightly from what is allowed in the R-2 zoning district. The lot sizes and shapes are primarily rectangular, but angled in some places to accommodate the existing lift station on site.

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.*

The architectural appearance, scale, mass, construction materials, proportion and scale of roof line and functional plan of a building proposed are similar to the characteristics and quality of existing development in the City, a neighborhood or commercial area. Lake West is proposing a high-end housing product that will be attractive, have a scale that, when viewed in an ensemble, is similar in appearance to the scale of surrounding homes and will use varied and high quality construction materials that help incorporate the homes into the neighborhood.

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.*

While the design standards described in Section 9 of the Zoning Code do not apply to residential developments, Lake West and the builder will work with the Design Review Board and City Council to ensure that the design standards of the community are addressed.

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

The proposed lot layout and building pads conform with all performance standards contained herein, with the exception of requested PUD flexibility for a high-end

development that maximizes the site through the use of clustered single family home development.

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.*

The proposed subdivision will not tend to or actually depreciate the values of neighboring properties in the area in which the subdivision or lot combination is proposed. In fact, as noted above, Lake West anticipates that the homes will be valued at a higher market rate than surrounding properties and will help increase property values of homes in the neighborhood.

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.*

The proposed subdivision will be accommodated with existing public services, primarily related to transportation and utility systems, and will not overburden the City's service capacity. Lake West is proposing minimal utility infrastructure that will utilize the existing City grid and is not proposing any new transportation facilities.

SUMMARY

We respectfully request approval of a PUD Rezoning and a Preliminary Plat to allow for the construction of six single-family homes on Holdridge Terrace and Wayzata Boulevard. We ask that we be scheduled for consideration at the Planning Commission on May 16, 2016 and City Council on June 7, 2016.

CONTACT INFORMATION

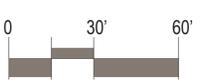
This document was prepared by:

Landform

105 South Fifth Street, Suite 513

Minneapolis, MN 55401

Any additional questions regarding this application can be directed to Reid Schulz at rschulz@landform.net or 612.638.0261.



HOLDRIDGE TOWNHOMES
WAYZATA MINNESOTA



CONCEPT PLAN

4/15/2016



EXISTING STREET
WAYZATA BLVD

REFERENCE PLAN / MASTER PLAN
SCALE: 1/16" = 1'-0" when printed on 22" x 34" paper



**VIEW FROM
WAYZATA BLVD**

STREET ELEVATION - HOUSES FACING WAYZATA BLVD
SCALE: 1/16" = 1'-0" when printed on 22" x 34" paper

Lake West Development
15400 HIGHWAY 7
Minnetonka, MN 55345
952-930-3000

**WELLS & COMPANY
ARCHITECTS**
612-609-2052
PO BOX 8589
Minneapolis, MN 55408
www.WellsandCompanyArchitects.com

PROJECT TITLE:
HOLDRIDGE HOMES
A NEW HOUSING DEVELOPMENT
WAYZATA, MN

SHEET TITLE:
HOLDRIDGE HOMES
STREET ELEVATIONS,
WAYZATA BLVD
SCALE: 1/16" = 1'-0"

PROJECT #: 02-2015
DRAWN BY: WELLS
CHECKED BY: WELLS
ISSUE: DATE:

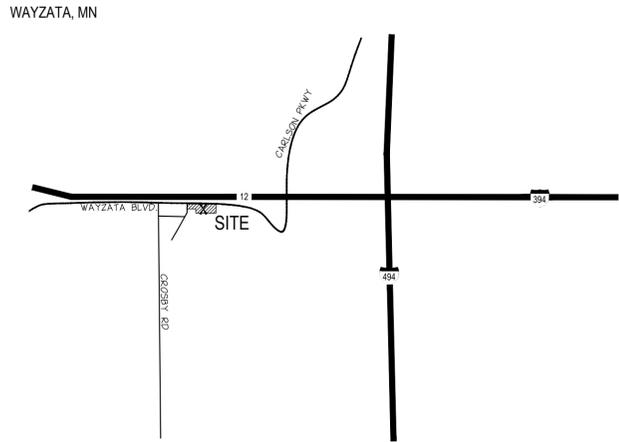
I hereby certify that this plan specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the law of the state of: Minnesota
signed: *William M. Wells*
William M. Wells, Architect
date: 9-24-2015 reg. no. 49815

SHEET NO:
A1

GENERAL NOTE:
THIS SITE PLAN AND GRADING SHOWN IS FOR GRAPHIC REFERENCE ONLY. TO SHOW THE DEVELOPER'S DESIGN INTENT. PLEASE SEE THE CIVIL PLANS AND SITE PLANS PREPARED BY LANDFORM FOR EXACT GRADES AND EXACT DIMENSIONS. WELLS & COMPANY ARCHITECTS GIVES ALL CREDIT TO LANDFORM AND LAKE WEST DEVELOPMENT FOR THE DESIGN OF THE PROPOSED HOUSING DEVELOPMENT SHOWN. THESE ARE NOT THE FINAL CONSTRUCTION DOCUMENTS.

- FOR ZONING APPROVAL ONLY -

AREA LOCATION MAP



ABBREVIATIONS

D & @	Angle	L.F.	Lineal Feet
100 YR.	And	L.P.	Liquid Petroleum
A.B.	At	LB.	Pound
A.D.	100 Year Flood Elevation	LGU	Local Government Unit
A/C	Anchor Bolt	LONG.	Longitudinal
ADD.	Area Drain	LT.	Light / Lighting
ADDL.	Ar. Conditioning Unit	MAINT.	Maintenance
ADJ.	Addendum	MAS.	Masonry
AHJ	Adjacent / Adjust	MATL.	Material
ALT.	Air Handling Unit	MAX.	Maximum
ALUM.	Alternate	MECH.	Mechanical
ANOD.	Aluminum	MED.	Medium
APPROX.	Approved	MFR.	Manufacturer
ARCH.	Architect / Architectural	MN.	Minimum / Minute
AUTO.	Automatic	MISC.	Miscellaneous
AVG.	Average	MISSOURI	Minnesota Department Of Transportation
B.C.	Back of Curb	MOD.	Module / Modular
B/W	Bottom of Wall	MUL.	Mulch
BIT	Bituminous (Asphaltic)	N.	North
BLDG	Building	NO. OR #	Not In Contract Number
BSMT.	Basement	NO.	Normal
C.F.	Cubic Feet	NTS	Not to Scale
C.F.S.	Cubic Feet Per Second	NWE	Normal Water Elevation
C.G.	Corner Guard	NWL	Normal Water Level
C.J.	Control Joint	O.C.	On Center
C.L.	Centerline	O.D.	Outside Dimension
C.M.U.	Concrete Masonry Unit	O.E.	Overhead Electric
C.O.	Cleanout	OH	Overhead
C.O.E.	U.S. Army Corps Of Engineers	OH/WL	Ordinary High Water Level
C.Y.	Cubic Yards	OPNG.	Opening
CB	Catch Basin	ORIG.	Original
CBMH	Catch Basin Manhole	P.C.	Point of Curvature
CEM.	Cement	P.I.	Point of Intersection
CF	Cast Iron Pipe	P.I.V.	Post Indicator Valve
CIP	Corrugated Metal Pipe	P.L. OR P/L	Property Line
CONC.	Concrete (Portland)	P.O.B.	Point of Beginning
CONN.	Construction	P.S.F.	Pounds Per Square Foot
CONST.	Continuous	P.S.I.	Pounds Per Square Inch
CONT.	Contractor	P.T.	Point of Tangency
COP.	Copper	P.V.C.	Point of Vertical Curvature
CU.	Cubic	P.V.I.	Point of Vertical Intersection
D.S.	Down Spout	P.V.T.	Point of Vertical Tangency
DEG.	Degree	PE	Polyethylene
DEMO.	Demolition / Demolish	PEL.	Pedestal / Pedestrian
DEPT.	Department	PERF.	Perforated
DET.	Detail	PREP.	Preparation
DIAG.	Diagonal	PROJ.	Project
DM.	Dimension	PROP.	Proposed
DN	Down	PVC	Poly-Vinyl-Chloride (Ppma)
DWG.	Drawing	PVMT.	Pavement
E.	East	QTR.	Quarter
E.J.	Expansion Joint	QTY.	Quantity
E.O.	Emergency Overflow	R.	Radius
E.O.S.	Emergency Overflow Swole	RAD.	Radius
E.W.	Each Way	R.E.	Rim Elevation (Casting)
EA.	Each	R.D.	Roof Drain
EL.	Elevation	R.E.	Remove Existing
EL.EC.	Electrical	R.O.	Rough Opening
ELEV.	Elevation	R.P.	Radius Point
EPEK.	Emergency Engineer	RCP	Reinforced Concrete Pipe
ENGR.	Engineer	R.S.	Rough Slab
ENTR.	Entrance	RSD	Roof Storm Drain
EQ.	Equal	RE.	Regrading
EQIP.	Equipment	RENF.	Reinforced
EQUIV.	Equivalent	REQD	Required
EXIST.	Existing	REV.	Revision / Revised
F & I	Furnish and Install	RGU	Regulatory Government Unit
F.B.O.	Furnished by Others	ROW OR R/W	Right of Way
F.C.	Face of Curb	S.	South
F.D.	Floor Drain	S.F.	Square Feet
F.D.C.	Fire Department Connection	SAN.	Sanitary Sewer
F.V.	Field Verify	SECT.	Section
FB	Full Basement	SE	Side Exit
FBWO	Full Basement Walk Out	SEWO	Side Exit Walk Out
FBLO	Full Basement Look Out	SHT.	Sheet
FDNL.	Foundation	SIM.	Sealant
FES	Flared End Section	SINT.	Specification
FFE	Finished Floor Elevation	SPEC.	Specification
FLR.	Floor	SQ.	Square
FLR OR ()	Floor	SSD	Subsurface drain
FUT.	Future	STMH	Storm Sewer Manhole
G.B.	Grade Break	STD.	Standard
G.C.	General Contractor	STRUCT.	Structural
GAL.	Gallon	SYM.	Symmetrical
GALV.	Galvanized	T	Thickness
GFE	Garage Floor Elevation	T/R	Top of Rim
GL.	Glass	T/W	Top of Wall
GR.	Grade	TEMP.	Temporary
H.	Height	THK.	Thick Thickness
H.P.	High Point	T.J.	Tooled Joint
HDPEP	High Density Polyethylene Pipe	TNH	Top Nut Hydrant
HGT.	Height	TYP.	Typical
HORIZ.	Horizontal	UNL.	Unless Noted Otherwise
HVAC	Heating, Ventilation, Air Conditioning	V.B.	Vapor Barrier
HYD	Hydrant	V.C.	Vertical Curve
ID.	Inside Dimension	V.I.F.	Verify In Field
IE. or IE	Invert Elevation	VER.	Verify
IN. OR ()	Inches	VERT.	Vertical
INFO.	Information	VEST.	Vestibule
INSUL.	Insulation	W	Width
INV.	Invert Elevation	W.P.T.	Working Point
JT.	Joint	W.W.F.	Welded Wire Fabric
		W.	Width
		W/O	Without
		WO	Walk Out
		WESTL.	Westland
		WP	Waterproof
		WT.	Weight
		YD.	Yard
		YR.	Year

SYMBOLS

EXISTING	DESCRIPTION	NEW	DESCRIPTION
	MAJOR CONTOUR		MAJOR CONTOUR
	MINOR CONTOUR		MINOR CONTOUR
	SPOT ELEVATION		SPOT ELEVATION
	BUILDING		BUILDING
	CANOPY / OVERHANG		CANOPY / OVERHANG
	CONCRETE		UNDERGROUND STRUCTURE
	BITUMINOUS		CONCRETE
	LANDSCAPING		CONCRETE CURB
	GRAVEL		EDGE OF PAVEMENT
	PAVING BLOCK		FENCING
	STORM SEWER LINE		GUARD RAIL
	SANITARY SEWER LINE		CONCRETE RETAINING WALL
	WATER MAIN		MODULAR RETAINING WALL
	OVERHEAD ELECTRIC		FIELDSTONE RETAINING WALL
	UNDERGROUND TELEPHONE		EXIT LOCATION
	UNDERGROUND ELECTRIC		LIGHT STANDARD
	GAS LINE		POWER POLE
	CONCRETE CURB		SLOPE DIRECTION
	FENCING		CATCH BASIN
	RETAINING WALL		MANHOLE
	SET 1/2" X 14" IRON PIPE		BOLLARD
	IRON MONUMENT FOUND		STORM SEWER
	SURVEY DISK (BENCHMARK)		SANITARY SEWER-WASTE
	POWERPOLE		FORCE MAIN
	GUY WIRE		ROOF DRAIN SYSTEM
	GUARD POST		WATERMAIN
	GAS METER		FIRE LINE (IF SEPARATE)
	TRANSFORMER		FIRE DEPT. CONNECTION
	WATER SHUT-OFF VALVE		SOIL SUBDRAIN
	TRAFFIC SIGN		GAS LINE-UNDERGROUND
	FLAG POLE		ELECTRIC-UNDERGROUND
	LIGHT POLE		TELEPHONE-UNDERGROUND
	TREES		UNDERGROUND CABLE/TV
	TREE LINE		LAWN SPRINKLER SLEEVE
	MANHOLE		
	CATCH BASIN		
	FIRE HYDRANT		
	WATER VALVE		
	FLARED END SECTION		
	MAILBOX		
	NOTE NUMBER		
	MEASURED DISTANCE		
	DISTANCE PER RECORDED PLAT		
	SOL BORING		

EROSION CONTROL SYMBOLS

SYMBOL	DESCRIPTION
	SEDIMENT CONTROL FENCE
	INLET PROTECTION

DRAWING SYMBOLS

SYMBOL	DESCRIPTION
	NOTE REFERENCE
	PARKING STALL COUNT
	LARGE SHEET DETAIL
	COORDINATE POINT
	REVISION - ADDENDUM, BULLETIN, ETC.
	REVISED AREA (THIS ISSUE)

LEGAL DESCRIPTION

LOT 3, BLOCK 1, FRETHERM 17TH ADDITION
OUTLOT A, BLOCK 1, FRETHERM 17TH ADDITION

OWNER

LAKE WEST DEVELOPMENT CO., LLC.
15400 HIGHWAY 7
MINNETONKA, MN 55345
TEL 952-930-3000
CONTACT: CURT FRETHERM

PROJECT CONTACTS

CIVIL ENGINEER LANDFORM 105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 FAX 612-252-9077 CONTACT: REID SCHULZ	SURVEYOR LANDFORM 105 SOUTH FIFTH AVENUE, SUITE 513 MINNEAPOLIS, MN 55401 TEL 612-252-9070 FAX 612-252-9077 CONTACT: ERIC LINDREN
--	---

LANDSCAPE ARCHITECT
LANDFORM
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
TEL 612-252-9070
FAX 612-252-9077
CONTACT: DANIELLE PIERQUET

CIVIL / LANDSCAPE SHEET INDEX & REVISION MATRIX

SHEET NO.	DESCRIPTION	ISSUED	REVISED
C0.1	CIVIL & LANDSCAPE TITLE SHEET	X	X
C0.2	PRELIMINARY PLAT	X	X
C1.1	EXISTING CONDITIONS	X	X
C2.1	SITE PLAN	X	X
C2.2	WETLAND BUFFER PLAN	X	X
C3.1	GRADING & EROSION CONTROL	X	X
C3.2	SWPPP NOTES	X	X
C4.1	UTILITIES	X	X
C7.1	CIVIL CONSTRUCTION DETAILS	X	X
C7.2	CIVIL CONSTRUCTION DETAILS	X	X
L1.1	TREE PRESERVATION PLAN	X	X
L2.1	LANDSCAPE PLAN		

SITE / UTILITY CONTACTS

CITY PLANNER CITY OF WAYZATA 600 RICE STREET E WAYZATA, MN 55391 JEFFREY THOMSON TEL: 952-404-5312 FAX:	CITY ENGINEER CITY OF WAYZATA 299 WAYZATA BOULEVARD W WAYZATA, MN 55393 MKE KELLY TEL: 952-4004-5316 FAX:
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DEVELOPER

LAKE WEST DEVELOPMENT CO., LLC.
15400 HIGHWAY 7
MINNETONKA, MN 55345
TEL 952/930-3000

MUNICIPALITY



PROJECT

HOLDRIDGE HOMES
WAYZATA, MN

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C0.2	PRELIMINARY PLAT
C1.1	EXISTING CONDITIONS
C2.1	SITE PLAN
C2.2	WETLAND BUFFER PLAN
C3.1	GRADING, DRAINAGE, & EROSION CONTROL
C3.2	SWPPP NOTES
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
L1.1	TREE PRESERVATION PLAN
L2.1	LANDSCAPE PLAN

ISSUE / REVISION HISTORY

DATE	ISSUE/REVISION	REVIEW
04 SEPT. 2015	PRELIMINARY PLAT	RHS
11 DEC. 2015	CITY COMMENTS	RHS
16 FEB. 2016	CITY COMMENTS	RHS
04 APR. 2016	CITY COMMENTS	RHS

PROJECT MANAGER REVIEW

BY: DATE 04-14-16

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT RESUBMITTAL
04-15-2016



105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C001LWD15008.DWG

PROJECT NO. LWD15008

TITLE SHEET

C0.1



HOLDRIDGE HOMES

WAYZATA, MN

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C0.2	PRELIMINARY PLAT
C1.1	EXISTING CONDITIONS
C2.1	SITE PLAN
C2.2	WETLAND BUFFER PLAN
C3.1	GRADING, DRAINAGE, & EROSION CONTROL
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
L1.1	TREE PRESERVATION PLAN
L2.1	LANDSCAPE PLAN

DATE	ISSUE / REVISION	REVIEW
4 SEPT 2015	PRELIMINARY PLAT	RHS
11 DEC 2015	CITY COMMENTS	RHS
16 FEB 2016	CITY COMMENTS	RHS
04 APR 2016	CITY COMMENTS	RHS

BY RTS DATE 04-14-16

PRELIMINARY NOT FOR CONSTRUCTION

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PRELIMINARY PLAT RESUBMITTAL
04-15-2016



105 South Fifth Avenue Suite 513
Minneapolis, MN 55401
Tel: 612-252-9070
Fax: 612-252-9077
Web: landform.net

FILE NAME: C101LWD15008.DWG
PROJECT NO.: LWD15008

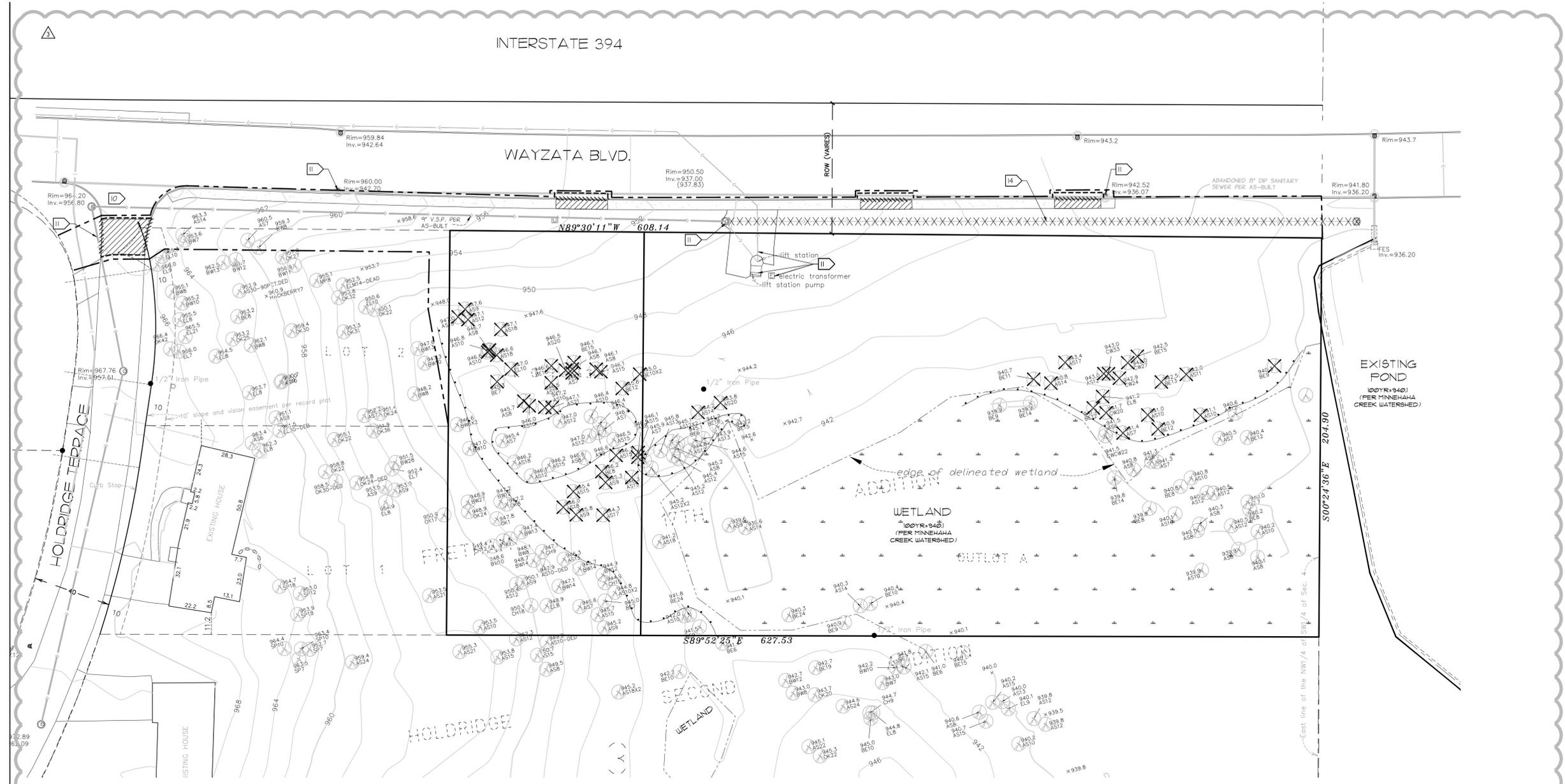
EXISTING CONDITIONS AND DEMOLITION

C1.1

Page No. of 80 3/12

INTERSTATE 394

WAYZATA BLVD.



