



CITY OF
MINNETONKA

**CITY OF MINNETONKA
PLANNING COMMISSION
SEPTEMBER 20, 2018**

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eminnetonka.com





Planning Commission Agenda

September 20, 2018—6:30 P.M.

City Council Chambers—Minnetonka Community Center

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minutes: September 6, 2018**
- 5. Report from Staff**
- 6. Report from Planning Commission Members**
- 7. Public Hearings: Consent Agenda**
- 8. Public Hearings: Non-Consent Agenda Items**
 - A. Items concerning Villas of Glen Lake, a five-lot residential development at 5517/5525 Eden Prairie Rd.

Recommendation: Recommend the city county approve the request (4 votes)
 - Recommendation to City Council (Tentative Date: October 8, 2018)
 - Project Planner: Susan Thomas
- 9. Adjournment**

Notices

1. Please call the planning division at (952) 939-8290 to confirm meeting dates as they are tentative and subject to change.
2. Applications and items scheduled for the October 18, 2018 planning commission meeting:

Project Description	Front yard setback variance for a deck.
Project Address	3200 Ford Rd.
Project No.	18033.18a
Assigned Staff	Drew Ingvalson
Ward Councilmember	Rebecca Schack

Project Description	Site and building plan review of a new restaurant.
Project Address	11390 Wayzata Blvd
Project No.	15022.18a
Assigned Staff	Ashley Cauley
Ward Councilmember	Rebecca Schack

Project Description	Preliminary and final plats for a two lot subdivision
Project Address	14916 Highwood Dr.
Project No.	18030.18a
Assigned Staff	Susan Thomas
Ward Councilmember	Mike Happe

WELCOME TO THE MINNETONKA PLANNING COMMISSION MEETING

This outline has been prepared to help you understand the public meeting process. The review of an item usually takes the following form:

1. The chairperson of the meeting will announce the item to be reviewed and ask for the staff report on the subject.
2. Staff presents their report on the item.
3. The commission will then ask city staff questions about the proposal.
4. The chairperson will then ask if the applicant wishes to comment.
5. The chairperson will open the public hearing to give an opportunity to anyone present to comment on the proposal.
6. This is the time for the public to make comments or ask questions about the proposal. Please step up to the podium, speak clearly, first giving your name (spelling your last name) and address and then your comments.
7. At larger public hearings, the chair will encourage speakers, including the applicant, to limit their time at the podium to about 8 minutes so everyone has time to speak at least once. Neighborhood representatives will be given more time. Once everyone has spoken, the chair may allow speakers to return for additional comments.
8. After everyone in the audience wishing to speak has given his or her comments, the chairperson will close the public hearing portion of the meeting.
9. The commission will then discuss the proposal. No further public comments are allowed.
10. The commission will then make its recommendation or decision.
11. Final decisions by the planning commission may be appealed to the city council. Appeals must be written and filed with the planning department within 10 days of the planning commission meeting.

It is possible that a quorum of members of the city council may be present. However, no meeting of the city council will be convened and no action will be taken by the city council.

**Unapproved
Minnetonka Planning Commission
Minutes**

Sept. 6, 2018

1. Call to Order

Chair Kirk called the meeting to order at 6:30 p.m.

2. Roll Call

Commissioners Henry, Powers, Sewell, Hanson, and Kirk were present. Knight was absent.

Staff members present: City Planner Loren Gordon, Senior Planner Ashley Cauley, Planner Drew Ingvalson, and Natural Resource Manager Jo Colleran.

3. Approval of Agenda

Powers moved, second by Henry, to approve the agenda as submitted with additional comments provided in the change memo dated Sept. 6, 2018.

Henry, Powers, Sewell, Hanson, and Kirk voted yes. Knight was absent. Motion carried.

4. Approval of Minutes: Aug. 16, 2018

Powers moved, second by Henry, to approve the Aug. 16, 2018 meeting minutes as submitted.

Henry, Powers, Sewell, Hanson, and Kirk voted yes. Knight was absent. Motion carried.

5. Report from Staff

Gordon briefed the commission on land use applications considered by the city council at its meeting Aug. 27, 2018:

- Adopted a resolution approving items for the adult daycare facility on K-tel Drive.
- Adopted a resolution approving items for a parking ramp on Whitewater Drive.
- Adopted a resolution approving items for Ridgedale Active Apartments and giving them credit for exceeding park dedication requirements.
- Adopted a resolution approving financing for Dominion.
- Reviewed a concept plan for Marsh Run, redevelopment at 11650 and 11706 Wayzata Blvd.

- Reviewed a concept plan for redevelopment of the Reneke property at 14317 Excelsior Blvd.
- Reviewed a concept plan for the Minnetonka Police and Fire facility project at 14500 and 14550 Minnetonka Blvd.

There was a joint city council, commissions, and comprehensive guide plan steering committee meeting held in a small-group format to receive feedback from commissioners and councilmembers. Outreach into the community will be done in October to receive feedback from residents on the 2040 comprehensive guide plan.

The next planning commission meeting is scheduled to be held September 20, 2018.

