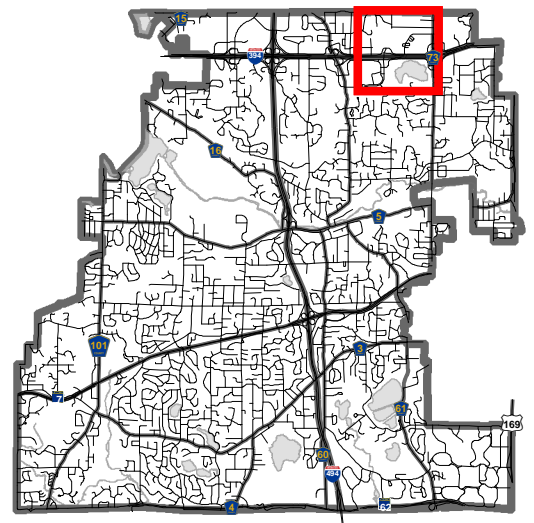




Location Map

Project: Marsh Run II redevelopment
 Address: 11816 Wayzata Blvd



December 16, 2022

RE: Doran Development, LLC concept plan submittal for a new multifamily redevelopment at 11900 Wayzata Blvd in Minnetonka, Minnesota.

The site currently is occupied with a functional obsolescent and blighted three-story office building with associated surface parking. Doran Development, LLC is proposing to construct an approximately 198-unit luxury market-rate apartment building on the site.

This project is designed to be coherent with the neighborhood and compliment the recently completed Birke Apartments located just east of the proposed redevelopment site. Approximately 301 parking stalls will be constructed to support the housing project with approximately 279 of those stalls to be internal parking and 23 as surface parking. The internal parking stalls will be contained in a two-level parking garage with one of the levels being below grade. There will be a combination of internal and external guest parking to support the development. Amenities will be located within the building and will include a state-of-the-art fitness center with a spa; game room; a second level amenity deck with a pool, fire pits, grilling stations, community entertainment rooms; business center and a pet spa.

The building orientation is thoughtfully designed to respect the existing environment conditions on and around the site meeting proper setbacks away from delineated wetlands. The building will have a community room that is oriented facing north to take advantage of the viewshed of the area wetlands.

The project is thoughtfully designed around neighborhood characteristics taking into consideration scale and design. The exterior materials will be a variety of brick, cementitious siding and stone with a color pallet that compliments the Birke and neighborhood character. The stone will be used to accentuate the building entrances and create visual interest. The black balconies and windows were chosen to create a timeless yet impactful building design that compliments adjacent buildings while offering visual interest.

Doran Development, LLC looks forward to working with the City of Minnetonka to continue developing quality housing in the community and bring new investment along the 394 corridor. Enclosed are the concept plans for review. Please feel free to reach out with any questions.

Sincerely,



Jacquell Hajder
Director of Development
Doran Development, LLC

LEGAL DESCRIPTION (PROVIDED BY CLIENT)

Par 1:
Lot 8, Block 3, except the South 10 feet taken for widening Superior Boulevard; and That part of vacated Merrivale Ave. described as follows: beginning at a point on the East line of Lot 8, Block 3, in said plat distant 10.00 feet North of the Southeast corner of said Lot 8; thence East, parallel with the South line of said Lot 8, a distance of 6.00 feet; thence Northerly to the point of intersection with a line which runs parallel with and 50.00 feet West from the Easterly line of said Avenue, said point of intersection being 31.52 feet Southerly of the Easterly extension of the North line of said Lot 8, as measured along the last said parallel line; thence Northerly along said parallel line a distance of 31.52 feet of said Easterly extension of the North line of Lot 8; thence West along said Easterly extension, to the Northeast corner of said Lot 8; thence Southerly, along said East line of Lot 8, to said point of beginning; That part of Section Line lying South of the center line thereof and between the Westerly right-of-way line of Merrivale Ave. and a Northerly extension of the Westerly line of Lot 8, Block 3, "Boulevard Gardens, Hennepin Co. Minn."