EXISTING CONDITIONS

1. BACKGROUND INFORMATION SHOWN IS FROM SURVEY BY ACRE LAND SURVEYING BLAINE, MN, ON XXXXX, XXXXX, EXPRESSLY FOR THIS PROJECT, CITY OF WAYZATA, MINNESOTA RECORD DRAWINGS, AND UTILITY SERVICE PROVIDERS. LANDFORM OFFERS NO WARRANTY, EXPRESSED OR WRITTEN, FOR INFORMATION PROVIDED BY OTHERS. EXISTING PROJECT CONDITIONS SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

DEMOLITION AND CLEARING NOTES

- OBTAIN PERMITS FOR DEMOLITION, CLEARING, AND DISPOSAL PRIOR TO BEGINNING.
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING DEMOLITION AND CLEARING.
- SEE SHEET C3.1 FOR EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT MUST BE IN PLACE PRIOR TO DISTURBANCES TO SITE.
- BUILDING DEMOLITION: VERIFY WITH OWNER THAT BUILDING HAS BEEN CLEARED OF REGULATED MATERIALS REQUIRING SPECIAL HANDLING OR DISPOSAL. REMOVE STRUCTURE, COLUMNS, CANOPIES, FOOTINGS, FOUNDATIONS, AND ANY ASSOCIATED CONSTRUCTION IN ITS ENTIRETY.
- DIMENSIONS SHOWN FOR REMOVAL ARE APPROXIMATE. COORDINATE WITH NEW CONSTRUCTION TO ENSURE APPROPRIATE REMOVAL OF EXISTING FACILITIES.
- REFER TO DETAILS FOR PAVEMENT SAWCUT. REMOVE CONCRETE WALKS AND CURBING TO THE NEAREST EXISTING JOINT BEYOND CONSTRUCTION LIMITS.
- COMPLETE DEMOLITION WITH MINIMAL DISRUPTION OF TRAFFIC. COORDINATE LANE CLOSURES WITH THE REGULATORY AUTHORITY AND PROVIDE ADVANCE NOTIFICATION TO AFFECTED EMERGENCY RESPONSE PROVIDERS.
- PROVIDE BARRICADES, LIGHTS, SIGNS, TRAFFIC CONTROL, AND OTHER MEASURES NECESSARY FOR PROTECTION AND SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
- PROTECT STRUCTURES, UTILITIES, TREES, PLANT MATERIAL, SOIL, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION UNLESS NOTED FOR REMOVAL. DAMAGE SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST.
- ABANDON WELLS AND ON-SITE SEWAGE FACILITIES PRIOR TO ANY OTHER DEMOLITION IN ACCORDANCE WITH REQUIREMENTS OF REGULATORY AUTHORITIES.

DEMOLITION AND CLEARING NOTES

- REMOVE TREES NOTED, INCLUDING ROOT STRUCTURES, FROM THE SITE. COORDINATE WITH OWNER TO MARK TREES TO BE SAVED OR TRANSPLANTED PRIOR TO CLEARING.
- REMOVE EXISTING SITE FEATURES INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES, PAVING, CURBING, WALKWAYS, FENCING, RETAINING WALLS, SCREEN WALLS, APRONS, LIGHTING, RELATED FOUNDATIONS, SIGNAGE, BOLLARDS, LANDSCAPING, AND STAIRWAYS WITHIN THE CONSTRUCTION LIMITS UNLESS NOTED OTHERWISE.
- COORDINATE REMOVAL, RELOCATION, TERMINATION, AND RE-USE OF EXISTING PRIVATE UTILITY SERVICES AND APPURTENANCES WITH THE UTILITY COMPANIES. RESTORE ELECTRIC HANDHOLES, PULLBOXES, POWERPOLES, GUYLINES, AND STRUCTURES DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
- EXISTING PIPING AND CONDUITS MAY BE ABANDONED IN-PLACE IF FILLED WITH SAND AND IF NOT IN LOCATION OF PROPOSED BUILDING OR IN CONFLICT WITH PROPOSED UTILITIES OR STRUCTURES. TERMINATE EXISTING SERVICES AT THE SUPPLY SIDE IN CONFORMANCE WITH PROVIDER'S STANDARDS.
- HALL DEMOLITION DEBRIS OFF-SITE TO A FACILITY APPROVED BY REGULATORY AUTHORITIES FOR THE HANDLING OF DEMOLITION DEBRIS, UNLESS NOTED OTHERWISE.
- CUT AND CAP EXISTING UTILITY SERVICES AT R.O.W. LINE

LEGEND

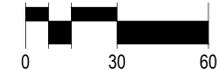
- TREE REMOVAL
- TREE FENCE
- CONSTRUCTION LIMITS
- SAWCUT LINE
- STRUCTURE AND/OR PAVEMENT REMOVAL
- CURB REMOVAL
- PIPE REMOVAL



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**HOLDRIDGE
HOMES
WAYZATA, MN**

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C7.2	CIVIL CONSTRUCTION DETAILS
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L2.1	LANDSCAPE PLAN

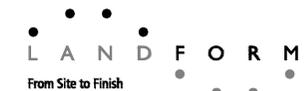
DATE	ISSUE / REVISION	REVIEW
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RTS	04-14-16

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PRELIMINARY PLAT RESUBMITTAL
04-15-2016



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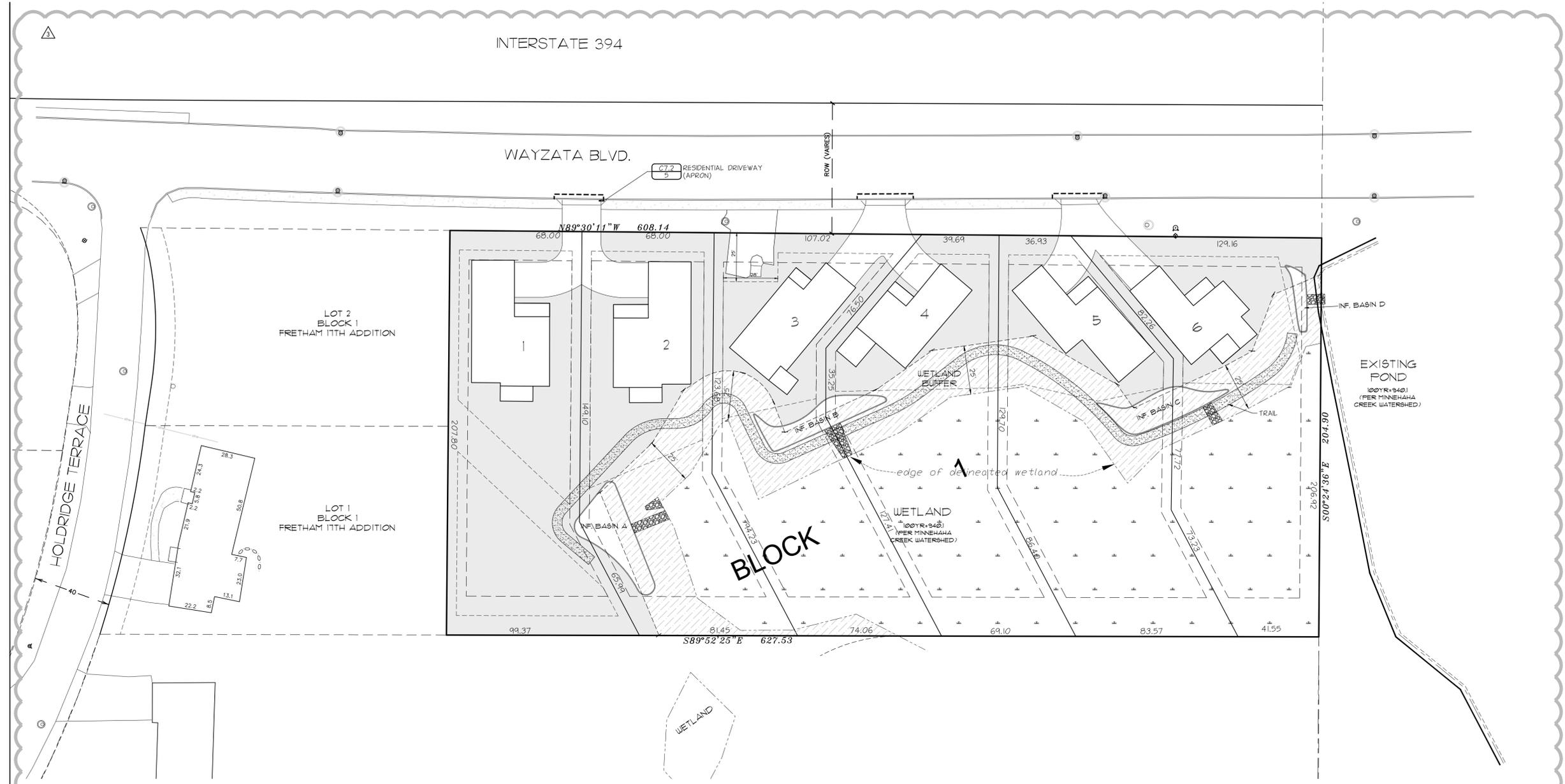
FILE NAME C002LWD15008.DWG
PROJECT NO. LWD15008

INTERSTATE 394

WAYZATA BLVD.

C7.2 RESIDENTIAL DRIVEWAY (APRON)

ROW (VAIRES)



SITE PLAN NOTES

- OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
- THE DIGITAL FILE CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER, THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE, SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
- DIMENSIONS SHOWN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING FOUNDATION UNLESS NOTED OTHERWISE.

- GREEN SPACE (LANDSCAPE AREA)
- WETLAND BUFFER
- 4' WIDE WOOD CHIP TRAIL

AREA SUMMARY

TOTAL GROSS AREA = 2.13 AC
• WETLAND AREA = .78 ACRE
NET AREA = 1.35

TOTAL SINGLE FAMILY LOTS = 6 UNITS
GROSS DENSITY = 2.82 UNITS/AC
NET DENSITY = 4.44 UNITS/AC

LOT SUMMARY

PARCEL ID:	PARCEL SIZE:	IMPERVIOUSNESS	PROPOSED ZONING:
LOT 1	15,029 S.F.	3,058 S.F.	PUD
LOT 2	15,037 S.F.	3,058 S.F.	PUD
LOT 3	15,018 S.F.	2,628 S.F.	PUD
LOT 4	15,000 S.F.	2,081 S.F.	PUD
LOT 5	16,398 S.F.	2,334 S.F.	PUD
LOT 6	16,159 S.F.	2,340 S.F.	PUD

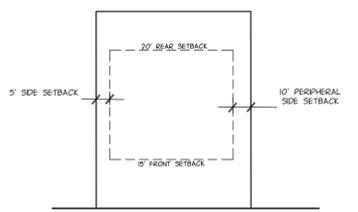
ZONING SUMMARY

THE PROPERTY IS CURRENTLY ZONED (R-2) MEDIUM DENSITY SINGLE FAMILY. THE PROPERTY IS BEING REZONED TO PUD.

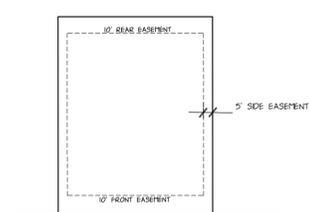
LOT COVERAGE INFORMATION IS AS FOLLOWS
LOT AREA MINIMUM = 15,000 S.F. = .33 ACRE
LOT WIDTH MINIMUM = 100 FT
LOT DEPTH MINIMUM = 100 FT
MAX. IMPERVIOUS COVERAGE = 30%

BUILDING SETBACK INFORMATION IS AS FOLLOWS (PUD)
FRONT YARD = 15 FT.
REAR = 20 FT.
PERIPHERAL SIDE = 10 FT.
COMMON LOT LINE SIDE = 5 FT

TYPICAL LOT LAYOUT (PUD)



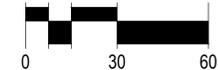
TYPICAL EASEMENTS



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HOLDRIDGE HOMES WAYZATA, MN

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BY RTS DATE 04-14-16

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PRELIMINARY PLAT RESUBMITTAL

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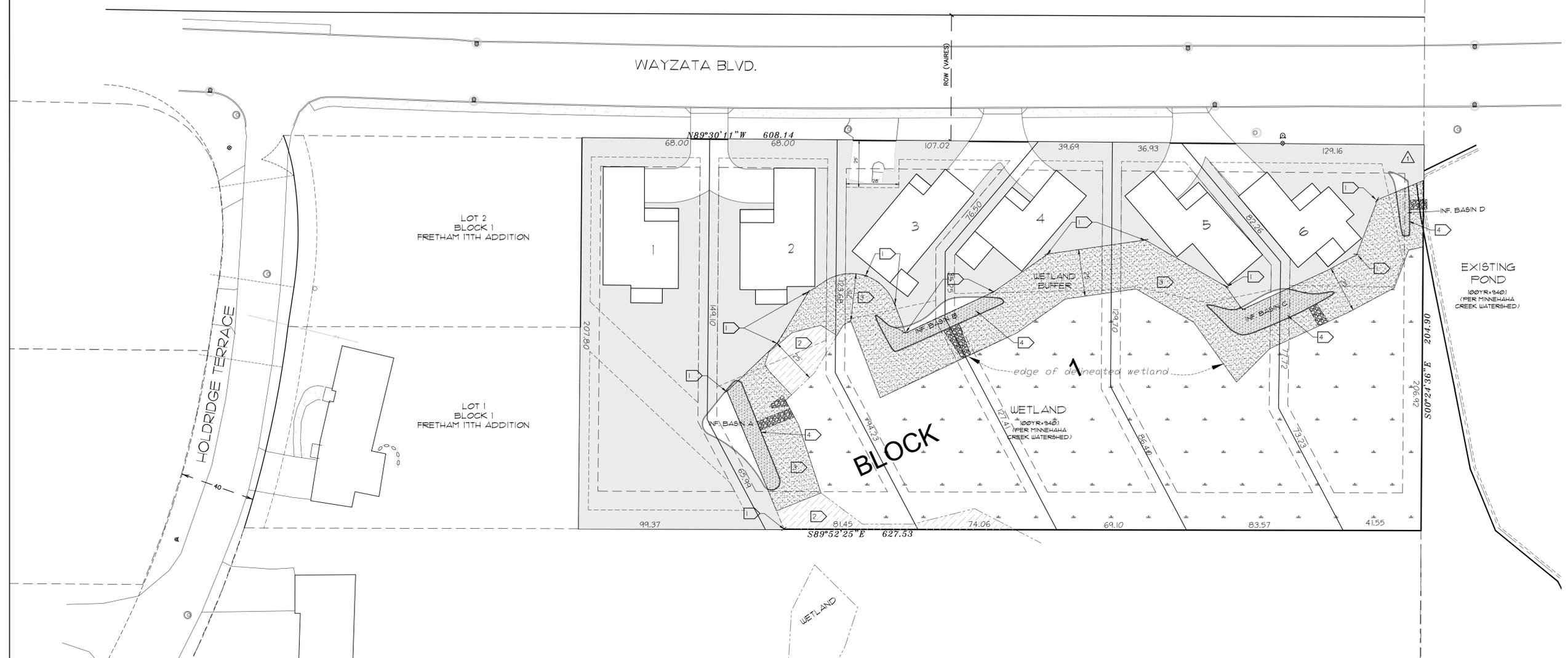
PROJECT NO. LWD15008

WETLAND PLAN

C2.2

INTERSTATE 394

WAYZATA BLVD.



WETLAND INFORMATION

- WETLAND - TYPE: MANAGE 2
- APPLIED BUFFER WIDTH = 25 FEET (WAYZATA STORMWATER MANAGEMENT PLAN 4.2.2.6)
- APPLIED BUFFER WIDTH PROVIDED = 25 FEET
- 1 WETLAND BUFFER SIGN, SEE DETAIL 2; SHEET 7.2 (13 SIGNS TOTAL)
- 2 AREA NOT AFFECTED BY SITE GRADING
- 3 FOR WETLAND BUFFER AREA FALLING OUT OF THE INFILTRATION BASINS, SEED MIX 34-261 RIPARIAN SOUTH AND WEST - USE DOUBLE THE RATE OF GRASSES, SEDGES/RUSHES AND FORBS
- 4 FOR WETLAND BUFFER AREA FALLING INSIDE THE INFILTRATION BASINS, SEED MIX 33-261 STORMWATER SOUTH AND WEST - USE DOUBLE THE RATE OF GRASSES, SEDGES/RUSHES AND FORBS

NATIVE SEED AREA NOTES

CONTRACTOR IS TO AVOID COMPACTING SOILS ASSOCIATED TO PROPOSED INFILTRATION BASIN AREA. IF COMPACTION HAS OCCURRED CONTRACTOR IS TO RIP AREAS TO A DEPTH OF 18" AND TILL IN 6" OF ORGANIC COMPOST PRIOR TO ANY PLANTINGS.

CONTRACTOR IS TO MAINTAIN INFILTRATION BASIN AREA FREE FROM WEEDS AND OTHER INVASIVE PLANT MATERIAL.

LANDSCAPE ARCHITECT WILL INSPECT CONDITION OF INFILTRATION BASIN UPON COMPLETION OF INSTALLATION AND GIVE WRITTEN PROVISIONAL ACCEPTANCE. FOLLOWING ONE YEAR WARRANTY PERIOD, LANDSCAPE ARCHITECT WILL INSPECT INFILTRATION BASIN AREA FOR FINAL ACCEPTANCE. INSPECTION WILL INCLUDE OVERALL CONDITION OF PLANTINGS, INDICATION OF ANY WEEDS, AND MONITORING OF ANY SEDIMENTATION. FINAL ACCEPTANCE WILL BE OFFERED TO CONTRACTOR AFTER ANY COMMENTS ARE ADDRESSED UPON THIS INSPECTION.