6. Report from Planning Commission Members

Chair Kirk stated that he and Henry attended the study session. It was very informative. Henry agreed.

7. Public Hearings: Consent Agenda

No item was removed from the consent agenda for discussion or separate action.

Sewall moved, second by Hanson, to approve the items listed on the consent agenda as recommended in the respective staff report as follows:

A. Resolution approving an aggregate side yard setback variance for a garage and living space addition at 4660 Caribou Drive.

Adopt the resolution approving an aggregate side yard setback variance for a garage and living space addition at 4660 Caribou Drive.

Henry, Powers, Sewell, Hanson, and Kirk voted yes. Knight was absent. Motion carried and the item on the consent agenda were approved as submitted.

Chair Kirk stated that an appeal of the planning commission's decision must be made in writing to the planning division within 10 days.

8. Public Hearings

A. Resolution denying a variance and approving an expansion permit to construct a garage addition at 5039 Clear Spring Drive.

Chair Kirk introduced the proposal and called for the staff report.

Ingvalson reported. He recommended denying the variance application and approving an expansion permit based on the findings and subject to the conditions listed in the staff report.

In response to Powers' question, Ingvalson explained that staff found alternative options that would eliminate the need for a variance. There are houses in the area that do not meet the front yard setback, but none of them are as close as what the proposal would have if approved.

Chair Kirk noted that the garage space underneath the eve would be extended. Ingvalson explained that the setback is measured from the foundation.

Jason Lake, 5039 Clear Spring Drive, applicant, provided photos of neighbors' houses that extended their garage forward. He thought the proposal would be more aesthetically attractive. He wants to match the look of the neighboring houses.

In response to Powers' question, Mr. Lake stated that adhering to the setback would require more fill on the back side, a tree may be impacted, and the engineering would have to be redone. The dormer above the garage would just be aesthetic.

The public hearing was opened.

No additional testimony was submitted and the hearing was closed.

Chair Kirk struggled because he thought it would look odd if the dormer would extend further out from the foundation of the garage.

Powers also struggled with the proposal. Visually, a house starts at the front of an overhang. He did not have a problem with the overhang encroaching into the front yard setback for any visual reason. The proposal would make more sense visually and be more consistent with the neighborhood. He noted that the neighbors like the proposal more than one that would meet setback requirements. He supports the applicant's proposal.

Hanson agreed. He supports the application.

Henry felt it would be reasonable to make an exception in this case. The proposal would fit in with the neighborhood. Aesthetic value is a valid reason. If the overhang would be extended, he would have a bigger problem.

Sewall also struggled. Aesthetics and consistency are factors and he appreciated that the applicant spoke to neighbors who provided positive feedback. There is an issue with consistency of setbacks. He agreed with the rest of the commissioners that the eve would not encroach any further. He concurred with commissioners and disagreed with staff's recommendation.

Chair Kirk noted that commissioners need to provide reasons justifying why this site is unique and warrants a variance. The two-and-a-half feet would not be noticeable since the proposal would fit architecturally and aesthetically with the neighborhood. In this case, staff has pointed out a relatively easy way for the applicant to complete the project,

except for the architectural element in the front, and meet ordinance requirements. The issue is approving a variance that has a solution.

Sewall looks at each project on its own unique basis and its reasonableness.

Powers appreciated Chair Kirk's thoughts. The neighborhood seems to agree with the applicant. Commissioners agreed that the proposal would be more aesthetically appealing. He was not worried about a precedent. This is a unique setting. The homeowner is being sensitive to the neighbors.

Chair Kirk preferred to vote to deny the variance application, but will vote to approve the application since the motion to approve the application would most likely have passed if a few more commissioners were in attendance. He understood that commissioners felt that because of the natural rooflines of the house, it would make more sense to keep the rooflines in alignment and keep the same architectural conditions that exist on neighboring houses by allowing the addition to encroach two-and-a-half feet into the existing setback. The findings of fact include that the proposal would be aesthetically consistent with the character of the neighborhood.

Hanson moved, second by Sewall, to adopt a resolution approving a variance application to allow a front yard setback of 23.9 feet to construct a garage addition to the single-family house at 5039 Clear Spring Drive.

Henry, Powers, Sewell, Hanson, and Kirk voted yes. Knight was absent. Motion carried.

B. Resolution approving a conditional use permit with variances for a restaurant at 14725 Excelsior Blvd.

Chair Kirk introduced the proposal and called for the staff report.

Cauley reported. She recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

Henry asked why the results were different for the ITE parking study and the city's parking study. Cauley explained that the ITE study is based on parking studies throughout the United States and the city's number is generated by a study of the parking on the actual site. Cauley stated that the applicant has been discussing parking options with surrounding property owners in case additional parking would be needed.

Chair Kirk asked if the Glen Lake Animal Hospital was included. Cauley answered that the Glen Lake Animal Hospital has a parking agreement in place with the shopping center.

Diego Montero, applicant, stated that he was excited to use the space that has been empty for four years and bring Argentinian food to Minnetonka.

Chair Kirk stated that he counted 42 chairs. Mr. Montero stated that the maximum seating would be 50 patrons. The property owner has been talking with neighboring property owners regarding additional parking options.