Par 2:
Lots 9, 10, 11, 12 and 13, Block 3, "Boulevard Gardens, Hennepin Co. Minn.", except the South 10 feet of said Lots 9, 10, 11, 12 and 13 and except that part of said Lots 11, 12 and 13 that is designated and delineated as Parcel 10C on the Minnesota Department of Transportation Right-of-Way plat No 27-37.

GENERAL NOTES

- This survey was prepared without the benefit of a title commitment. No search for easements or restrictions recorded or unrecorded, if any, was made by the surveyor.
- Bearings shown are based upon Hennepin County Coordinate System, NAD 83, 1986 Adjustment, US Survey Foot.
- Subject property contains 240,039 Sq. Ft. or 5.51 acres.

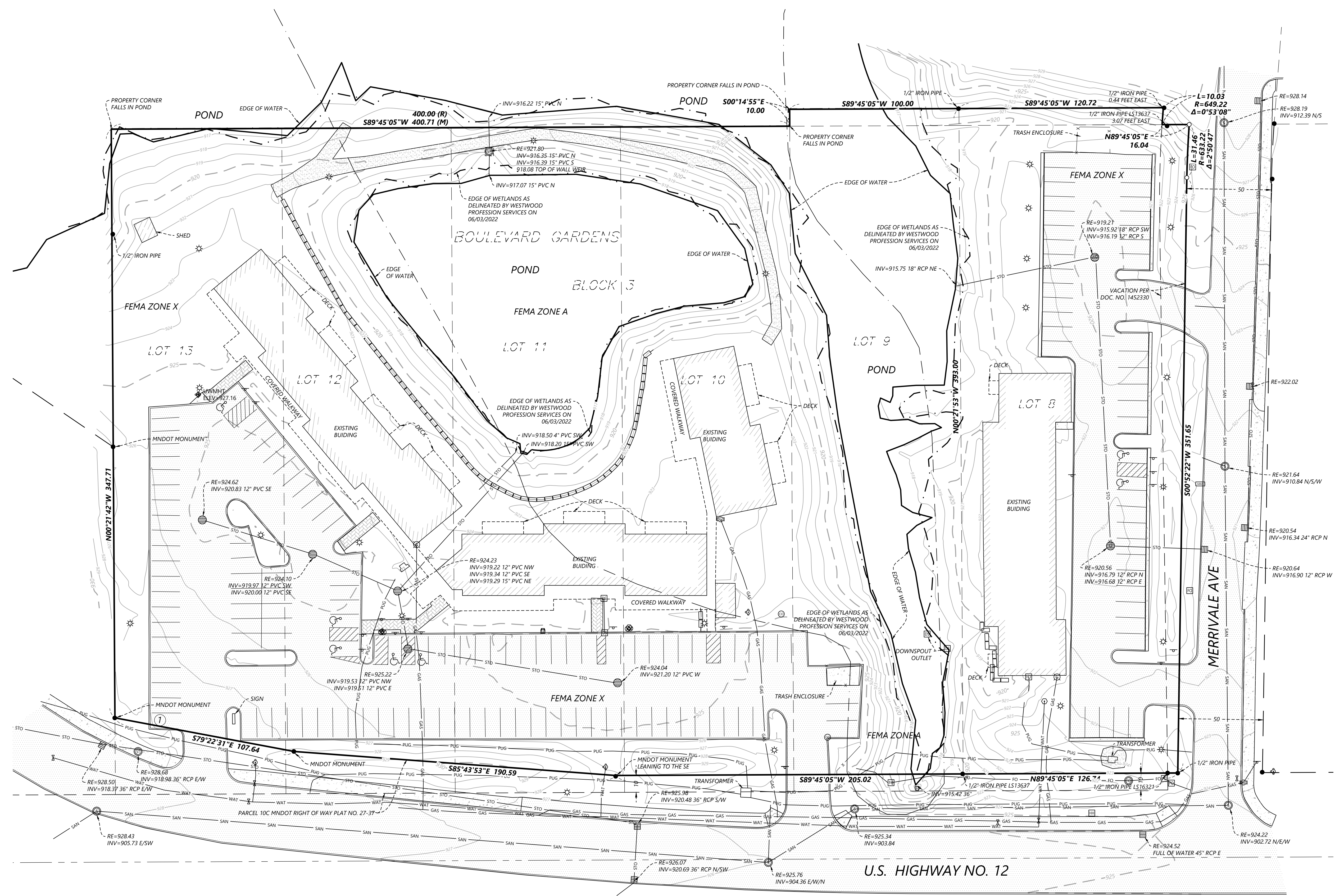
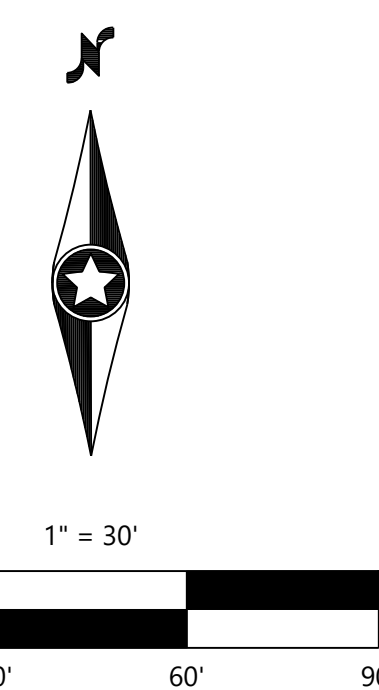
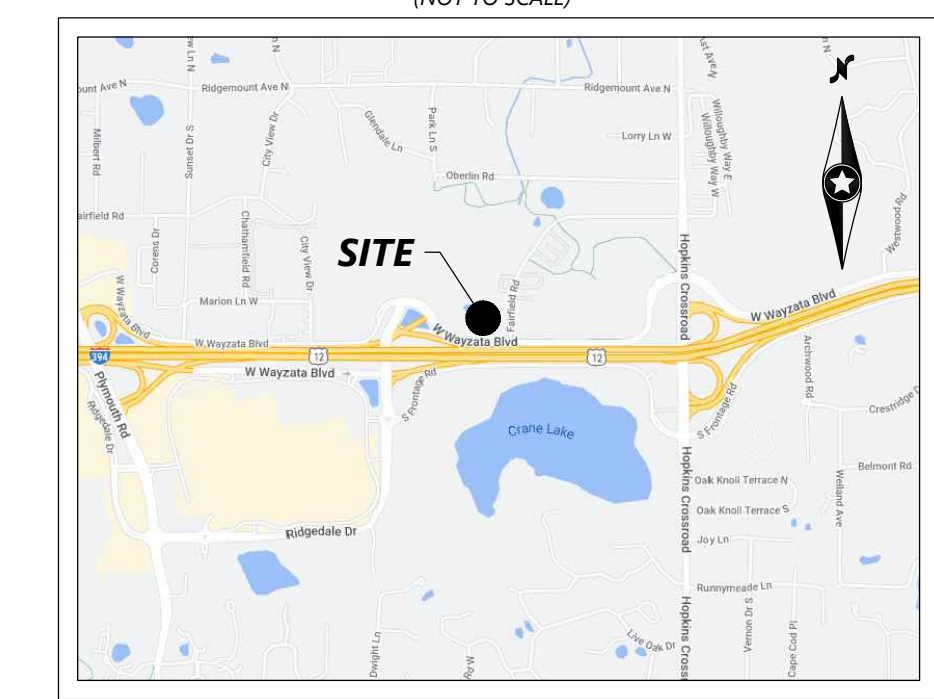
POSSIBLE ENCROACHMENTS