CONTRACTOR IS RESPONSIBLE TO MONITOR AND CONTROL SEDIMENTATION IN PRE-TREATMENT AREAS (TURF) AND IN INFILTRATION BASIN FOR TWO FULL YEARS.

CONTRACTOR IS RESPONSIBLE TO MONITOR MOISTURE IN ALL INFILTRATION BASIN AREAS FOR TWO FULL YEARS. CONTRACTOR IS TO SUPPLEMENT WATER IF THERE IS INSUFFICIENT RAINFALL PER WEEK (ONE INCH PER WEEK).

BASIN AND WETLAND BUFFER AREAS ARE TO RECEIVE 4" DEPTH OF PLANTING SOIL. PLANTING SOIL IS TO CONSIST OF 20% ORGANIC MATERIAL, 50% SANDY SOIL, AND 30% TOPSOIL. CLAY CAN BE PRESENT TO A MAXIMUM OF 10% OF OVERALL MIX.

SEED MIXES SHALL BE PREPARED AND INSTALLED AT DOUBLE THE BWSR RECOMMENDED RATE TO COMPLY WITH LOCAL CODE. GRASSES, SEDGES/RUSHES AND FORBS SHALL BE AT MINIMUM 12 LBS/ACRE OF PURE LIVE SEED. COVER CROP SHALL BE PER BWSR RECOMMENDED RATE, BUT NOT LESS THAN 20 PLS/ACRE.

ITEMS NOT COVERED IN THESE SPECS SHALL BE GOVERNED BY THE MNDOT SEEDING MANUAL, CURRENT EDITION. THIS INCLUDES PREPARATION, SEQUENCING, ESTABLISHMENT AND MAINTENANCE OF NATIVE SEED AREAS.

EARLY MAINTENANCE AND EVALUATION OF NATIVE GRASS

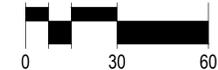
- YEAR 1**
 - ESTABLISHMENT (SPRING SEEDING):
 - PREPARE SITE - LATE APRIL-MAY.
 - SEED - MAY 1-JULY 1
 - MAINTENANCE:
 - MOW (6-10 INCHES)-JULY 15-AUGUST 15
 - MOW- SEPTEMBER 1 (OPTIONAL).
 - WEED CONTROL- MOW TO KEEP ANNUAL WEEDS DOWN, SPOT SPRAY THISTLES.
 - COMPLETE MOWING WHEN ANNUAL WEEDS ARE NO TALLER THAN TWO FEET.
 - MOWING HEIGHT TO BE SIX TO TEN INCHES.
 - ESTABLISHMENT (FALL SEEDING):
 - PREPARE SITE - LATE AUGUST-EARLY SEPTEMBER.
 - SEED-LATE SEPTEMBER TO FREEZE.
 - MAINTENANCE (FOLLOWING SEASON):
 - MOW (6-10 INCHES)- JUNE 15-AUGUST 15.
 - MOW -SEPTEMBER 1 (OPTIONAL).
 - WEED CONTROL- MOW TO KEEP ANNUAL WEEDS DOWN, SPOT SPRAY THISTLES.
 - COMPLETE MOWING WHEN ANNUAL WEEDS ARE NO TALLER THAN TWO FEET.
 - MOWING HEIGHT TO BE SIX TO TEN INCHES.
 - EVALUATION:
 - COVER CROP GROWING WITHIN 2 WEEKS OF PLANTING (EXCEPT DORMANT SEEDLINGS).
 - SEEDLINGS SPACED 1-6 INCHES APART IN DRILL ROWS.
 - NATIVE GRASS SEEDLINGS MAY ONLY BE 4-6 INCHES TALL.
 - IF THERE IS A FLUSH OF GROWTH FROM FOXTAIL REED CANARY GRASS, PURPLE LOOSESTRIPE, COMMON BUCKTHORN ETC., MOW SITE.
- YEAR 2**
 - MAINTENANCE:
 - MOW (6-10 INCHES) - JUNE 1-AUGUST 15.
 - MOW - SEPTEMBER 1 (OPTIONAL).
 - WEED CONTROL- MOW TO KEEP ANNUAL WEEDS DOWN, SPOT SPRAY THISTLES.
 - SITE MAINTENANCE MAY BE MINIMAL THE SECOND YEAR. FIELD VERIFY AND REPORT TO OWNER.
 - EVALUATION:
 - COVER CROP WILL BE GONE UNLESS WINTER WHEAT WAS USED IN A FALL PLANTING.
 - GRASSES FORMING CLUMPS 1-6 INCHES APART IN DRILL ROWS, BUT STILL SHORT.
 - SOME FLOWERS SHOULD BE BLOOMING.
 - IF THERE IS A FLUSH OF GROWTH FROM FOXTAIL, REED CANARY GRASS, PURPLE LOOSESTRIPE, COMMON BUCKTHORN ETC., MOW SITE.
- YEAR 3**
 - MAINTENANCE:
 - MOW ONLY IF NECESSARY FOR ANNUAL WEED CONTROL, SPOT SPRAY THISTLES.
 - SITE MAINTENANCE IS LIKELY MINIMAL THE THIRD YEAR. FIELD VERIFY AND REPORT TO OWNER.
 - EVALUATION:
 - PLANTING SHOULD BEGIN LOOKING LIKE A PRAIRIE- TALL GRASSES, FLOWERS ETC.
- YEAR 4&5**
 - ONGOING MAINTENANCE, EVALUATION, AND CORRECTIVE ACTIONS AS DESCRIBED IN THE YEAR 3 MANAGEMENT PLAN.
 - WILL CONTINUE.



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HOLDRIDGE HOMES
WAYZATA, MN

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PROJECT MANAGER REVIEW

BY RTS DATE 04-14-16

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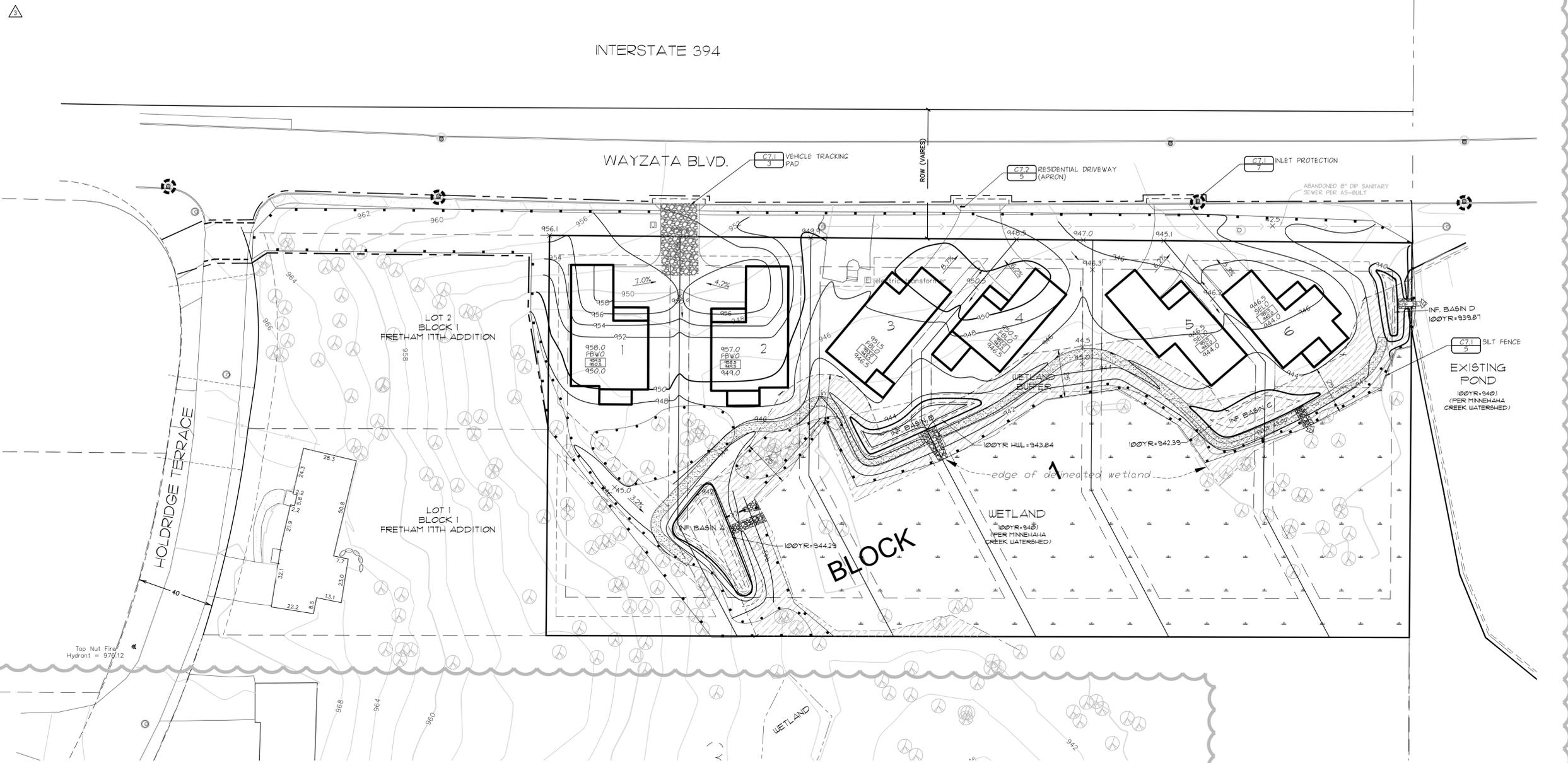
PRELIMINARY PLAT RESUBMITTAL
04-15-2016



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FILE NAME: C301LWD15008.DWG
PROJECT NO.: LWD15008

GRADING, DRAINAGE AND EROSION CONTROL
C3.1



GRADING NOTES

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
 - REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. MATERIALS MAY BE MINED FROM LANDSCAPE AREAS FOR USE ON SITE AND REPLACED WITH EXCESS ORGANIC MATERIAL WITH PRIOR OWNER APPROVAL.
 - REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
 - REFER TO STRUCTURAL SPECIFICATIONS FOR EARTHWORK REQUIREMENTS FOR BUILDING PADS.
 - AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOIL CORRECTION, AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
 - PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
 - COMPACT MATERIAL IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET.
- LOT TO BE CUSTOM GRADED BY HOMEOWNER

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO BEGINNING WORK AND MAINTAIN FOR DURATION OF CONSTRUCTION. REMOVE CONTROLS AFTER AREAS CONTRIBUTING RUNOFF ARE PERMANENTLY STABILIZED AND DISPOSE OF OFF SITE.
- LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
- MANAGEMENT PRACTICES SHOWN ARE THE MINIMUM REQUIREMENT. INSTALL AND MAINTAIN ADDITIONAL CONTROLS AS WORK PROCEEDS TO PREVENT EROSION AND CONTROL SEDIMENT CARRIED BY WIND OR WATER.
- CONTRACTOR SHALL PREVENT SEDIMENT LADEN WATER FROM ENTERING THE INFILTRATION SYSTEM UNTIL THE SITE IS COMPLETELY STABILIZED.
- ALL EXPOSED SOIL AREAS MUST BE STABILIZED WITHIN 72 HOURS OF COMPLETION OF WORK IN EACH AREA. (IF WITHIN 1 MILE OF TREATED WATER USE THE FOLLOWING NOTE INSTEAD) ALL EXPOSED SOILS SHALL BE STABILIZED IMMEDIATELY TO LIMIT SOIL EROSION IN THAT PORTION OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.
- SEED, SOD, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED:

ITEM	SPECIFICATION NUMBER
SOD	MNDOT 3878
SEED	MNDOT 3876

MN TYPE 22-III @ 30.5 LB/AC - TEMPORARY EROSION CONTROL
 MN TYPE 25-151 @ 120 LB/AC - PERMANENT TURF
 MULCH (MNDOT TYPE 1 @ 2 TON/AC, DISC ANCHORED) MNDOT 3882
 FERTILIZER (MNDOT 3881) MNDOT 2575
- SEE LANDSCAPE SHEETS FOR PERMANENT TURF AND LANDSCAPE ESTABLISHMENT.
- HYDRAULIC MULCHING AND OTHER PRACTICES MUST BE USED ON SLOPES OF 3:1 OR STEEPER TO PROVIDE ADEQUATE STABILIZATION.
- AT LEAST SIX INCHES OF TOPSOIL OR ORGANIC MATTER MUST BE SPREAD AND INCORPORATED INTO THE UNDERLYING SOIL DURING FINAL SITE TREATMENT WHEREVER TOPSOIL HAS BEEN REMOVED.
- THE CONTRACTOR MUST, AT A MINIMUM INSPECT, MAINTAIN, AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES EVERY DAY WORK IS PERFORMED ON THE SITE AND AT LEAST WEEKLY UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER, THE CONTRACTOR MUST PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATIVE COVER IS ESTABLISHED.

BUILDING TYPE: XXX.X : REAR ELEVATION
 FB/WO : FIRST FLOOR ELEVATION
 FBLO : FULL BASEMENT WALK OUT : MINIMUM BASEMENT ELEVATION
 FBLO : FULL BASEMENT LOOK OUT : FRONT GARAGE ELEVATION
 SELO : SPLIT ENTRY LOOK OUT

NOTES:
 1. GARAGE LOCATION INDICATED BY DRIVEWAY.



1 PAD DETAIL NO SCALE

LOT GRADE ALTERATION

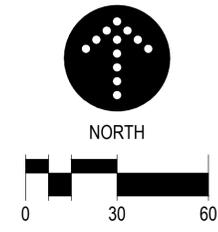
Lot #	Size (Sq. Ft)	Fill (Cu. Yds)	Fill (Cu. Ft)	Total Alteration
1	14,115	966	26,082	+1.93 Ft
2	14,115	957	25,839	+1.83 Ft
3	12,794	700	18,900	+1.47 Ft
4	16,497	827	22,329	+1.35 Ft
5	17,835	587	15,849	+0.89 Ft
6	17,314	397	10,719	+0.62 Ft



2 TYPICAL INFILTRATION BASIN DETAIL NO SCALE

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY:
	INLET PROTECTION	
	SILT FENCE	
	VEHICLE TRACKING PAD	
	CONSTRUCTION LIMITS	
	SAWCUT LINE	
	TREE PROTECTION FENCING	





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WAYZATA, MN

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04-15-2016



105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C302LWD15008

PROJECT NO. LWD15008

STORMWATER POLLUTION PREVENTION PLAN

C3.2

NPDES PERMIT AND SWPPP COMPONENTS

- THE CURRENT MN NPDES PERMIT DATED AUGUST 1, 2013 IS REFERENCED IN THIS DOCUMENT AS THE PERMIT.

THE SWPPP INCLUDES THE FOLLOWING COMPONENTS:

- CONSTRUCTION DOCUMENTS PREPARED BY LANDFORM
- STORMWATER MANAGEMENT PLAN/NARRATIVE

SITE EVALUATION/ASSESSMENT/PLANNING

- CONTACT INFORMATION/RESPONSIBLE PARTIES
THE OPERATOR SHALL HAVE PRIMARY RESPONSIBILITY AND SIGNIFICANT AUTHORITY FOR THE DEVELOPMENT, IMPLEMENTATION, MAINTENANCE, INSPECTION AND AMENDMENTS TO THE APPROVED SWPPP. DUTIES INCLUDE BUT ARE NOT LIMITED TO:
 - ENSURING FULL COMPLIANCE WITH THE SWPPP AND THE PERMIT
 - IMPLEMENTING ALL ELEMENTS OF THE SWPPP, INCLUDING BUT NOT LIMITED TO:
 - IMPLEMENTING PROMPT AND EFFECTIVE EROSION AND SEDIMENT CONTROL MEASURES
 - IMPLEMENTING ALL NON-STORM WATER MANAGEMENT, AND GOOD HOUSEKEEPING BMPs ENSURING THAT NO MATERIALS OTHER THAN STORM WATER ARE DISCHARGED IN QUANTITIES, WHICH WILL HAVE AN ADVERSE EFFECT ON RECEIVING WATERS OR STORM DRAIN SYSTEMS, ETC.
 - CONDUCTING ROUTINE INSPECTIONS AND MAINTENANCE
 - ENSURING ELIMINATION OF ALL UNAUTHORIZED DISCHARGES
 - COORDINATING TO ASSURE ALL OF THE NECESSARY CORRECTIONS/REPAIRS ARE MADE IMMEDIATELY, AND THAT THE PROJECT COMPLES WITH THE SWPPP, THE PERMIT, AND APPROVED PLANS AT ALL TIMES.

STORMWATER POLLUTION PREVENTION MANAGEMENT MEASURES

- OWNER/OPERATOR MUST DEVELOP POLLUTION PREVENTION MANAGEMENT MEASURES, IMPLEMENT GOOD HOUSEKEEPING BMPs, MUST FOLLOW ALL APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES, OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), AND THE GENERAL CONDITIONS AND GENERAL REQUIREMENTS OF THE CONSTRUCTION CONTRACT.
- THE OPERATOR SHALL MINIMIZE THE EXPOSURE TO STORMWATER OF ANY OF THE PRODUCTS, MATERIAL, OR WASTES STORED ON SITE.
- BUILDING PRODUCTS THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS MUST BE UNDER COVER.
- CHEMICALS AND LANDSCAPE MATERIALS SHALL BE UNDER COVER TO PREVENT THE DISCHARGE OF POLLUTANTS.
- OPERATOR TO TRACK PROGRESS OF THE FOLLOWING ITEMS ON SITE MAPS:
 - PORTABLE TOILETS
 - MATERIAL STORAGE AREAS
 - VEHICLE AND EQUIPMENT FUELING AND MAINTENANCE AREAS
 - CONCRETE WASHOUTS
 - PAINT AND STUCCO WASHOUTS
 - DUMPSTERS OR OTHER TRASH AND DEBRIS CONTAINERS
 - SPILL KITS
 - STOCKPILES
 - ANY OTHER NON-STRUCTURAL NON-STORM WATER MANAGEMENT BMPs
 - ANY TEMPORARILY REMOVED STRUCTURAL BMPs
 - ANY CHANGES TO THE STRUCTURAL BMPs
- SOLID WASTE: COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH MPCA DISPOSAL REQUIREMENTS.
- HAZARDOUS WASTE: OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE OR MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
- PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OR KNOCKED OVER.
- CONCRETE AND OTHER WASHOUT WASTE: OPERATOR MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THE CONTAINMENT MUST BE DESIGNED SO THAT IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA RULES. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE THE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES.
- EXTERNAL VEHICLE WASHING: EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ON SITE.

SWPPP CONTACT AND TRAINING INFORMATION

- OWNER:
LAKE WEST DEVELOPMENT CO. LLC.
ATTN: CURT FRETHERM
14525 HIGHWAY 7,
SUITE 265
MINNETONKA, MN 55345
952-930-3000
CURTF@LWESTDEV.COM
- OPERATOR:
TO BE DETERMINED. CONTACT OWNER UNTIL CONTRACTOR IS SELECTED.
- LONG TERM MAINTENANCE AND OPERATION:
TO BE DETERMINED. CONTACT OWNER UNTIL HOA IS SELECTED.
- SWPPP DESIGNER:
CHRIS CALL, P.E.
LANDFORM PROFESSIONAL SERVICES
105 SOUTH FIFTH AVENUE, SUITE 513
MINNEAPOLIS, MN 55401
612-252-9070
CCALL@LANDFORM.NET
CERTIFICATION U OF MN, DESIGN OF CONSTRUCTION SWPPP, EXP. MAY 31, 2016
- SWPPP INSPECTOR/MANAGER:
TO BE DETERMINED. CONTACT OWNER UNTIL CONTRACTOR AND SWPPP INSPECTOR/MANAGER IS SELECTED.
NAME: _____
CERTIFICATION: _____ EXP. _____
- BMP INSTALLATION AND REPAIR:
TO BE DETERMINED. CONTACT OWNER UNTIL BMP INSTALLER AND MAINTAINER IS SELECTED.
NAME: _____
CERTIFICATION: _____ EXP. _____

DESCRIPTION OF CONSTRUCTION ACTIVITY

- CONSTRUCTION ACTIVITY INCLUDES EROSION AND SEDIMENT CONTROL BMPs INSTALLATION, CLEARING AND GRUBBING, SITE GRADING, UTILITY INSTALLATION, BUILDING CONSTRUCTION, PAVING, AND LANDSCAPING.

SCHEDULE OF BMP INSTALLATION AND CONSTRUCTION ACTIVITY

- INSTALL PERIMETER SEDIMENT CONTROL BMPs PRIOR TO START OF OTHER SITE WORK. REFER TO GRADING, DRAINAGE, PAVING AND EROSION CONTROL SHEET(S) FOR INITIAL LOCATIONS OF BMPs.
- PROTECT INFILTRATION AREAS WITH CONSTRUCTION FENCING.
- CONSTRUCT TEMPORARY/PERMANENT SEDIMENTATION BASINS PRIOR TO UPLAND DISTURBANCE. INSTALL PERIMETER SEDIMENT CONTROL BMPs AROUND NORMAL WATER LEVEL.
- STABILIZE OUTLETS FROM TEMPORARY/PERMANENT SEDIMENTATION BASINS.
- PERFORM WORK IN PHASES TO MINIMIZE DISTURBED AREA AT ANY ONE TIME.
- STRIP TOPSOIL FROM AREAS TO BE DISTURBED AND STOCKPILE WITH PERIMETER SEDIMENT CONTROL BMPs. PROVIDE STABILIZATION IF LEFT LONGER THAN 14 DAYS.
- ROUGH GRADE SITE.
- INSTALL UTILITIES.
- FINAL GRADE PAVEMENT AREAS AND COMPACT SUBGRADE.
- LAY DOWN PAVEMENT AGGREGATE AND COMPACT.
- INSTALL CURB AND GUTTER. BACKFILL AFTER A MINIMUM OF THREE DAYS.
- CONSTRUCT BUILDING/ADDITION AND SITE FEATURES.
- CONSTRUCT SITE WALKS AND PATIOS.
- PROVIDE FINAL STABILIZATION.
- CONNECT INFILTRATION/FILTRATION PRACTICE TO STORM SEWER INLETS.
- REMOVE TEMPORARY BMPs.

WATERS WITHIN ONE MILE OF SITE



IMPAIRED WATERS - REQUIRED TMDLS

- GLEASON LAKE ARE IMPAIRED BASED ON THE CURRENT USEPA 303(d) CLEAN WATER ACT LIST; IS WITHIN 1 MILE OF THIS SITE; AND STORMWATER DOES NOT DISCHARGE INTO IT.

EROSION PREVENTION AND SEDIMENT CONTROL

- SEE GRADING, DRAINAGE, PAVING AND EROSION CONTROL SHEETS FOR THE LOCATION AND TYPE OF TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL BMPs. SEE GRADING AND DRAINAGE, UTILITY, PLANTING, AND LANDSCAPE SHEETS FOR THE LOCATION AND TYPE OF PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMPs.
- MINIMIZE DISTURBED AREAS AND PROTECT NATURAL FEATURES AND SOIL.
APPROPRIATE CONSTRUCTION PRACTICES (E.G. CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING) SHALL BE USED TO MINIMIZE EROSION. AREAS NOT TO BE DISTURBED WILL BE DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE ETC.) BEFORE WORK BEGINS.
OPERATOR SHALL DEVELOP METHODS TO MINIMIZE SOIL COMPACTION OUTSIDE OF BUILDING PADS, PAVEMENT AREAS AND UTILITY TRENCHES AND SHALL USE TRACKED EQUIPMENT WHEREVER PRACTICABLE.
TOPSOIL SHALL BE SALVAGED AND REUSED TO THE EXTENT PRACTICABLE.
- PHASE CONSTRUCTION ACTIVITY
SEDIMENT CONTROL PRACTICES SHALL BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPGRADE LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED IN ACCORDANCE WITH THE PERMIT.

THE TIMING OF THE INSTALLATION OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED. HOWEVER, SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.

CONTROL STORM WATER FLOWING ONTO AND THROUGH THE PROJECT

THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, SHALL BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER.

STABILIZATION OF THE LAST 200 LINEAL FEET SHALL BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER.

STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES SHALL BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED.

TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS SHALL BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

TEMPORARY SOIL STOCKPILES SHALL HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORM WATER.

WHEN THE SITE HAS A DISCHARGE POINT WITHIN ONE MILE OF, AND FLOWS TO, A SPECIAL OR IMPAIRED WATERS, ALL EXPOSED SOIL AREAS SHALL BE STABILIZED IMMEDIATELY TO LIMIT SOIL EROSION IN THAT PORTION OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.

PROTECT SLOPES

OPERATOR SHALL AVOID WORK ON SLOPES WITH A GRADE OF 3:1 OR GREATER WHEN PRACTICABLE. GRADING ON SLOPES WITH A GRADE OF 3:1 OR STEEPER WILL REQUIRE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).

PROTECT STORM DRAIN INLETS

ALL STORM DRAIN INLETS SHALL BE PROTECTED BY APPROPRIATE BMPs DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. INLET PROTECTION MAY BE TEMPORARILY REMOVED IF A SPECIFIC SAFETY CONCERN HAS BEEN IDENTIFIED.

ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS

RETAIN SEDIMENT ON-SITE AND CONTROL DEWATERING PRACTICES

DEWATERING OR BASIN DRAINING OF TURBID OR SEDIMENT LADEN WATER RELATED TO CONSTRUCTION ACTIVITIES SHALL BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN OR TREATED WITH THE APPROPRIATE BMP PRIOR TO ENTERING THE SURFACE WATER.

DISCHARGE SHALL NOT CAUSE NUISANCE CONDITIONS, EROSION IN RECEIVING CHANNELS, ADVERSELY AFFECT RECEIVING WATER OR IMPACT WETLANDS, OR DOWNSTREAM PROPERTIES. DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION AND SCOUR BY ACCEPTED ENERGY DISSIPATION MEASURES.

DISCHARGE WATER CONTAINING OIL OR GREASE SHALL BE TREATED TO REMOVE OIL OR GREASE PRIOR TO DISCHARGE TO SURFACE WATERS.

REFER TO PERMIT REQUIREMENTS FOR TEMPORARY OR PERMANENT SEDIMENT BASINS.

ESTABLISH STABILIZED CONSTRUCTION EXITS

VEHICLE TRACKING PADS SHALL BE ESTABLISHED AS SHOWN ON THE GRADING, DRAINAGE, PAVING AND EROSION CONTROL SHEET TO MINIMIZE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE ONTO ADJACENT STREETS.

POST CONSTRUCTION BMPs

- SEE GRADING AND DRAINAGE, AND UTILITY SHEETS FOR POST CONSTRUCTION BMPs.

DEVELOPER

LAKE WEST DEVELOPMENT CO., LLC.

15400 HIGHWAY 7
MINNETONKA, MN 55345
TEL (952)930-3000

MUNICIPALITY



PROJECT

**HOLDRIDGE
HOMES**
WAYZATA, MN

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C0.2	PRELIMINARY PLAT
C1.1	EXISTING CONDITIONS
C2.1	SITE PLAN
C2.2	WETLAND BUFFER PLAN
C3.1	GRADING, DRAINAGE, & EROSION CONTROL
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
L1.1	TREE PRESERVATION PLAN
L2.1	LANDSCAPE PLAN

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04 APR. 2016	CITY COMMENTS	RHS

PROJECT MANAGER REVIEW

BY RTS DATE 04-14-16

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PRELIMINARY PLAT RESUBMITTAL
04-15-2016



105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C401LWD15008.DWG
PROJECT NO. LWD15008

UTILITIES

C4.1

INTERSTATE 394

WAYZATA BLVD.

HOLDRIDGE TERRACE

LOT 2
BLOCK 1
FRETHAM 11TH ADDITION

LOT 1
BLOCK 1
FRETHAM 11TH ADDITION

BLOCK

EXISTING POND
100YR-9401
(PER MINNEHAHA
CREEK WATERSHED)

UTILITY NOTES

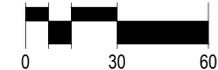
- PIPE MATERIALS
WATERMAIN 6" DP
WATER SERVICE 1" COPPER PIPE
SANITARY SEWER 8" PVC SCHEDULE 40 (ASTM D3034, D2665, & F891)
SAN. SEWER SERVICE 4" PVC SCHEDULE 40 (ASTM D3034, D2665, & F891)
STORM SEWER 8" HDPE
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
- COORDINATE WITH PRIVATE UTILITIES TO PROVIDE ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICES TO LOTS.
- PROVIDE MEANS AND MEASURES TO PROTECT ADJACENT PROPERTY FROM DAMAGE DURING UTILITY INSTALLATION.
- PIPE LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE OR END OF END SECTION.
- ADJUST STRUCTURES TO FINAL GRADE WHERE DISTURBED. COMPLY WITH REQUIREMENTS OF UTILITY. MEET REQUIREMENTS FOR TRAFFIC LOADING IN PAVED AREAS.
- INSTALL TRACER WIRE WITH ALL NON-CONDUCTIVE UTILITIES.
- CONNECT TO CITY UTILITIES IN ACCORDANCE WITH CITY OF WAYZATA STANDARDS.
- CONTACT CITY OF WAYZATA PUBLIC WORKS AT 952-404-5360 FOR WET TAP INSPECTION.
- MAINTAIN 7.5 FEET OF COVER ON WATER.
- CONTRACTOR TO POTHOLE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION OF NEW UTILITIES TO VERIFY DEPTHS OF EXISTING LINES. CONTACT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE DISCOVERED.
- THE WATER DISTRIBUTION SYSTEM SHALL BE DISINFECTED PER MINNESOTA RULES, PART 4715.2250.
- SANITARY SERVICES ARE BASED OFF OF CITY AS-BUILT SHOTS.
- EXISTING SEWER MAIN (CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT).
- CONNECT INTO EXISTING SANITARY MAIN WITH PVC WYE AND FERRICO COUPLINGS INV=937.0



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**HOLDRIDGE
HOMES
WAYZATA, MN**

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C0.2	PRELIMINARY PLAT
C1.1	EXISTING CONDITIONS
C2.1	SITE PLAN
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C3.1	GRADING, DRAINAGE, & EROSION CONTROL
C4.1	UTILITIES
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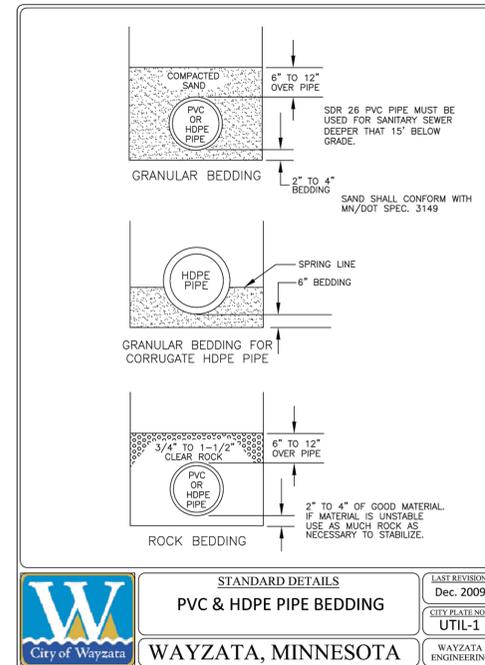
04-15-2016



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Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C701LWD15008.DWG

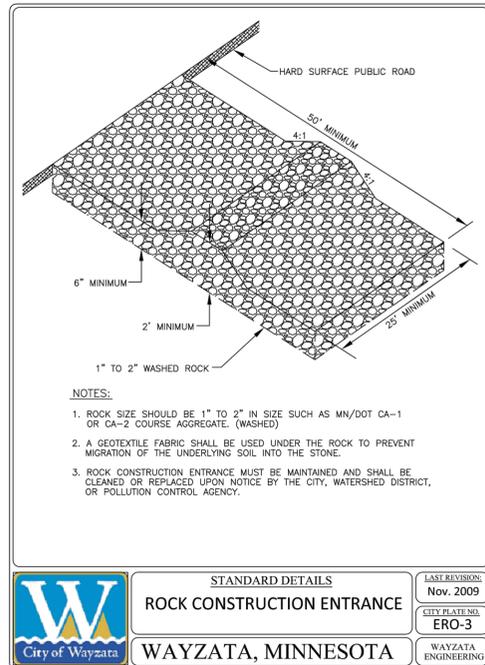
PROJECT NO. LWD15008



STANDARD DETAILS
PVC & HDPE PIPE BEDDING
WAYZATA, MINNESOTA

LAST REVISION: Dec. 2009
CITY PLATE NO. UTIL-1
WAYZATA ENGINEERING

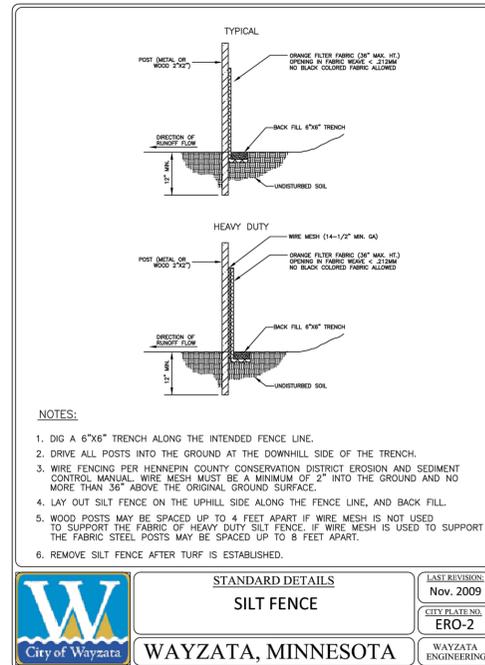
1 PVC AND HDPE PIPE BEDDING NO SCALE



STANDARD DETAILS
ROCK CONSTRUCTION ENTRANCE
WAYZATA, MINNESOTA

LAST REVISION: Nov. 2009
CITY PLATE NO. ERO-3
WAYZATA ENGINEERING

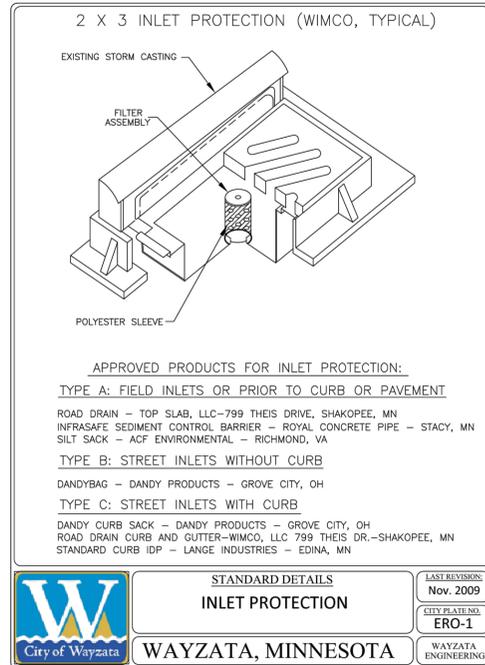
3 ROCK CONSTRUCTION ENTRANCE NO SCALE



STANDARD DETAILS
SILT FENCE
WAYZATA, MINNESOTA

LAST REVISION: Nov. 2009
CITY PLATE NO. ERO-2
WAYZATA ENGINEERING

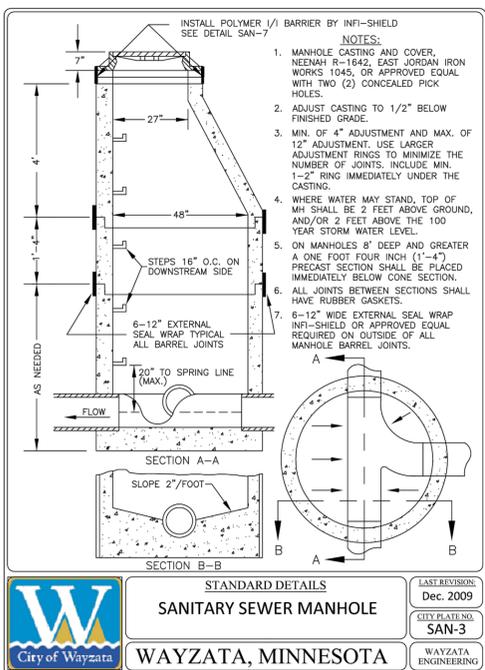
5 SILT FENCE NO SCALE



STANDARD DETAILS
INLET PROTECTION
WAYZATA, MINNESOTA

LAST REVISION: Nov. 2009
CITY PLATE NO. ERO-1
WAYZATA ENGINEERING

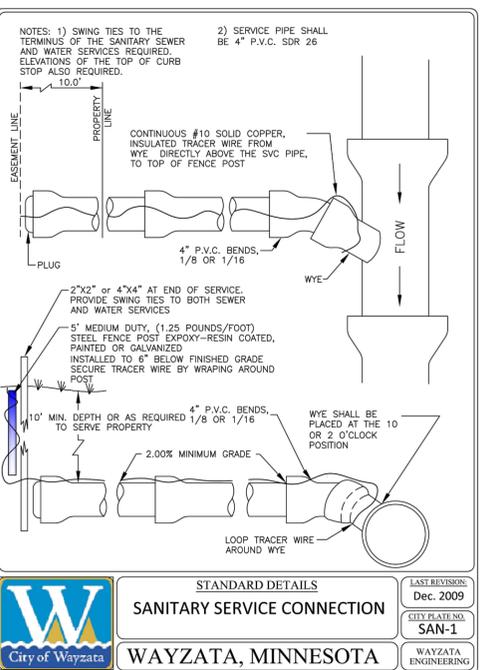
7 INLET PROTECTION NO SCALE



STANDARD DETAILS
SANITARY SEWER MANHOLE
WAYZATA, MINNESOTA

LAST REVISION: Dec. 2009
CITY PLATE NO. SAN-3
WAYZATA ENGINEERING

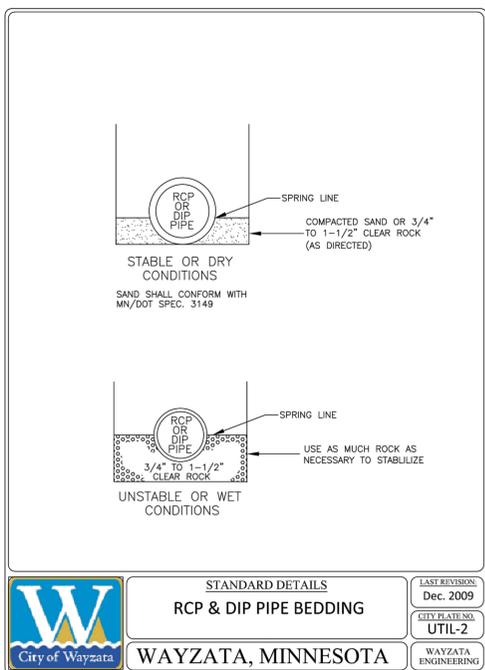
2 SANITARY SEWER MANHOLE NO SCALE



STANDARD DETAILS
SANITARY SERVICE CONNECTION
WAYZATA, MINNESOTA

LAST REVISION: Dec. 2009
CITY PLATE NO. SAN-1
WAYZATA ENGINEERING

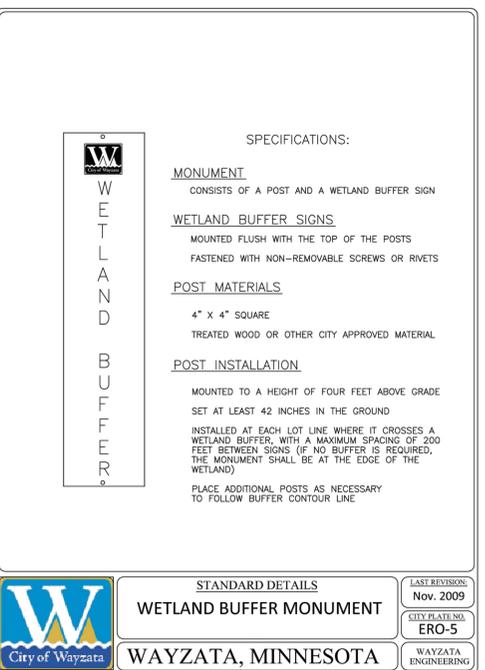
4 SANITARY SERVICE CONNECTION NO SCALE



STANDARD DETAILS
RCP & DIP PIPE BEDDING
WAYZATA, MINNESOTA

LAST REVISION: Dec. 2009
CITY PLATE NO. UTIL-2
WAYZATA ENGINEERING

6 RCP AND DIP PIPE BEDDING NO SCALE



STANDARD DETAILS
WETLAND BUFFER MONUMENT
WAYZATA, MINNESOTA

LAST REVISION: Nov. 2009
CITY PLATE NO. ERO-5
WAYZATA ENGINEERING

8 WETLAND BUFFER MONUMENT NO SCALE

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C0.2	PRELIMINARY PLAT
C1.1	EXISTING CONDITIONS SITE PLAN
C2.1	WETLAND BUFFER PLAN
C3.1	GRADING, DRAINAGE, & EROSION CONTROL SWPPP NOTES
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
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BY RTS DATE 04-14-16