- Parking lot curb over the south property line.

LEGEND

⊙	SANITARY MANHOLE	—	BOUNDARY LINE
⊕	SEWER CLEANOUT	—	RIGHT-OF-WAY LINE
⊖	STORM MANHOLE	---	LOT LINE
⊗	CATCH BASIN	- - -	EASEMENT LINE
⊘	FLARED END SECTION	- · - · -	SECTION LINE
⊙	CATCH BASIN MANHOLE	- · - · -	WETLAND LINE
⊙	DOWNSPOUT	---	FEMA LINE
⊙	HYDRANT	---	GAS LINE
⊙	GATE VALVE	---	PUG
⊙	POST INDICATOR VALVE	---	POWER UNDERGROUND
⊙	ELECTRIC BOX	---	SAN
⊙	ELECTRIC METER	---	SANITARY SEWER
⊙	TELEPHONE BOX	---	STO
⊙	HAND HOLE/JUNCTION BOX	---	STORM SEWER
⊙	FIBER OPTIC MANHOLE	---	TUG
⊙	FIBER OPTIC PEDESTAL	---	TELEPHONE UNDERGROUND
⊙	NATURAL GAS METER	---	WAT
⊙	NATURAL GAS VALVE	---	WATERMAIN
⊙	STEELWOOD POST	---	FO
⊙	SIGN	---	FIBER OPTIC
⊙	HANDICAPPED STALL	---	X
		---	FENCE LINE
		---	CURB & GUTTER
		---	CONCRETE SURFACE
		---	BITUMINOUS SURFACE
		---	GRAVEL SURFACE
		●	FOUND MONUMENT (SEE LABEL)
		○	SET MONUMENT
		⊙	1/2" IRON PIPE LSS3596

VICINITY MAP
(NOT TO SCALE)



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DESIGNED:	INITIAL ISSUE: 05/03/2022
CHECKED: MIW	REVISIONS:
DRAWN: ACW	05/05/2022 - UPDATED WITH WETLANDS. ACW
HORIZONTAL SCALE: 30'	06/10/2022 - UPDATED WITH FEMA LINE WORK. ACW
VERTICAL SCALE:	