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PRELIMINARY PLAT RESUBMITTAL
04-15-2016

LANDFORM
From Site to Finish

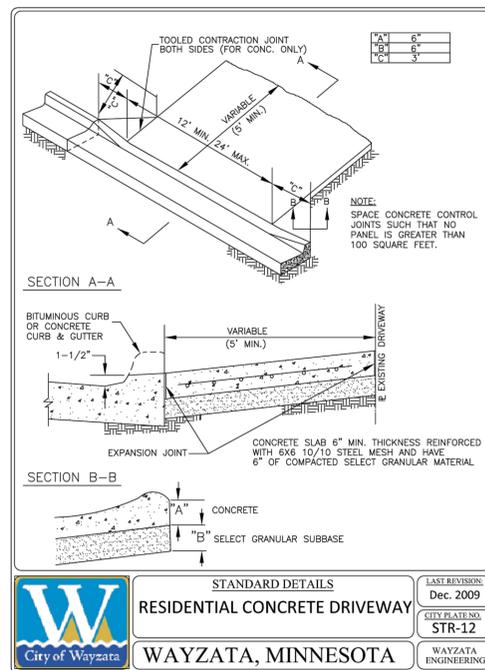
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Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C702LWD15008.DWG

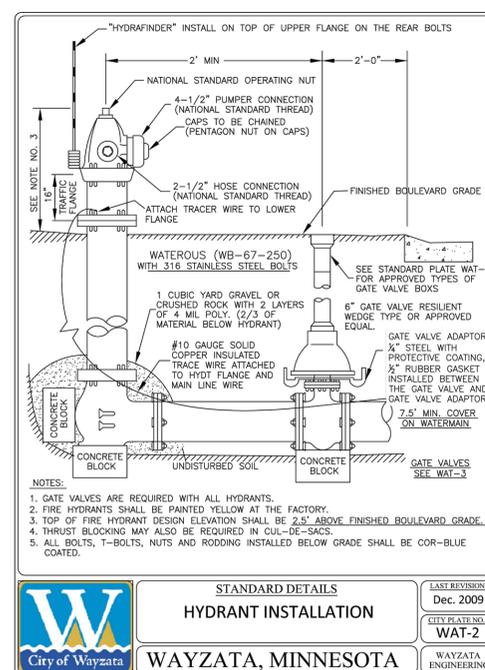
PROJECT NO. LWD15008

CIVIL DETAILS

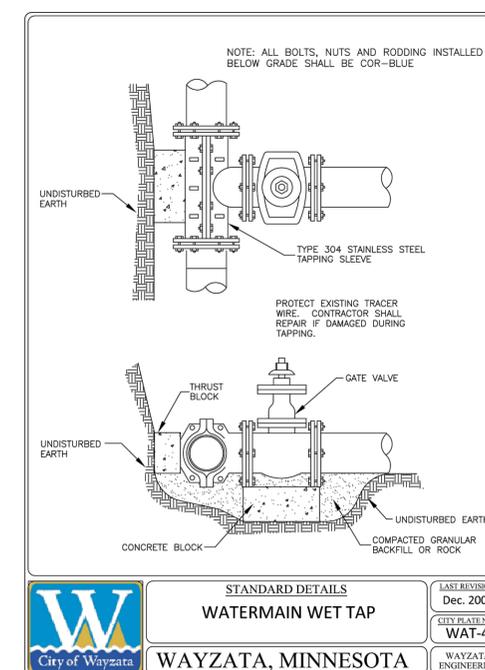
C7.2



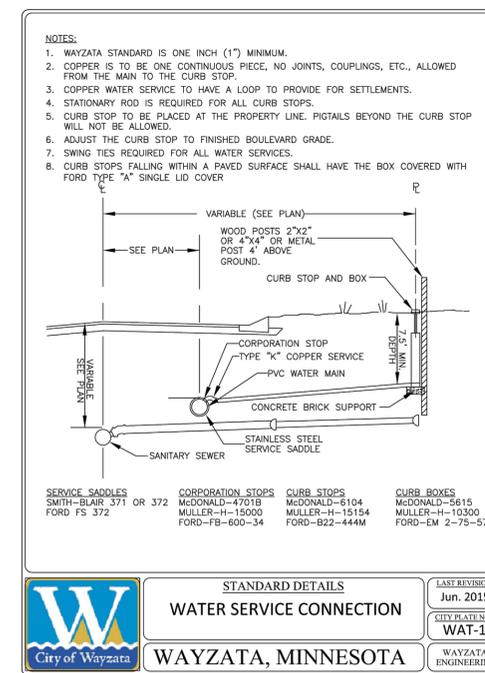
5 CONCRETE DRIVEWAY NO SCALE



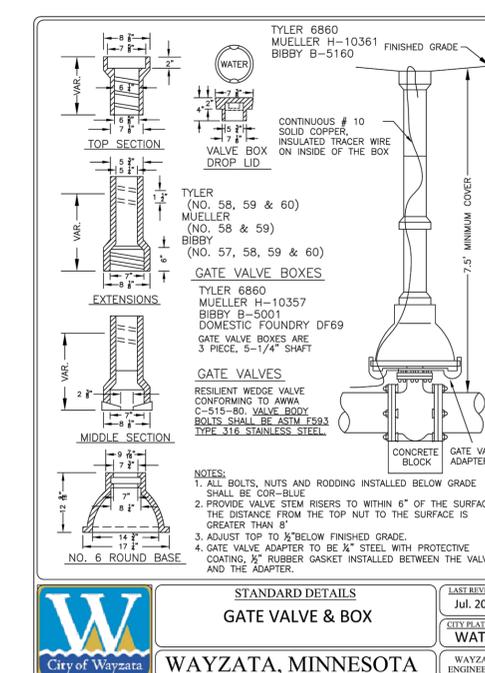
3 HYDRANT NO SCALE



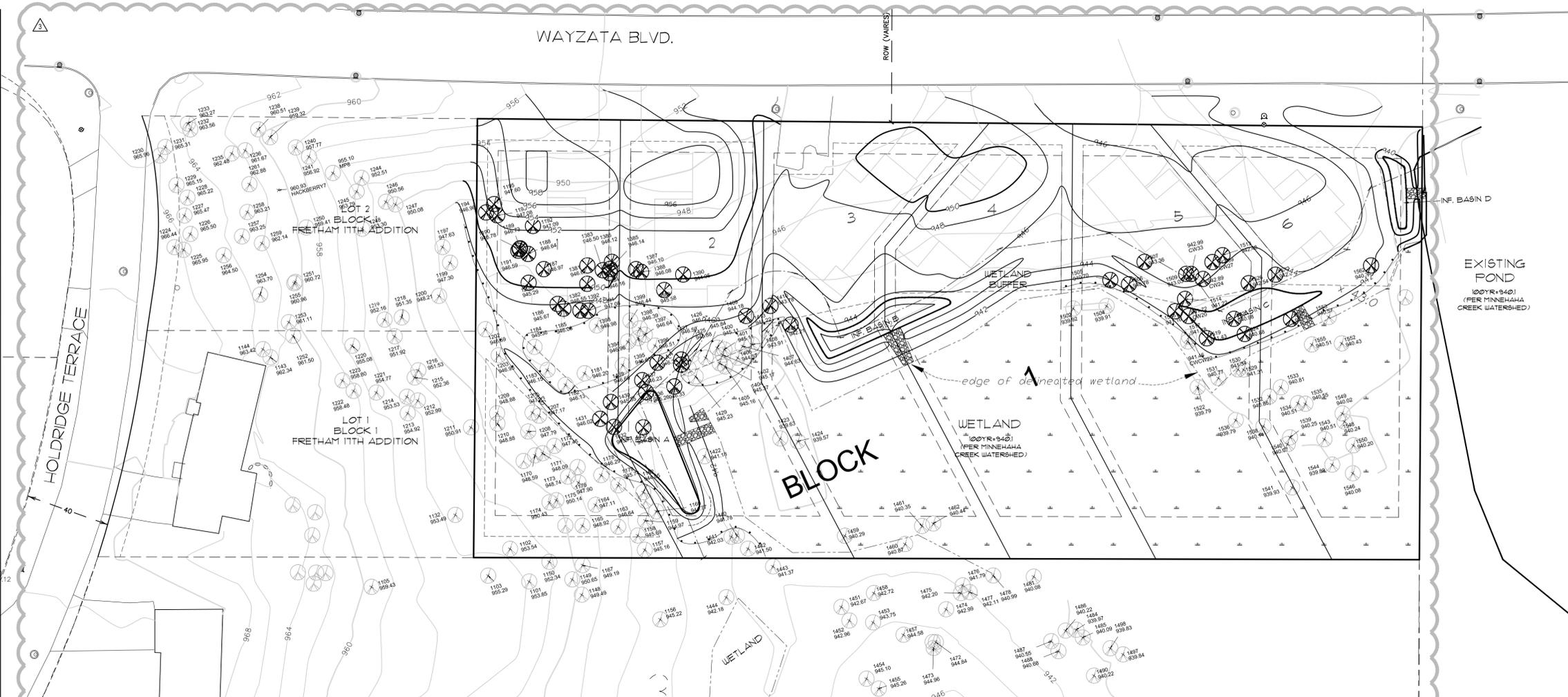
1 WATERMAIN WET TAP NO SCALE



4 WATER SERVICE CONNECTION NO SCALE



2 GATE VALVE AND BOX NO SCALE



811
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0 30 60

DEVELOPER

LAKE WEST DEVELOPMENT CO., LLC.
15400 HIGHWAY 7
MINNETONKA, MN 55345
TEL: (952)930-3000

MUNICIPALITY



PROJECT

HOLDRIDGE HOMES
WAYZATA, MN

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C0.2	PRELIMINARY PLAT
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C2.1	SITE PLAN
C2.2	WETLAND BUFFER PLAN
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L2.1	LANDSCAPE PLAN

ISSUE / REVISION HISTORY

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4 SEPT. 2015	PRELIMINARY PLAT	RHS
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16 FEB. 2016	CITY COMMENTS	RHS
04 APR. 2016	CITY COMMENTS	RHS

PROJECT MANAGER REVIEW

BY RTS DATE 04-14-16

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

PRELIMINARY PLAT RESUBMITTAL

04-15-2016



105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME L101LWD15008.DWG

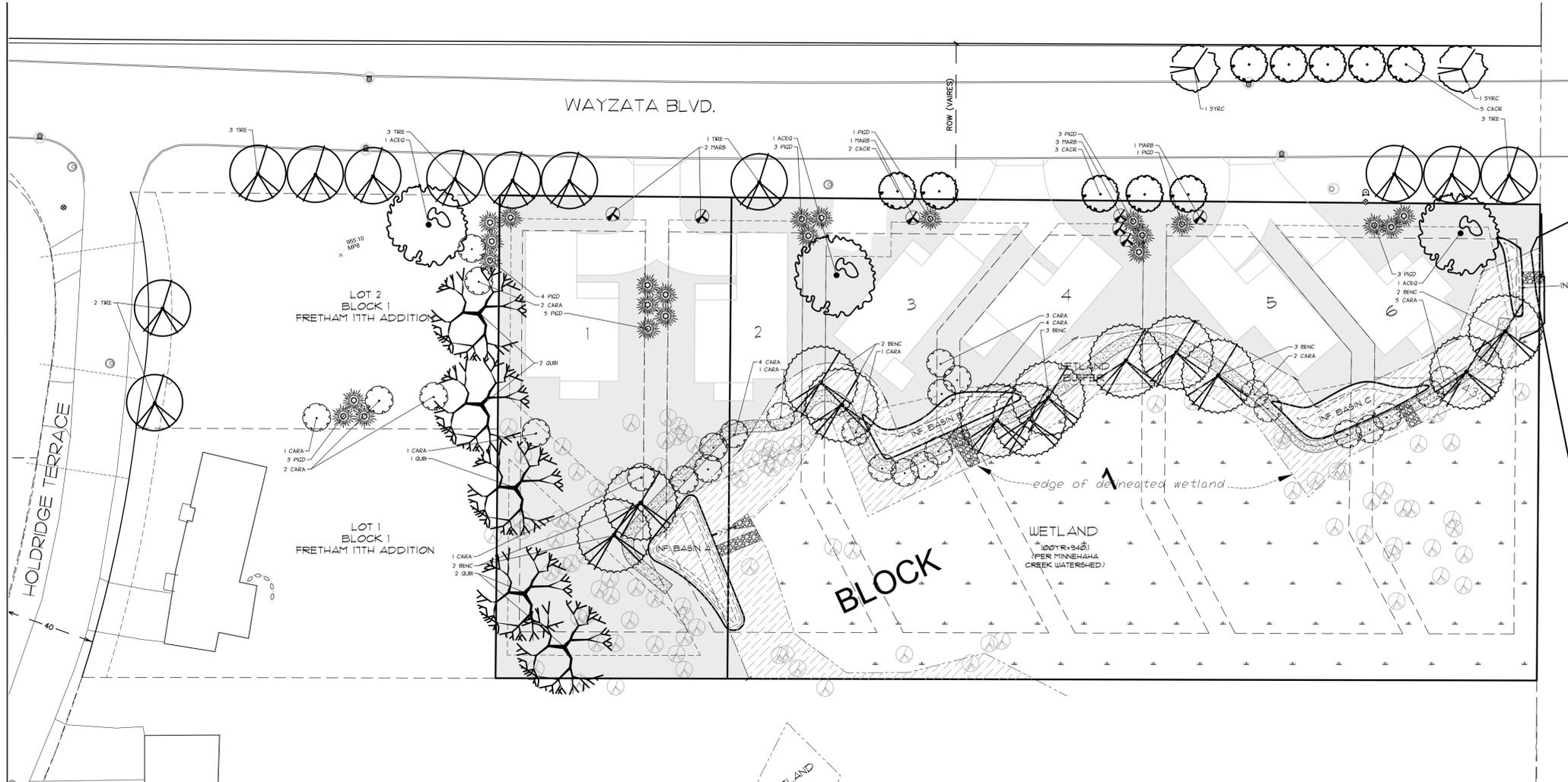
PROJECT NO. LWD15008

TREE PRESERVATION L1.1

Point	Species	Size (in)	Saved	Removed	Point	Species	Size (in)	Saved	Removed	Point	Species	Size (in)	Saved	Removed	Point	Species	Size (in)	Saved	Removed
1102	ASH	10	x		1189	ASH	8		x	1408	ASH	13	x		1524	BOXELDER	12		x
1106	Spruce	7		x	1190	ASH	10		x	1409	ASH	14		x	1525	ASH	10		x
1107	Spruce	10	x		1191	ASH	10		x	1410	ASH	20		x	1526	BOXELDER	13		x
1108	Spruce	10	x		1192	ASH	18		x	1412	BOXELDER	15		x	1527	ASH	11		x
1109	Spruce	7	x		1193	ASH	12		x	1413	BOXELDER	18	x		1528	ASH	10		x
1111	Spruce	18	x		1194	ASH	10		x	1426	ASH	15		x	1529	ASH	7	x	
1112	Spruce	12	x		1195	ASH	9		x	1427	ASH	8		x	1530	ASH	8	x	
1113	Spruce	18	x		1202	Black Walnut	6x2	x		1428	ASH	15		x	1531	ASH	8	x	
1150	ASH	12	x		1203	Black Walnut	10	x		1429	ASH	12	x		1532	BOXELDER	8	x	
1156	ASH	18x2	x		1205	BOXELDER	7	x		1430	ASH	15		x	1533	ASH	10	x	
1157	ASH	9	x		1206	Black Walnut	12	x		1431	ASH	18		x	1534	ASH	12	x	
1159	BOXELDER	7	x		1207	OAK	8	x		1432	ASH	9		x	1535	ASH	12	x	
1160	ASH	10x2	x		1208	OAK	1	x		1433	ASH	17		x	1536	BOXELDE	8	x	
1161	Cherry	15	x		1209	Black Walnut	27	x		1436	ASH	9		x	1538	ASH	10	x	
1162	Black Walnut	12	x		1210	OAK	24	x		1437	BOXELDER	8		x	1539	ASH	8	x	
1163	ASH	7	x		1211	OAK	17	x		1438	ASH	15		x	1540	ASH	8	x	
1164	Black Walnut	14	x		1381	BOXELDER	10		x	1439	ASH	8	x		1541	ASH	10	x	
1165	ELM	8	x		1382	ASH	15		x	1440	BOXELDER	24	x		1543	ASH	12	x	
1166	Cherry	18	x		1383	ASH	20		x	1441	ASH	10	x		1544	ASH	6	x	
1167	ASH10	dead	x		1384	ASH	7		x	1442	BOXELDER	9	x		1546	ASH	8	x	
1169	Cherry	12	x		1385	ASH	8		x	1443	BOXELDER	6	x		1548	BOXELDER	8	x	
1170	Black Walnut	10	x		1386	BOXELDER	15		x	1444	BOXELDER	10	x		1549	ELM	7	x	
1171	Black Walnut	8	x		1387	ASH	8		x	1459	BOXELDER	24	x		1550	ASH	10	x	
1172	Black Walnut	13	x		1388	ASH	15		x	1460	BOXELDER	9	x		1552	BOXELDER	12	x	
1173	Black Walnut	14	x		1389	BOXELDER	12		x	1461	ASH	14	x		1553	ASH	12	x	
1174	ASH	12	x		1390	BOXELDER	10		x	1462	BOXELDER	10	x		1555	ASH	7	x	
1175	ASH	9	x		1391	ASH	21		x	1471	Cherry	9	x		1562	BOXELDER	9		x
1176	ASH	dead	x		1392	ASH	10		x	1502	BOXELDER	9	x		Total		98		55
1177	Cherry	9	x		1393	ASH	12	x		1504	BOXELDER	14	x		Percentage Removed				36%
1178	ASH	13	x		1394	ASH	12	x		1505	BOXELDER	11		x					
1179	Black Walnut	14	x		1395	ASH	9	x		1506	ASH	14		x					
1181	ASH	15	x		1396	ASH	15	x		1507	ASH	17		x					
1182	ASH	12	x		1397	ASH	7	x		1509	ASH	12		x					
1183	ASH	18	x		1398	ASH	13	x		1510	Cottonwood	33		x					
1184	ASH	7	x		1399	ASH	10	x		1511	Cottonwood	24		x					
1185	ASH	10		x	1400	ASH	12	x		1512	Cottonwood	27		x					
1186	ASH	8	x		1401	BOXELDER	6	x		1513	BOXELDER	15		x					
1187	ELM	10	x		1402	ASH	8	x		1514	ELM	8		x					
1188	ASH	18		x	1403	ASH	13	x		1515	BOXELDER	12		x					
					1404	ASH	12	x		1516	Cottonwood	20		x					
					1405	ASH	12	x		1517	ASH	6		x					
					1406	ASH	12	x		1518	Cottonwood	22	x						
					1407	ASH	15	x		1519	ASH	7		x					
										1522	BOXELDER	14	x						

LEGEND

- PUD TREE REMOVAL
- TREE SAVED
- TREE OFF-SITE
- TREE PROTECTION FENCE



GENERAL NOTES

- FOR CONSTRUCTION STAKING AND SURVEYING SERVICES CONTACT LANDFORM PROFESSIONAL SERVICES AT 612.252.9070.
- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING.
- COORDINATE INSTALLATION WITH CONTRACTORS PERFORMING RELATED WORK.
- SEED MIXTURE AS DEFINED IN CURRENT MNDOT SEEDING MANUAL. NATIVE SEEDS SHALL BE OF MINNESOTA (OR AS SPECIFIED) ORIGIN AND CERTIFIED BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MICA). PROVIDE VERIFYING DOCUMENTATION TO THE OWNER 30 DAYS MINIMUM PRIOR TO INSTALLATION.
- PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE OF HARDY STOCK, FREE FROM DISEASE, INFESTATION, DAMAGE, AND DISFIGURATION. FOR DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE SCHEDULE AND THE NUMBER SHOWN ON THE DRAWING, THE DRAWING SHALL GOVERN.
- PLANTING SOIL SHALL CONSIST OF 4 PARTS TOPSOIL TO 1 PART PEAT HUMUS, WITH 3 POUNDS OF COMMERCIAL FERTILIZER ADDED PER CUBIC YARD.
- SPREAD A MINIMUM OF 6 INCHES OF TOPSOIL AND SEED ALL TURF AREAS DISTURBED BY CONSTRUCTION.
- FOLLOW MNDOT SEEDING MANUAL FOR PLANTING INSTRUCTIONS FOR ESTABLISHMENT OF NATIVE SEED AND PROVIDE COORDINATION FOR REQUIRED EROSION PREVENTION AND SEDIMENT CONTROL.
- INSTALL A 4-FOOT DIAMETER SHREDDED HARDWOOD BARK MULCH DISH AROUND TREES NOT PLACED WITHIN A SHRUB OR PERENNIAL PLANTING BED. VINYL EDGING IS NOT REQUIRED, UNLESS NOTED OTHERWISE.

LANDSCAPE NOTES

DEVELOPER

LAKE WEST DEVELOPMENT CO., LLC.
15400 HIGHWAY 7
MINNETONKA, MN 55345
TEL. (952)930-3000

MUNICIPALITY



PROJECT

HOLDRIDGE HOMES
WAYZATA, MN

SHEET INDEX

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C0.2	PRELIMINARY PLAT
C1.1	EXISTING CONDITIONS
C2.1	SITE PLAN
C2.2	WETLAND BUFFER PLAN
C3.1	GRADING, DRAINAGE, & EROSION CONTROL
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
L1.1	TREE PRESERVATION PLAN
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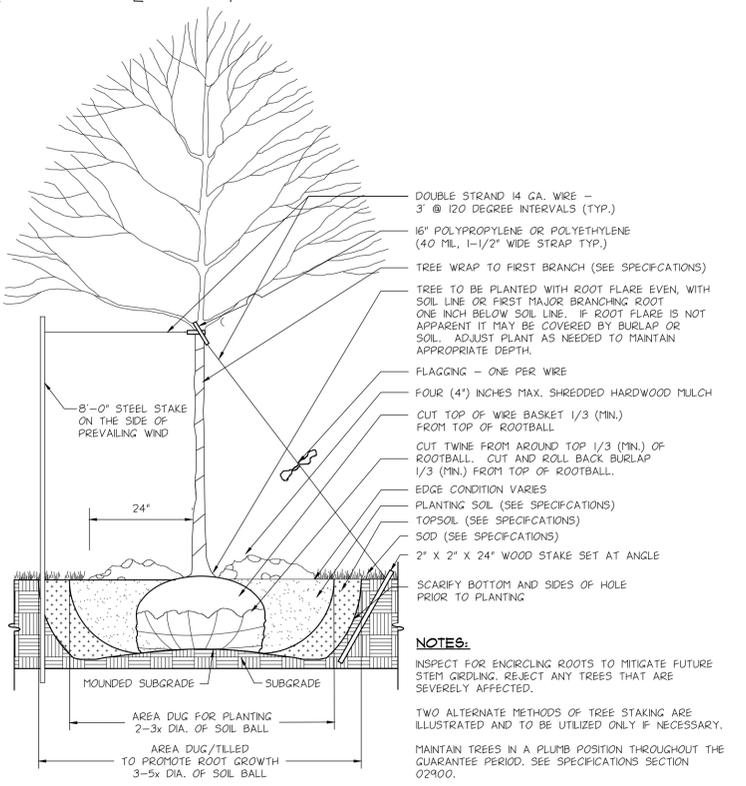
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PROJECT MANAGER REVIEW

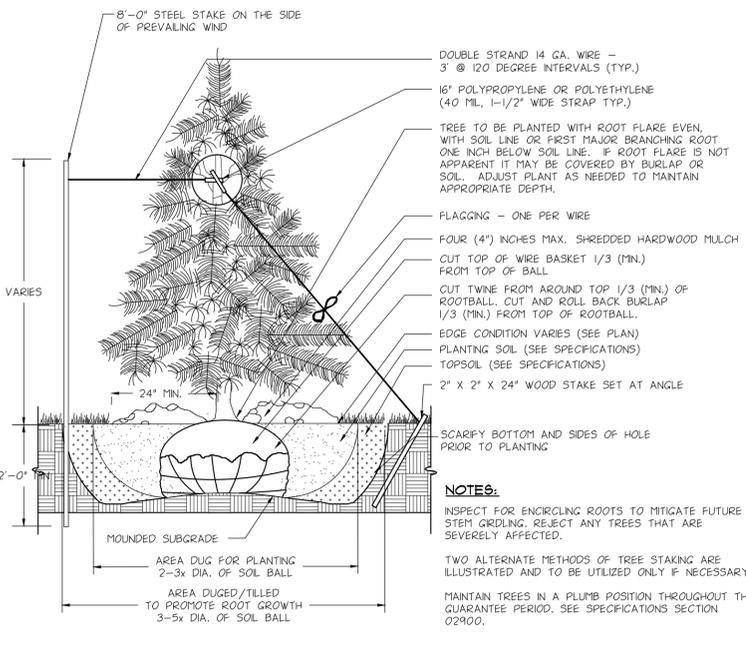
BY RTS DATE 04-14-16

CERTIFICATION



DECIDUOUS TREE PLANTING

NO SCALE



CONIFEROUS TREE PLANTING

NO SCALE

PLANT SCHEDULE

KEY	COUNT	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT CONDITION/Form
DECIDUOUS OVERSTORY TREES						
ACEQ	3	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	60H x 45W	2"	B&B
BENC	12	BETULA NIGRA	RIVER BIRCH CLUMP	50H x 40W	12' & 16' HT., 50/50 MIX	B&B, CLUMP FORM
QUBI	5	QUERCUS BICOLOR	SWAMP WHITE OAK	60H x 50W	2"	B&B
TIRE	12	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	50H x 30W	2"	B&B
DECIDUOUS ORNAMENTAL TREES						
CACR	10	CRATAEGUS CRUS-GALLI var. INERMIS	THORNLESS COCKSPUR HAWTHORNE	20H x 20W	1.5"	B&B
CARA	27	CORNUS RACEMOSA (TREE FORM)	GRAY DOGWOOD	15H x 15W	1.5"	B&B
MARB	7	MALUS 'REDBARRON'	RED BARRON CRABAPPLE	15H x 6W	1.5"	B&B
SYRC	2	SYRINGA RETICULATA CLUMP	JAPANESE TREE LILAC CLUMP	25H x 25W	8' HT.	B&B, CLUMP FORM
EVERGREEN TREES						
PIGD	23	PICEA GLAUCA DENSATA	BLACK HILLS WHITE SPRUCE	45H x 20W	8'	B&B

LEGEND

- TREE SAVED
- TURF SEED, MNDOT 25-151, HIGH MAINTENANCE TURF MIX
- BUFFER SEED, BWSR 34-261, RIPARIAN SOUTH & WEST MIX



Know what's Below.
Call before you dig.



0 30 60

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY PLAT RESUBMITTAL

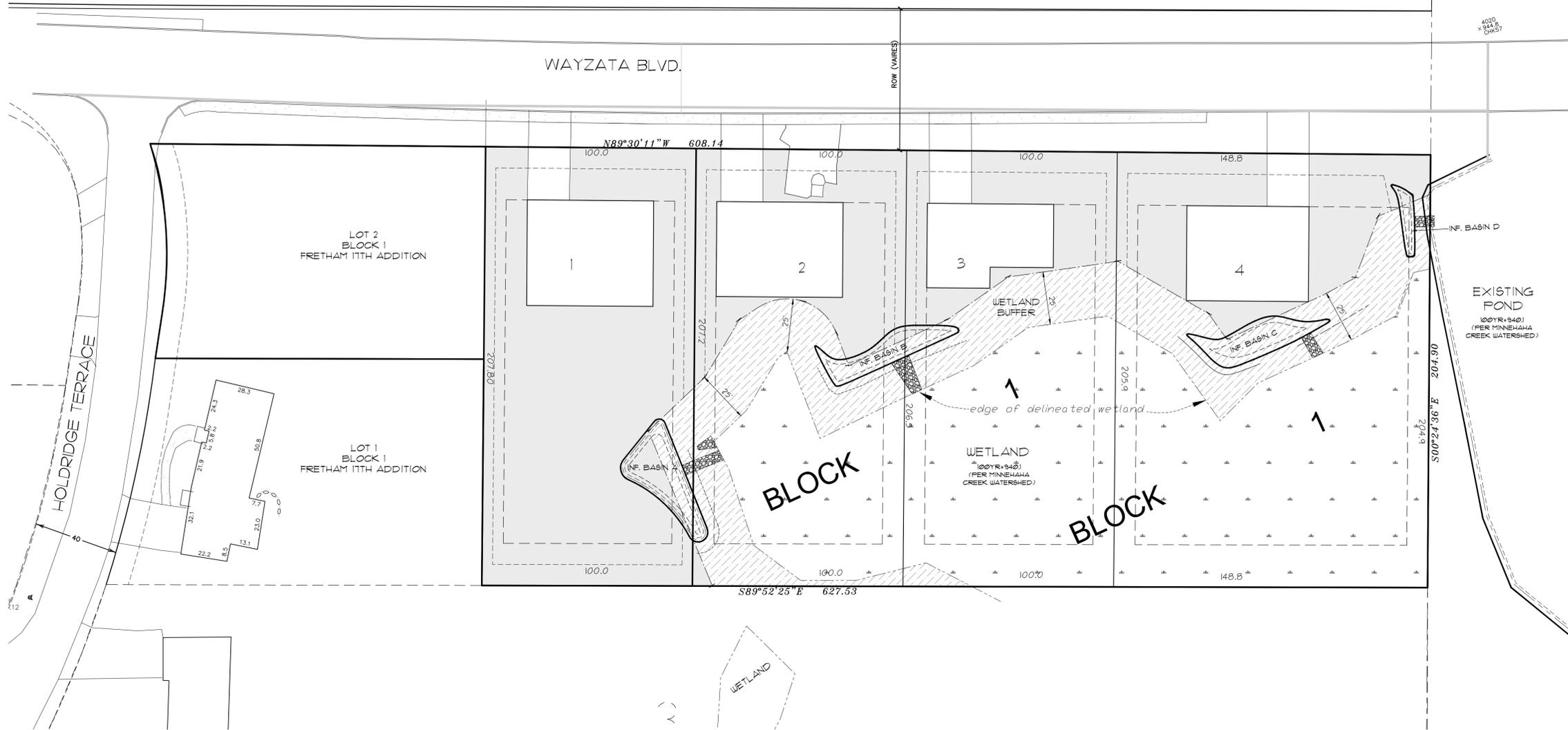
04-15-2016



105 South Fifth Avenue Suite 513 Minneapolis, MN 55401
Tel: 612-252-9070 Fax: 612-252-9077 Web: landform.net

FILE NAME: L2011WD15008.DWG
PROJECT NO.: LWD15008

LANDSCAPE PLAN L2.1



SITE PLAN NOTES

- OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
- THE DIGITAL FILE CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER. THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE, SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
- DIMENSIONS SHOWN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING FOUNDATION UNLESS NOTED OTHERWISE.

- GREEN SPACE (LANDSCAPE AREA)
- WETLAND BUFFER

AREA SUMMARY

TOTAL GROSS AREA = 2.13 AC
 • WETLAND AREA = .78 ACRE
 NET AREA = 1.35

TOTAL SINGLE FAMILY LOTS = 4 UNITS
 GROSS DENSITY = 1.87 UNITS/AC
 NET DENSITY = 2.96 UNITS/AC

LOT SUMMARY

PARCEL ID:	PARCEL SIZE:	IMPERVIOUSNESS	PROPOSED ZONING:
LOT 1	20,748 S.F.	4,027 S.F.	R2
LOT 2	20,683 S.F.	2,389 S.F.	R2
LOT 3	20,619 S.F.	2,455 S.F.	R2
LOT 4	30,593 S.F.	2,827 S.F.	R2

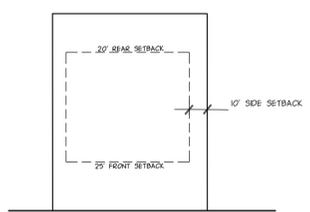
ZONING SUMMARY

THE PROPERTY IS CURRENTLY ZONED (R-2) MEDIUM DENSITY SINGLE FAMILY.

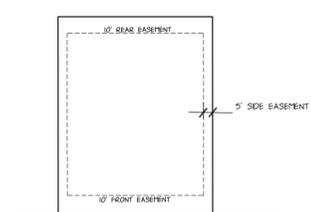
BUILDING SETBACK INFORMATION IS AS FOLLOWS (R-2)
 FRONT YARD = 25 FT.
 REAR = 20 FT.
 SIDE = 10 FT.

LOT COVERAGE INFORMATION IS AS FOLLOWS
 LOT AREA MINIMUM = 15,000 S.F. = .33 ACRE
 LOT WIDTH MINIMUM = 100 FT
 LOT DEPTH MINIMUM = 100 FT
 MAX. IMPERVIOUS COVERAGE = 30%

TYPICAL LOT LAYOUT (R-2)

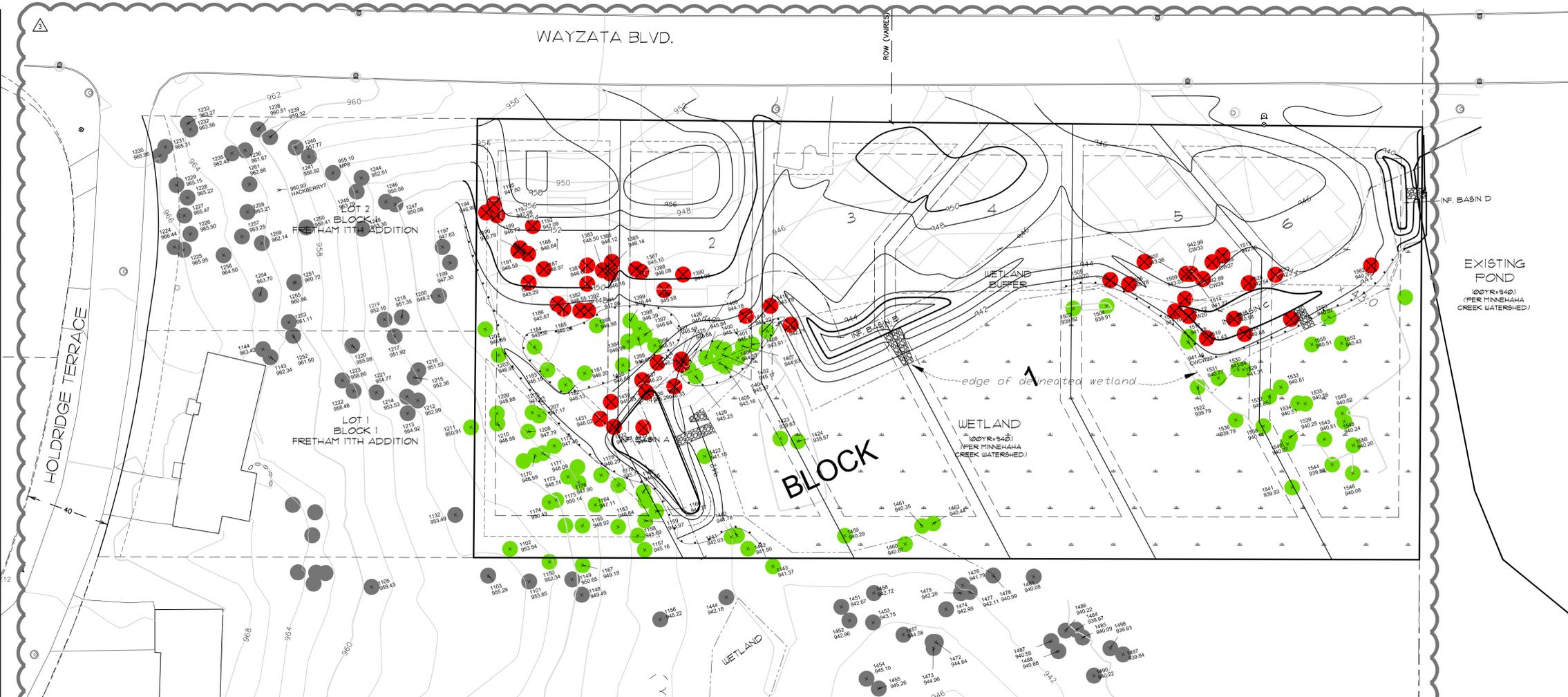


TYPICAL EASEMENTS



LANDFORM
 From Site to Finish

SINGLE FAMILY SITE PLAN EXHIBIT



DEVELOPER

LAKE WEST DEVELOPMENT CO., LLC.
15400 HIGHWAY 7
MINNETONKA, MN 55345
TEL: (952)930-3000

MUNICIPALITY



PROJECT

HOLDRIDGE HOMES
WAYZATA, MN

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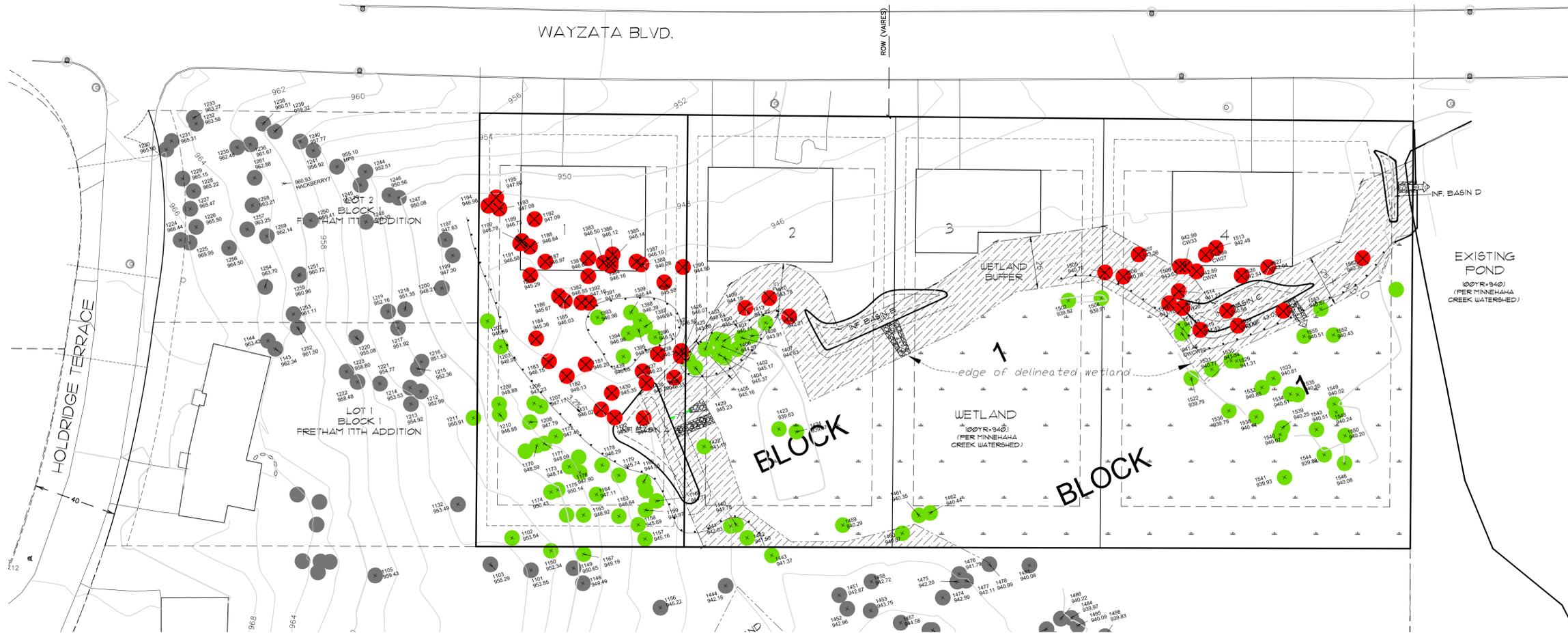
TREE PRESERVATION L1.1