PREPARED FOR:
CARPENTER LAND COMPANY
MINNETONKA, MN

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

MATHEW J. WELINSKI
DATE: 05/03/2022 LICENSE NO. 53596

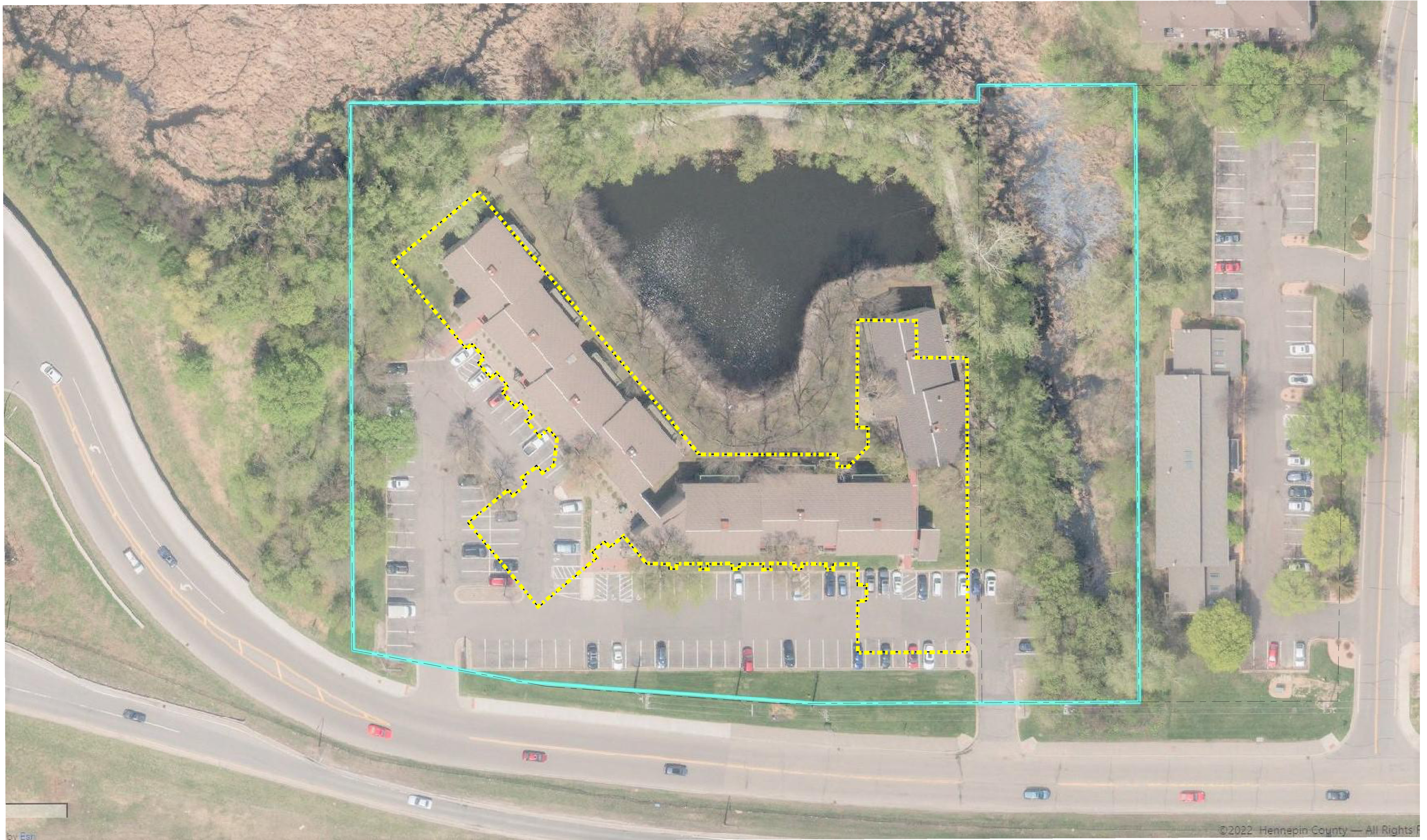
Westwood
Wayzata Blvd
Minnetonka, MN

Phone (320) 253-9495 3701 12th Street North, Suite 206
Fax (320) 358-2001 St. Cloud, MN 56303
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