Page 10 of 80/11/12

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1102	ASH	10	x		1189	ASH	8		x	1408	ASH	13	x		1524	BOXELDER	12		x
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1108	Spruce	10	x		1192	ASH	18		x	1412	BOXELDER	15		x	1527	ASH	11		x
1109	Spruce	7	x		1193	ASH	12		x	1413	BOXELDER	18	x		1528	ASH	10		x
1111	Spruce	18	x		1194	ASH	10		x	1426	ASH	15		x	1529	ASH	7	x	
1112	Spruce	12	x		1195	ASH	9		x	1427	ASH	8		x	1530	ASH	8	x	
1113	Spruce	18	x		1202	Black Walnut	6x2	x		1428	ASH	15		x	1531	ASH	8	x	
1150	ASH	12	x		1203	Black Walnut	10	x		1429	ASH	12	x		1532	BOXELDER	8	x	
1156	ASH	18x2	x		1205	BOXELDER	7	x		1430	ASH	15		x	1533	ASH	10	x	
1157	ASH	9	x		1206	Black Walnut	12	x		1431	ASH	18		x	1534	ASH	12	x	
1159	BOXELDER	7	x		1207	OAK	8	x		1432	ASH	9		x	1535	ASH	12	x	
1160	ASH	10x2	x		1208	OAK	1	x		1433	ASH	17		x	1536	BOXELDE	8	x	
1161	Cherry	15	x		1209	Black Walnut	27	x		1436	ASH	9		x	1538	ASH	10	x	
1162	Black Walnut	12	x		1210	OAK	24	x		1437	BOXELDER	8		x	1539	ASH	8	x	
1163	ASH	7	x		1211	OAK	17	x		1438	ASH	15		x	1540	ASH	8	x	
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1174	ASH	12	x		1390	BOXELDER	10		x	1462	BOXELDER	10	x		1555	ASH	7	x	
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					1405	ASH	12	x		1517	ASH	6		x					
					1406	ASH	12	x		1518	Cottonwood	22	x						
					1407	ASH	15	x		1519	ASH	7		x					
										1522	BOXELDER	14	x						

LEGEND

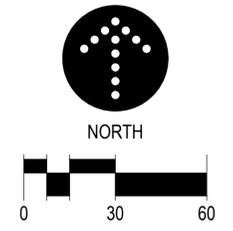
- PUD TREE REMOVAL
- TREE SAVED
- TREE OFF-SITE
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1162	Black Walnut	12	x		1210	OAK	24	x		1437	BOXELDER	8		x	1539	ASH	8	x	
1163	ASH	7	x		1211	OAK	17	x		1438	ASH	15		x	1540	ASH	8	x	
1164	Black Walnut	14	x		1381	BOXELDER	10		x	1439	ASH	8	x		1541	ASH	10	x	
1165	ELM	8	x		1382	ASH	15		x	1440	BOXELDER	24	x		1543	ASH	12	x	
1166	Cherry	18	x		1383	ASH	20		x	1441	ASH	10	x		1544	ASH	6	x	
1167	ASH10	dead	x		1384	ASH	7		x	1442	BOXELDER	9	x		1546	ASH	8	x	
1169	Cherry	12	x		1385	ASH	8		x	1443	BOXELDER	6	x		1548	BOXELDER	8	x	
1170	Black Walnut	10	x		1386	BOXELDER	15		x	1444	BOXELDER	10	x		1549	ELM	7	x	
1171	Black Walnut	8	x		1387	ASH	8		x	1459	BOXELDER	24	x		1550	ASH	10	x	
1172	Black Walnut	13	x		1388	ASH	15		x	1460	BOXELDER	9	x		1552	BOXELDER	12	x	
1173	Black Walnut	14	x		1389	BOXELDER	12		x	1461	ASH	14	x		1553	ASH	12	x	
1174	ASH	12	x		1390	BOXELDER	10		x	1462	BOXELDER	10	x		1555	ASH	7	x	
1175	ASH	9	x		1391	ASH	21		x	1471	Cherry	9	x		1562	BOXELDER	9		x
1176	ASH	dead	x		1392	ASH	10		x	1502	BOXELDER	9	x		Total		94		59
1177	Cherry	9	x		1393	ASH	12	x		1504	BOXELDER	14	x		Percentage				38%
1178	ASH	13	x		1394	ASH	12	x		1505	BOXELDER	11		x					
1179	Black Walnut	14	x		1395	ASH	9	x		1506	ASH	14		x					
1181	ASH	15		x	1396	ASH	15	x		1507	ASH	17		x					
1182	ASH	12	x		1397	ASH	7	x		1509	ASH	12		x					
1183	ASH	18		x	1398	ASH	13	x		1510	Cottonwood	33		x					
1184	ASH	7		x	1399	ASH	10	x		1511	Cottonwood	24		x					
1185	ASH	10	x		1400	ASH	12	x		1512	Cottonwood	27		x					
1186	ASH	8		x	1401	BOXELDER	6	x		1513	BOXELDER	15		x					
1187	ELM	10		x	1402	ASH	8	x		1514	ELM	8		x					
1188	ASH	18		x	1403	ASH	13	x		1515	BOXELDER	12		x					
					1404	ASH	12	x		1516	Cottonwood	20		x					
					1405	ASH	12	x		1517	ASH	6		x					
					1406	ASH	12	x		1518	Cottonwood	22	x						
					1407	ASH	15	x		1519	ASH	7		x					
										1522	BOXELDER	14	x						

LEGEND

- TREE REMOVAL
- TREE SAVED
- TREE OFF-SITE
- TREE PROTECTION FENCE



LANDFORM
From Site to Finish

SINGLE FAMILY TREE REMOVAL EXHIBIT

PRELIMINARY PLAT ~ OF ~ FRETAM 17TH ADDITION

Property Address: 1409 Holdridge Terrace, Wayzata, MN 55391

P.I.D.#04-117-22-32-0024

~for~ Lakewest Development

Tree Inventory

1101 ASH15	1339-BlackWalnut3-	1426 ASH15	
1102 ASH10	1346-BlackWalnut2-	1427 ASH8	
1103 OAK21	1356-BlackWalnut1-	1428 ASH15	
1105 ASH24	1429-BlackWalnut1-	1429 ASH12X2	
1106 Spruce7	1440-OAK27-	1430 ASH15	
1107 Spruce10	1446-BlackWalnut1-	1431 ASH18	
1108 Spruce10	1443 Maple 9	1432 ASH9	
1109 Spruce7	1444 ELM14-DEAD	1433 ASH17	
1111 Spruce18	1445 OAK32	1436-ASH9	
1112 Spruce12	1446 ELM10	1437 BOXELDER8	
1113 Spruce18	1447 OAK22	1438 ASH15	
1122 ASH21	1448 OAK31	1439-ASH8	
1143 ELM8	1450 OAK30	1440 BOXELDER24	
1144 ASH6	1451-ASH9	1441 ASH10	
1148 ASH8	1452 ELM30-DEAD	1442 BOXELDER9	
1149 ASH15	1453-ASH8	1443 BOXELDER6	
1150 ASH12	1454-ELM8	1444 BOXELDER10	
1156 ASH18X2	1455-ASH10	1451 BlackWalnut2	1519 ASH7
1157 ASH9	1456-ELM8	1452 BlackWalnut8	1522 BOXELDER14
1158 ASH15	1457 OAK29	1453 OAK20	1524 BOXELDER12
1159 BOXELDER7	1458 BOXELDER8	1454 ASH12	1525 ASH10
1160 ASH10X2	1459-BlackWalnut8	1455 OAK22	1526 BOXELDER13
1161 Cherry15	1460 FRACOBERRY7	1457 ASH24	1527 ASH11
1162 BlackWalnut12	1461-ASH30-90PC+DEAD	1458 BOXELDER19	1528 ASH10
1163 BlackWalnut14	1462-BOXELDER10	1459 BOXELDER24	1529 ASH7
1164 BlackWalnut14	1382-ASH15	1460 BOXELDER9	1530 ASH8
1165 ELM8	1383-ASH20	1461 ASH14	1531 ASH8
1166 Cherry18	1384-ASH7	1462 BOXELDER10	1532 BOXELDER8
1167 ASH10-DEAD	1385-ASH9	1471 Cherry9	1533 ASH10
1168 Cherry12	1386 BOXELDER15	1472 ELM6	1534 ASH12
1170 BlackWalnut10	1387-ASH8	1473 BOXELDER10	1535 ASH12
1171 BlackWalnut8	1388-ASH9	1474 BlackWalnut7	1536 BOXELDER8
1172 BlackWalnut13	1389 BOXELDER12	1475 BlackWalnut10	1538 ASH10
1173 BlackWalnut14	1390 BOXELDER10X2	1476 BOXELDER8	1539 ASH8
1174 ASH12	1391 ASH21	1477 ASH15	1540 ASH8
1175 ASH9	1392 ASH10	1478 BOXELDER6	1541 ASH10
1176 ASH10-DEAD	1393 ASH12	1481 BOXELDER15	1543 ASH12
1177 Cherry9	1394 ASH12	1484 ASH13	1544 ASH6
1178 ASH13	1395 ASH9	1485 ELM9	1546 ASH8
1179 BlackWalnut14	1396 ASH15	1486 ASH15	1548 BOXELDER8
1181-ASH15	1397 ASH7	1487 ASH8	1549 ELM7
1182-ASH12	1398 ASH13	1488 ASH15	1550 ASH10
1183-ASH18	1399 ASH10	1490 ASH10	1552 BOXELDER12
1184-ASH9	1400 ASH20X2	1497 ASH12	1553 ASH12
1185 ASH10	1401 BOXELDER6	1498 ASH12	1555 ASH7
1186 ASH8	1402 ASH8	1499 ASH12	1562 BOXELDER9
1187 ELM10	1403 ASH13	1504 BOXELDER14	
1188 ASH15	1404 ASH12	1505 BOXELDER11	
1189-ASH10	1405 ASH12	1506 ASH14	
1191-ASH10	1406 ASH12	1507 ASH17	
1192-ASH10	1407 ASH15	1509 ASH12	
1193-ASH13	1408 ASH13	1510 Cottonwood33	
1194-ASH14	1409 ASH14	1511 Cottonwood24	
1195-ASH12	1410 ASH20	1512 Cottonwood27	
1196-ASH10	1411 BOXELDER15	1513 BOXELDER15	
1197 BlackWalnut13	1413 BOXELDER18	1514 ELM8	
1198 BlackWalnut10	1422 ASH18	1515 BOXELDER12	
1200 BlackWalnut8	1423 ASH9	1516 Cottonwood20	
1202 BlackWalnut6X2	1424 ASH14	1517 ASH16	
1203 BlackWalnut10	1425 ASH7	1518 Cottonwood22	

TREE REMOVAL NOTES:

- 133 SIGNIFICANT TREES WITHIN LOTS 1, 2 AND 3.
- 50 TREES ARE PROPOSED TO BE REMOVED AS PART OF CONSTRUCTION OF HOMES AND GRADING OF LOTS. (37.6% OF TREES)

LEGAL DESCRIPTION

Lot 1, Block 3, Holdridge Second Addition Rearrangement, Hennepin County, Minnesota.
 Torrens Certificate No. 542759.
 Lot 2, Block 3, Holdridge Second Addition Rearrangement, Hennepin County, Minnesota.
 Torrens Certificate No. 1087573.

Note: Boundary lines shown herein excepts out property as described in doc. no. 2622913. Said document takes priority in fee simple and also takes permanent easement in property.

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

JOSHUA P. SCHNEIDER
 Date: 10-30-13 Reg. No. 44655

Revised: 01-06-14 (tree notes/removals)
 Revised: 12-11-13 (add trees/removal/house)
 Revised: 11-6-13 (add trees/removal/house)

SCHEDULE B-2 ITEMS:

- [1] Terms and conditions of easements contained in Declaration of covenants, restrictions and easements filed Feb. 14th, 1950, as doc. no. 303999.
 NOTE: REVIEW THIS DOCUMENT CAREFULLY AS IT MAY AFFECT WHAT CAN OR CAN NOT BE BUILT ON LOTS!!!** There is a lot of restrictions placed in said document and they may or may not be valid at this time!

- [2] Terms and conditions of utility easement in favor of the City of Wayzata per doc. no. 708501. Easement does not affect survey area of Lot 1.

- [3] Terms and conditions of Final Certificate for Highway purposes per doc. no. 2622913. Note: Does affect a portion of Lot 1 however DOES NOT affect surveyed portion shown herein.

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.

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
- DENOTES EXISTING ELEVATION.
- DENOTES TREE LINE
- DENOTES CONCRETE
- DENOTES BITUMENOUS
- DENOTES UTILITY BOX
- DENOTES WETLAND
- DENOTES RETAINING WALL
- ⊗ DENOTES TREE TO BE REMOVED
- DENOTES EXISTING TREE
- ⊗ DENOTES PROPOSED TREE

AREA CALCULATIONS:

LOT 1, BLOCK 1
 TOTAL LOT = 217,744 sq. ft.
 Existing House = 2,447 Sq. Ft.
 Existing Porch = 167 Sq. Ft.
 Existing Sidewalk = 2,305 Sq. Ft.
 Existing Driveway = 2,621 Sq. Ft.
 Impervious = 218,085

LOT 2, BLOCK 1
 TOTAL LOT = 215,492 sq. ft.
 Proposed House = 2,248 Sq. Ft.
 Proposed Driveway = 2,691 Sq. Ft.
 Impervious = 218,026

LOT 3, BLOCK 1
 TOTAL LOT = 220,748 sq. ft.
 Proposed House = 2,297 Sq. Ft.
 Proposed Driveway = 2,1025 Sq. Ft.
 Impervious = 216,026

GRAPHIC SCALE

(IN FEET)
 1 inch = 30 ft.

NORTH

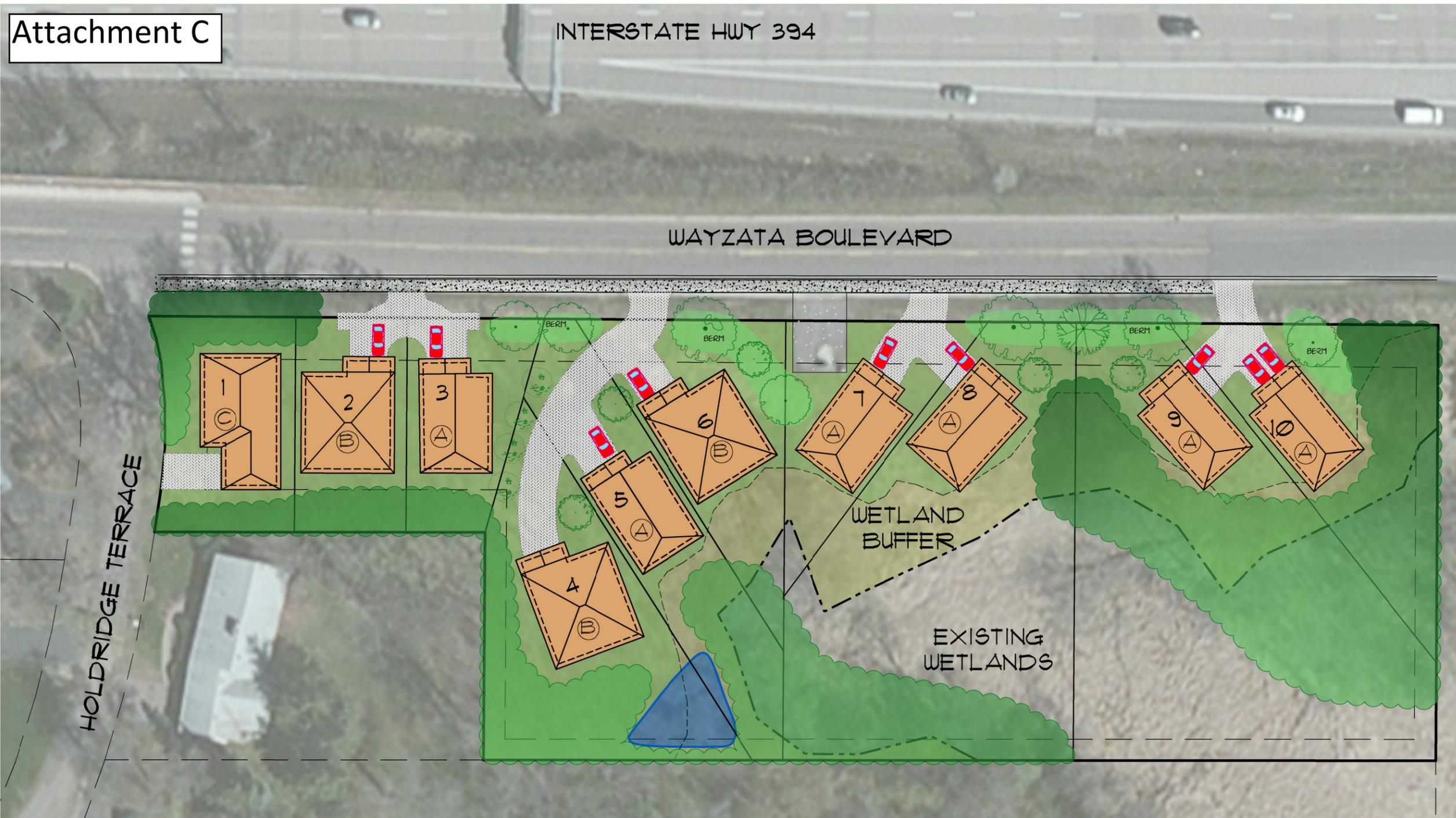
TREE LEGEND

- ⊗ DENOTES BASSWOOD
- ⊗ DENOTES ASH
- ⊗ DENOTES OAK
- ⊗ DENOTES CHERRY
- ⊗ DENOTES ELM
- ⊗ DENOTES BOXELDER
- ⊗ DENOTES MAPLE
- ⊗ DENOTES COTTONWOOD

NOTES

- 2 foot Contour Interval
- Elevations shown an assumed datum.
- Boundaries shown are preliminary only. This sketch is subject to revision.

ACRE LAND SURVEYING
 Serving Twin Cities
 area and beyond
 763-238-6278 jps@acresurveying.com



SITE ANALYSIS

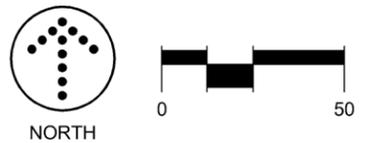
OF LOTS = 10
 MODEL A = 6 LOTS
 MODEL B = 3 LOTS
 MODEL C (CUSTOM) = 1 LOT
 FRONT SETBACK = 20 FT
 SIDE SETBACK = 10 FT
 SIDE SETBACK (CORNER) = 20 FT
 REAR SETBACK = 20 FT

WETLAND MANAGEMENT

WETLAND TYPE = MANAGE 2
 MINIMUM BUFFER = 24 FT
 BUFFER PROVIDED = 24 FT
 AVERAGE BUFFER = 30 FT
 BUFFER PROVIDED = 30.5 FT

LEGEND

- = GREEN SPACE (LANDSCAPE AREA)
- = TREE PRESERVATION
- = BERM



MODEL A



MODEL B



DIMENSIONS

MODEL A = 30'W X 50'D
 MODEL B = 40'W X 50'D
 MODEL C = 34'W X 60'D



CONCEPT B
 MEDIUM FAMILY RESIDENTIAL

05.13.2015

WAYZATA PLANNING COMMISSION
MEETING MINUTES
JANUARY 4, 2016

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AGENDA ITEM 1. Call to Order and Roll Call

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

Present at roll call were Commissioners: Young, Gruber, Gonazalez, Iverson, Murray and Flannigan. Absent and excused: Commissioner Gnos. Director of Planning and Building Jeff Thomson and City Attorney David Schelzel were also present.

a.) Approval of the December 7th Planning Commission Minutes

Commissioner Gonzalez made a motion, Seconded by Commissioner Gruber, to approve the December 7, 2015 Planning Commission Minutes as presented. The motion carried unanimously.

b.) Approval of the December 21st Planning Commission Minutes

Commissioner Gruber stated on page 3, line 32, the word “widows” should be changed to “windows”.

Commissioner Gruber made a motion, Seconded by Commissioner Gonzalez, to approve the December 21, 2015 Planning Commission Minutes as presented with Commissioner Gruber’s change. The motion carried unanimously.

AGENDA ITEM 2. Regular Agenda Public Hearing Items:

a.) Holdridge Homes – 1405, 1407 and unaddressed parcel on Holdridge Terrace

i. PUD Rezoning, Concurrent PUD Concept Plan and General Plan of Development, Preliminary Plat

Mr. Thomson stated the applicant and property owner, Lake West Development, LLC has submitted a Development Application requesting rezoning from R-2/Medium Density Single Family Residential to PUD/Planned Unit Development, Concurrent PUD Concept Plan and General Plan Development approval, and preliminary plat review to subdivide the properties at 1405 and 1407 Holdridge Terrace, and an unaddressed parcel on Holdridge Terrace for a seven (7) lot single-family residential development. He stated the density would be consistent with the current Comprehensive Plan land use designation for this property. He reviewed the plans submitted with the Development Application. Mr. Thomson stated the Applicant would provide an extension to the sewer and water to provide services to all six (6) of the newly formed lots. He reviewed proposed Project and compared the plans to the R-2 lot standards and setback requirements. He explained the purpose of a PUD as outlined in City Ordinance 801.33.1.

1
2 Commissioner Gonzalez asked what the proposed side yard setback between the homes would be
3 and if lot coverage information had been provided.

4
5 Mr. Thomson stated the side yard setback varies between the lots from 16 feet to 5 feet. The
6 specific home footprints have not been provided but based on the impervious surface
7 calculations, the lots would comply with the City's lot coverage requirements.

8
9 Chair Iverson asked if heights for the homes had been provided.

10
11 Mr. Thomson stated the specific building heights are not indicated on the plans, and the Planning
12 Commission could request this information be provided when the Commission reviews the
13 project again.

14
15 Commissioner Gonzalez asked how much fill the Applicant planned on bringing to the site. She
16 also stated that the information provided by the Applicant was difficult to read, and she requested
17 that future applications provide more legible information for review.

18
19 Chair Iverson stated based on her calculations, approximately 300 truckloads would be removed
20 from the site and 40,000 cubic feet of dirt would need to be brought to the site.

21
22 Commissioner Gruber asked if the proposed homes would be on slabs or have foundations.

23
24 Mr. Thomson stated based on the plans submitted the homes are proposed to have basements.

25
26 Mr. Reid Schultz, Landform Professional Services, 105 South 5th Avenue, Minneapolis, on
27 behalf of the Applicant, provided additional background on the property and why the Applicant
28 was back in front of the Planning Commission because a 3-lot subdivision was previously
29 approved. He reviewed architectural renderings of possible homes for the properties. He
30 explained the homes were proposed to be slanted in order to maximize the views of the wetlands
31 and screening from Wayzata Boulevard. The homes would have either lookout basements or
32 walkout basements. He explained the Wetland Plan provided with the Application does meet the
33 City's standards for wetland buffers. If the current wetland areas do not have adequate
34 vegetation, they would provide additional native vegetation and grasses to enhance the buffer.
35 Once the construction has been completed, signs would be posted indicating this was a wetland
36 area and residents could not mow the area.

37
38 Commissioner Gruber asked about the amount of trees that would be removed from the site.

39
40 Mr. Schultz stated the Application documents had been provided to the City electronically if the
41 Planning Commission needed to review these in greater detail. The Applicant is proposing
42 approximately 26% of the significant trees would be removed. Mr. Schultz stated this is less
43 than the tree loss that could occur if these lots were built on as they currently are arranged. He
44 noted with the PUD process, the Planning Commission and City Council does have the ability to
45 limit the amount of tree loss. He stated this proposal provides more affordable housing in
46 Wayzata.

1
2 Commissioner Flannigan asked what the proposed homes would be valued at, and if a builder
3 had been selected for the Project.

4
5 Mr. Schultz stated the home values have not been determined yet and they have not identified a
6 builder at this time.

7
8 Chair Iverson opened the public hearing at 7:32 p.m.

9
10 Ms. Merrily Babcock, 337 Reno Street, Wayzata, stated she had been unable to read the tree
11 survey provided with the Application, and had been unable to get a larger copy at City Hall. She
12 stated 116 or approximately 50% of the trees marked on the survey are Ash trees that would die
13 due to the Emerald Ash Borer, and this is in addition to the 26% they are proposing to remove.
14 She stated that the Applicant is proposing to remove trees that include a 42-inch oak tree that
15 would be 250-300 years old, a 25-inch oak, 30-inch oak, 33-inch cottonwood tree, 24-inch
16 cottonwood tree, 27-inch cottonwood tree, and a 20-inch cottonwood tree. If the Applicant is
17 bringing in as much fill as they are proposing, she does not see a plan to protect other trees. She
18 stated that this is the entrance to Wayzata, and if this is substandard building where only the
19 backs of the homes would be seen, it would not be improving Wayzata. She recommended the
20 Planning Commission review the material on the homes, prior to any homes being constructed.
21 She asked who would police the wetland buffer once the project was complete to ensure the
22 wetlands are protected. She stated there is a stream on this property, and she does not see where
23 the Applicant has taken this into consideration. She said there is a State Statute that swamps
24 cannot be filled, but it appears this is what the Applicant would be doing with the fill that is
25 brought in and there are no mitigation methods in place. The removal of all the trees would also
26 be degrading the neighborhood due to the gases and noise coming off the Highway.

27
28 Mr. Judd Nelson, 1515 Holdridge Terrace, Wayzata, stated he would like to see the DNR
29 involved with the protection of the wetlands on the property. He would like more clarification
30 on the prices of the proposed homes because they are saying they would be affordable, but they
31 do not know what they would be priced at. He also expressed concerns on the preservation of
32 the trees on the property because the more trees that are lost, the more noise there would be from
33 the highway.

34
35 Ms. Andrea Rey, 1409 Holdridge Terrace, Wayzata, expressed concerns about the density that
36 was being proposed, and the value of the homes that would be built. She said more houses will
37 increase the traffic and the more trees that are removed, the more noise they would have from the
38 highway.

39
40 Chair Iverson closed the public hearing at 7:45 p.m.

41
42 Commissioner Gruber stated there are eight (8) provisions in the Zoning Ordinance that include
43 criteria for evaluating a proposed PUD. She stated she would not be able to make a
44 recommendation to the City Council until all of these have been addressed, and she has not heard
45 enough information from the Developer. She expressed concerns about the density, with seven
46 (7) homes proposed for the property. The Developer is only showing two (2) styles of homes

1 that would be built on these parcels, and she would like to see more variety. She also does not
2 like having the backs of the homes being seen as the entrance to Wayzata. She would like to see
3 more creativity from the Developer to meet the ordinance's criteria for a PUD.

4
5 Commissioner Gonzalez added that a PUD should not be used as a way to not comply with the
6 City's Zoning Regulations and Ordinances. She stated the Project is not in compliance with the
7 City's Comprehensive Plan for maintaining and enhancing tree coverage. The Applicant is
8 removing several trees, several of the Ash trees would be lost, and a number of trees would be
9 damaged due to the amount of fill brought onto the site. She stated she did like the use of shared
10 driveways to reduce hardcover but she had been unable to really evaluate the Application
11 because the copies provided were not legible. As the Application is presented, she would not
12 recommend approval; however, she had not been able to review all of the details of the
13 Application. She would like to have the tree preservation plan include details on how the
14 Applicant plans to protect those trees that would remain. She would also like to see a Landscape
15 Plan, and more details about the wetland buffer including covenants or easements.

16
17 Commissioner Young stated at this time he would not recommend approval because the
18 Application contains several deviations from the Zoning Ordinance, and does not meet the
19 standards for a PUD. The trees in this area are a significant benefit to the City, and he would not
20 support removing that many trees.

21
22 Commissioner Flannigan stated it is the Applicant's responsibility to know what they are
23 proposing and they are unable to provide the fair market value of the homes they are proposing
24 for these parcels. He stated that this is a part of what the Commission is considering.

25
26 Commissioner Murray stated the Application was less than aesthetically pleasing, and a couple
27 of the homes will be very close together. This Application does not fit in this area due to the loss
28 of trees and does not fit in with the current homes in the area.

29
30 Commissioner Young asked what would potentially happen on this site if there was not a PUD
31 approved.

32
33 Mr. Thomson stated the current lot configuration allows two (2) new homes to be constructed on
34 the properties, one on each lot, and potentially a third on the easterly lot. These homes would be
35 subject to the setback requirements and wetland requirements. They could potentially have a
36 larger footprint. He explained the impact on the trees may be less in this scenario because there
37 would be less units, but this would not be known until plans were presented.

38
39 Commissioner Gruber asked why the City originally zoned this area as R-2.

40
41 Mr. Nelson stated when Highway 12 was upgraded to Highway 394, the government took land
42 from this area.

43
44 Chair Iverson expressed concerns about the buildable use of these parcels, and stated there
45 should be additional work done with the DNR regarding the wetlands on the property. She
46 stated the PUD Ordinance also requires common open space, and there is no open space included

1 in the Application. She stated her biggest concerns are density and how close the homes are to
 2 each other. She explained the Commission would like additional information on: the lot
 3 coverage; height and square footage of the homes; value of the homes; the building materials; if
 4 the homes would be rentals or owner occupied; the wetland buffer;; and noise impacts to the
 5 neighboring homes once trees are removed. She also requested a larger set of plans, so that the
 6 Commission can review the trees that would be removed, and a Landscape Plan. She asked if
 7 the Applicant considered ways to layout the homes so that the garages were not shown. She also
 8 asked the Applicant to provide additional information on how each of the provisions of the PUD
 9 Ordinance are being met, and to provide a Tree Preservation Plan including protection of the
 10 remaining trees.

11
 12 Mr. Curt Fretham, Lake West Development, 14525 Highway 7, Minnetonka, for the Applicant,
 13 stated they were looking at different development plans because these parcels are next to a
 14 Highway. High density is usually located next to highways, but they had felt less density,
 15 smaller, more affordable homes would be appropriate in this area. They have not decided on a
 16 builder yet so he would be hesitant to put a value on the homes at this time, but would estimate
 17 \$400,000 to \$600,000.

18
 19 Mr. Thomson stated the Commission could direct staff to prepare a draft report and
 20 recommendation to review and possibly adopt at their next meeting, or continue review and ask
 21 the Applicant to come back with the additional information requested by the Commission during
 22 this evening's meeting.

23
 24 Commissioner Gruber made a motion, Seconded by Commissioner Gonzalez to continue the
 25 Application to the next Planning Commission meeting to allow the Applicant time to provide the
 26 additional information requested to the Commission. The motion carried unanimously.
 27
 28

29 **AGENDA ITEM 3. Regular Agenda Old Business Items:**

30
 31 a.) None.
 32
 33

34 **AGENDA ITEM 4. Other Items:**

35
 36 a.) **Review of Development Activities**
 37

38 Mr. Thomson stated the agenda for the next Planning Commission meeting includes a review of
 39 proposed changes to the Parking Ordinance. The next community Lake Effect meeting is
 40 scheduled for January 12. The City Council is scheduled to review the design contract for the
 41 Mill Street parking ramp at its January 5 meeting.
 42

43 b.) **Election of Chair and Vice-Chair**
 44

45 Mr. Thomson reviewed the process for electing the Chair and Vice-Chair of the Planning
 46 Commission , as required under the Commission's bylaws.



HOLDRIDGE HOMES WAYZATA, MN

SHEET	TITLE
C0.1	CIVIL TITLE SHEET
C0.2	PRELIMINARY PLAT
C1.1	EXISTING CONDITIONS
C2.1	SITE PLAN
C2.2	WETLAND BUFFER PLAN
C3.1	GRADING, DRAINAGE, & EROSION CONTROL
C4.1	UTILITIES
C7.1	CIVIL CONSTRUCTION DETAILS
C7.2	CIVIL CONSTRUCTION DETAILS
L1.1	TREE PRESERVATION PLAN

DATE	ISSUE / REVISION	REVIEW
4 SEPT. 2015	PRELIMINARY PLAT	RH
11 DEC. 2015	CITY COMMENTS	△ RH

BY	DATE
RTS	09-04-15

**PRELIMINARY
NOT FOR
CONSTRUCTION**

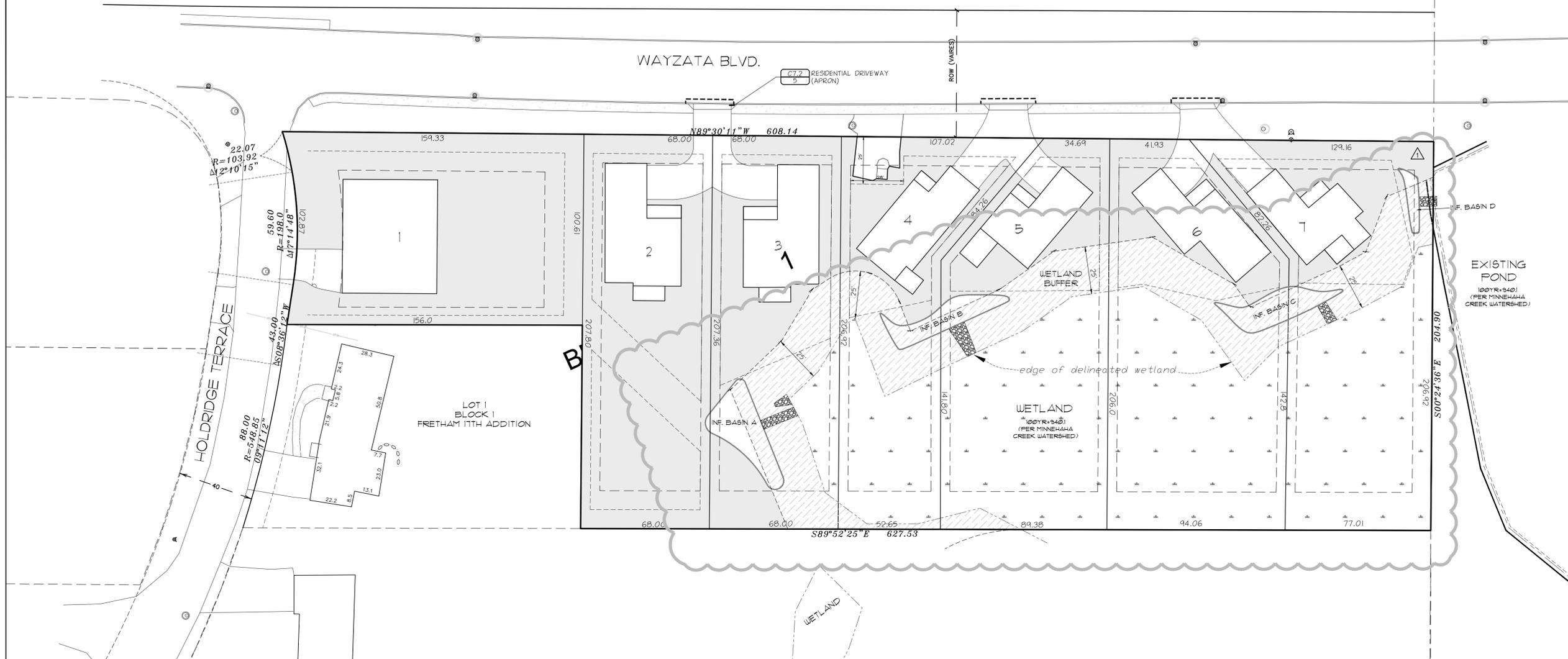
IF THE SIGNATURE, SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

12-11-2015



105 South Fifth Avenue Tel: 612-252-9070
Suite 513 Fax: 612-252-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C002LWD15008.DWG
PROJECT NO. LWD15008



SITE PLAN NOTES

- OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
- THE DIGITAL FILE CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER, THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE, SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
- DIMENSIONS SHOWN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING FOUNDATION UNLESS NOTED OTHERWISE.

WETLAND BUFFER SIGN PER CITY SPECIFICATION
GREEN SPACE (LANDSCAPE AREA)

AREA SUMMARY

TOTAL GROSS AREA = 2.48 AC
• WETLAND AREA = .78 ACRE
NET AREA = 1.7
TOTAL SINGLE FAMILY LOTS = 7 UNITS
GROSS DENSITY = 2.82 UNITS/AC
NET DENSITY = 4.1 UNITS/AC

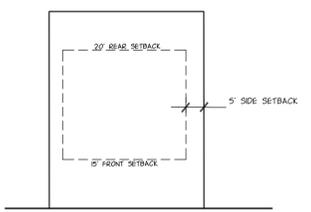
LOT SUMMARY

PARCEL ID:	PARCEL SIZE:	IMPERVIOUSNESS	PROPOSED ZONING:
LOT 1	15,472 S.F.	3,485 S.F.	R2
LOT 2	14,115 S.F.	3,058 S.F.	PUD
LOT 3	14,115 S.F.	3,058 S.F.	PUD
LOT 4	12,794 S.F.	2,628 S.F.	PUD
LOT 5	16,497 S.F.	2,081 S.F.	PUD
LOT 6	17,835 S.F.	2,334 S.F.	PUD
LOT 7	17,314 S.F.	2,390 S.F.	PUD

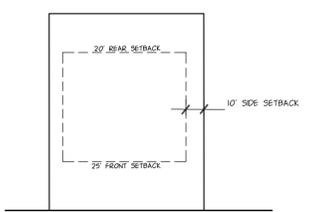
ZONING SUMMARY

THE PROPERTY IS CURRENTLY ZONED (R-2) MEDIUM DENSITY SINGLE FAMILY. THE PROPERTY IS BEING REZONED TO BOTH (R-2) MEDIUM DENSITY RESIDENTIAL AND PUD.
BUILDING SETBACK INFORMATION IS AS FOLLOWS (R-2)
FRONT YARD = 25 FT.
REAR = 20 FT
SIDE = 10 FT.
LOT COVERAGE INFORMATION IS AS FOLLOWS
LOT AREA MINIMUM = 15,000 S.F. = .33 ACRE
LOT WIDTH MINIMUM = 100 FT
LOT DEPTH MINIMUM = 100 FT
MAX. IMPERVIOUS COVERAGE = 30%
BUILDING SETBACK INFORMATION IS AS FOLLOWS (PUD)
FRONT YARD = 15 FT.
REAR = 20 FT
PERIPHERAL SIDE = 10 FT.
COMMON LOT LINE SIDE = 5 FT.

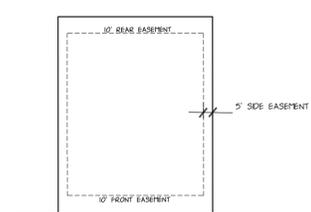
TYPICAL LOT LAYOUT (PUD)



TYPICAL LOT LAYOUT (R-2)



TYPICAL EASEMENTS



Know what's Below.
Call before you dig.



NORTH