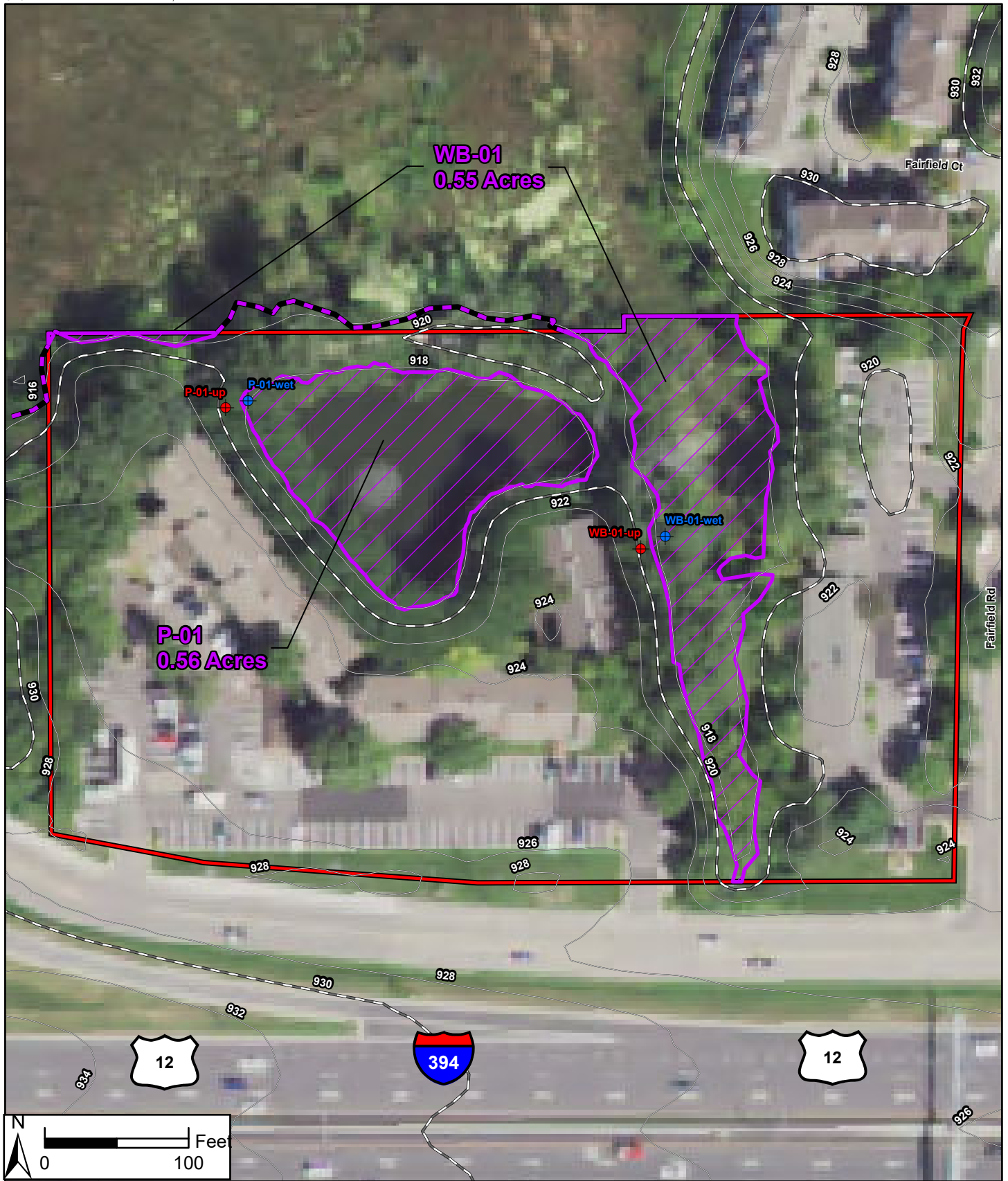
SHEET NUMBER:
1 OF **1**

TOPOGRAPHIC/BOUNDARY SURVEY

PROJECT NUMBER: 0035690.01 DATE: 05/03/2022









1/10/2023 10:24:58 AM



Data Source(s): Westwood (2022); Census Bureau (2017); USDA NAIP Hennepin County (2017).

Legend

-  Onsite Delineated Wetland Boundary
-  Offsite Delineated Wetland Boundary
-  Upland Sample Point
-  Wetland Sample Point
-  10 ft contour
-  2 ft contour

**11800, 11812, 11824,
11900 Wayzata Blvd.**

City of Minnetonka
Hennepin County, Minnesota

Delineated Wetlands

Westwood
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

Map Document: C:\Users\R\Cress\OneDrive - Westwood Active Directory\Documents\A\C\GIS\Projects\MyProject37\MyProject37.aprx 6/3/2022 9:35 AM RJC:ess



00' Overall building height, measured from grade



SCALE: 1" = 60







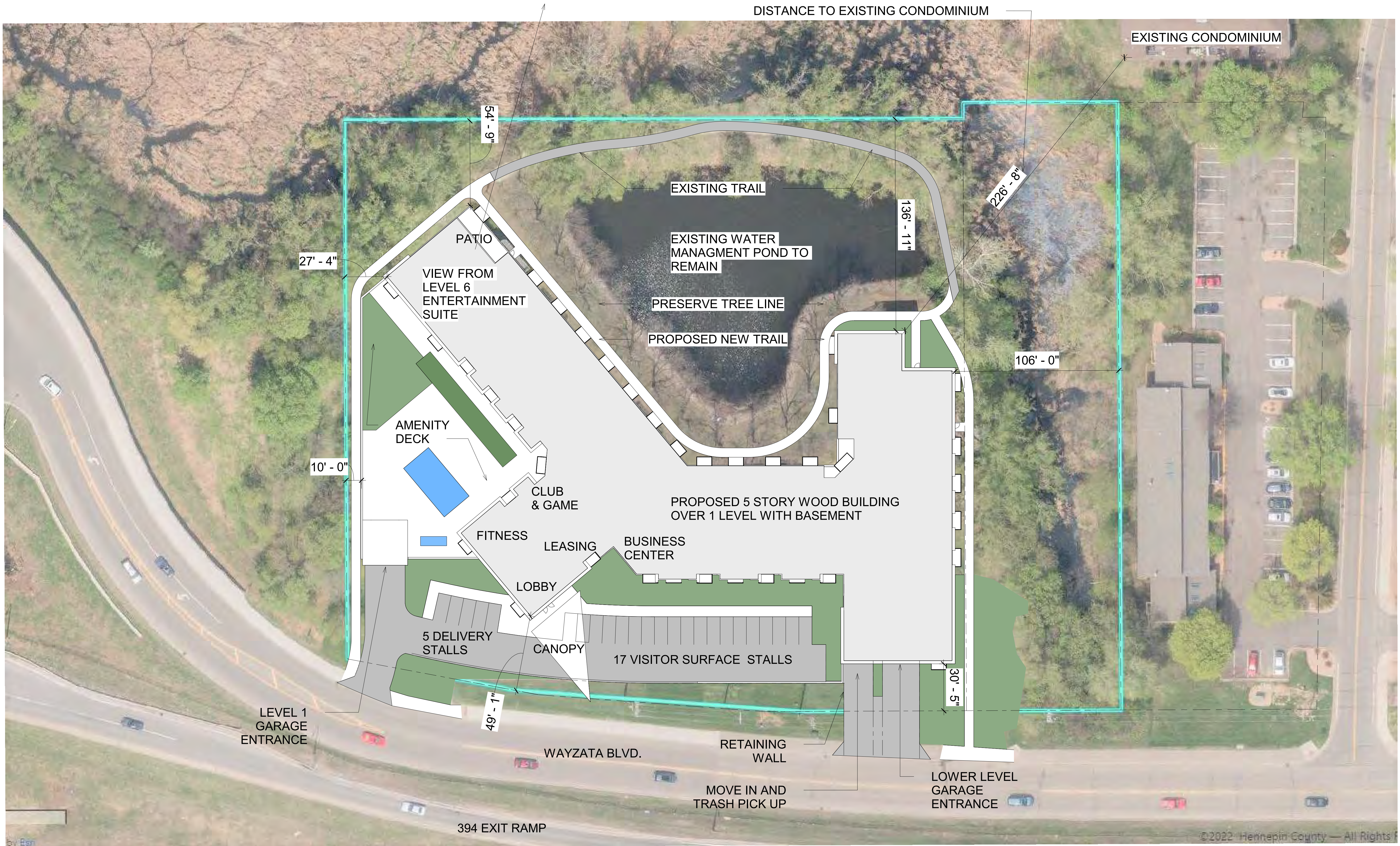




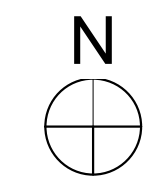
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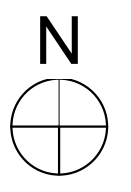
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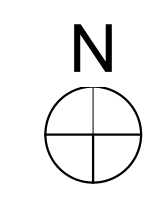
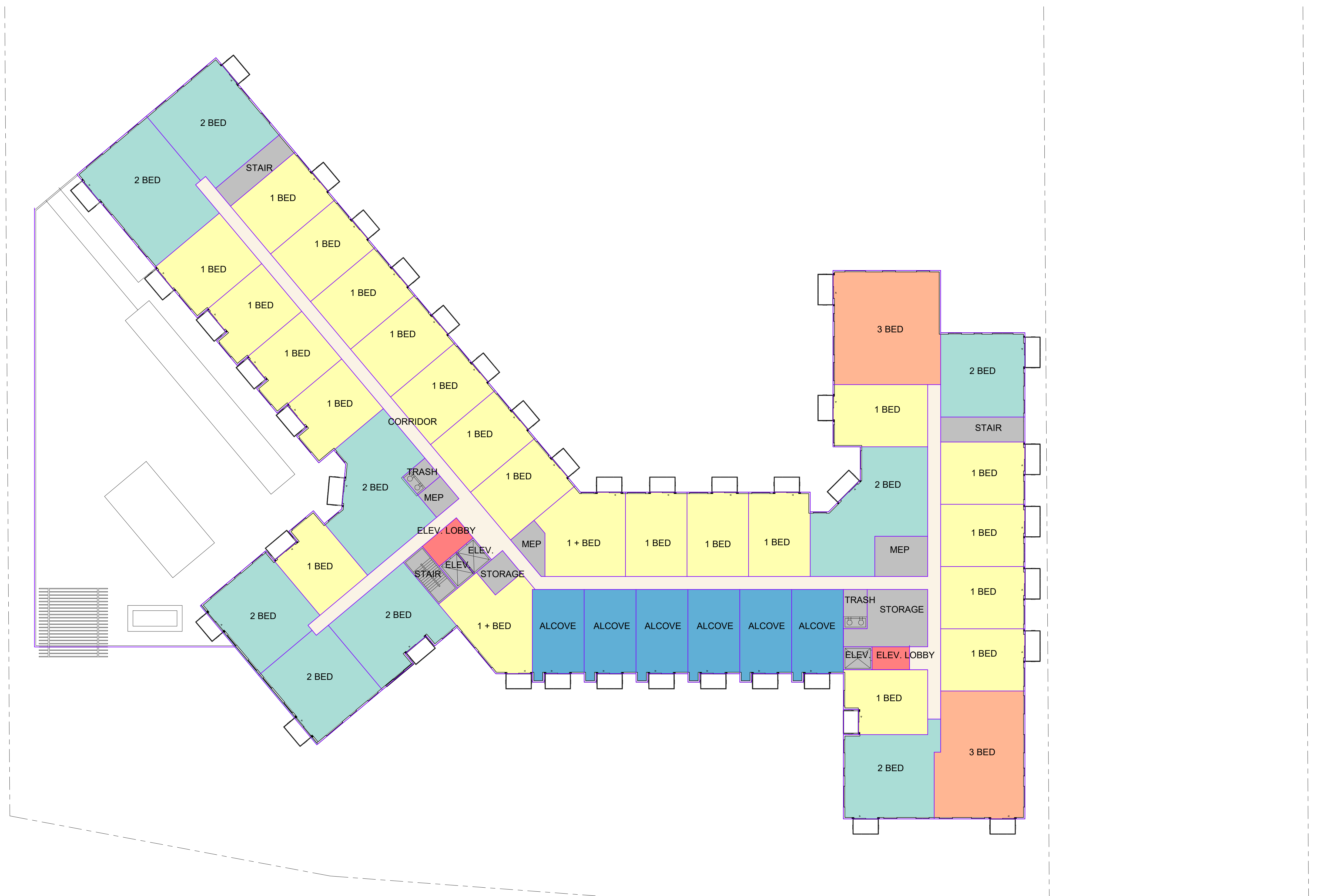
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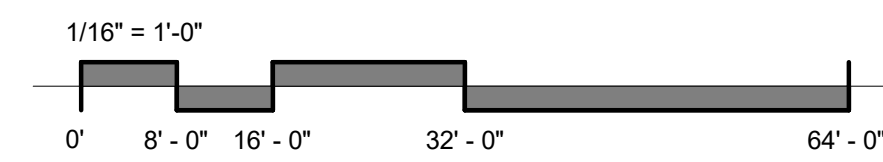
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② WEST ELEVATION
1/16" = 1'-0"



① SOUTH ELEVATION
1/16" = 1'-0"



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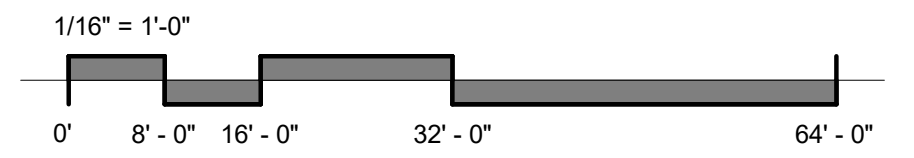
③ EAST ELEVATION
1/16" = 1'-0"



② NORTH ELEVATION
1/16" = 1'-0"



① NORTH ELEVATION - ANGLED
1/16" = 1'-0"



12/16/2022 1:47:31 PM



12/16/2022 1:47:31 PM

9 AM

12 PM

3 PM

6 PM

MAR / SEPT 21ST



JUNE 21ST



DEC 21ST



PORTION OF RESIDENCE LOWER LEVEL 1 IN SHADOW AT THIS TIME AT RED LINE

SHADOW MODEL 3D VIEW FROM ABOVE

12/16/2022 1:47:31 PM