The public hearing was opened.

Anne Hossfeld, 14616 Glendale Street, stated that she had no objections. She had questions about parking. The parking lot has been completely full in the evenings since Unmapped opened. She questioned where the patrons would park. That was a concern. She noticed that vehicles were parking on the side of Eden Prairie Road before it was signed "no parking." She questioned where those vehicles would now park. She questioned if it would be o.k. for patrons of a restaurant to park on neighboring residential streets.

No additional testimony was submitted and the hearing was closed.

Hanson was happy to see the application prompting an interest in finding additional parking. The parking lot is usually full in the evenings and that is without The Copper Cow. People park across the street which creates a safety issue. The east side of the lot is usually full and the west side of the lot is usually two-thirds full. Vehicles are usually parallel parked along the retaining wall on the north side.

Henry has found the east side of the parking lot full during peak times. The west side generally is not full. Cauley agreed. The stalls in front of the tenant a patron wants to visit may be full, but there may still be available parking further away.

Henry asked if a condition of approval requiring parking agreements was considered. Cauley responded that there is a condition of approval that states that if a parking issue would arise that parking agreements would be required to be implemented.

In response to Chair Kirk's question, Cauley explained that Unmapped's variance allowed the number of parking stalls to be reduced from 178 to 132. Restriping occurred which resulted in the parking lot now having 133 stalls. The 209 stalls listed in the staff report represents the total number of stalls required for all of the uses including the proposed use on the site.

Chair Kirk felt that it would be in the best interests of the businesses and owner of the property to maintain a cross parking agreement in order to allow the businesses to function.

Powers noted that there is a serious parking problem developing in the area, but no neighbors responded to the public hearing notice. Cauley explained that The Copper Cow was required to secure a parking agreement prior to obtaining the certificate of occupancy.

Sewall thought there would be an opportunity for additional parking agreements to be made. He thought the parking situation would be worse in five years. He saw it more as a problem for the property owner to address.

Sewall confirmed with Cauley that none of the businesses on the site have a condition of approval requiring the business to have a cross parking agreement. If a parking problem would occur, the property owner could obtain additional parking agreements and if the city received parking complaints, then a parking study could be done and require the insufficient number of parking stalls be obtained elsewhere with a parking agreement.

Powers likes that the city has methods to deal with a parking issue.

Powers moved, second by Henry, to recommend that the city council adopt the resolution approving a conditional use permit with variances for a restaurant with on-sale liquor at 14725 Excelsior Blvd.

Henry, Powers, Sewell, Hanson, and Kirk voted yes. Knight was absent. Motion carried.

C. Concept plan for redevelopment of the property at 1809 Plymouth Road.

Chair Kirk introduced the proposal and called for the staff report.

Gordon reported. Staff recommends the planning commission provide comments and feedback on the identified key issues and any others the planning commission deems appropriate.

Drew Johnson, of Oppidan, representing the applicant, stated that:

- He looked forward to hearing the feedback.
- Wells Fargo currently occupies the first floor with the rest of the building vacant. Wells Fargo would continue operation throughout redevelopment. A branch would be built on the site and the existing building would be reused and reinvigorated.
- The process would not impede the 2030 plan.
- The applicant would purchase the property if the proposal would move forward.
- The proposal would include trail connections to adjacent uses, better landscaping, and achieve office goals.
- The ring road is controlled by an OEA made up of TCF, Wells Fargo, and U.S. Bank. All three parties would have to agree.
- The proposal would not complicate future redevelopment of the area.
- The drive-through design would consist of one window with one vacuum tube and an ATM bypass.
- Setbacks would conform to ordinance requirements.
- The amount of parking would increase on the site.

- The existing drive through would be converted to parking.
- He was available for questions.

Powers asked if the exterior or roof would be changed. Mr. Johnson answered affirmatively. The exterior of the building would be refreshed and landscaping would be added.

Chair Kirk understood the need for banks to downsize. He appreciated the intent to reface and remodel the building.

Gordon provided results from a study by Marquette Advisors that found that the Twin Cities vacancy rate for office buildings is 14.2 percent. Minnetonka's vacancy rate for office buildings is 13 percent. Buildings in the I-394 corridor have 15.5 percent vacancy.

Chair Kirk invited those present to comment.

Annette Bertelsen, 13513 Larkin Drive, stated that:

- She attended the neighborhood meeting. The developer was generous with his time. She contacted a couple dozen of her neighbors to get their comments.
- The proposal seems like a good use.
- Some businesses were lost with the Highland Bank redevelopment. It would be nice to have a dental office or insurance agent, for example.
- No one she talked to objected to an office use.
- Walkability and safety is always a priority. She assumed that the sidewalks would be connected.
- Staff has done a great job in requesting that new and remodeled buildings have consistent elements.
- The landscaping of the TCF area is pretty sparse and has lots of concrete. The concrete benches are streaked, have chunks missing, and they are less than one year old.
- The proposed new building would be boring and underwhelming. She would like the building to look more beautiful.
- She wants appropriate transitions from the single-family houses to the Ridgedale Village area. What happens here impacts her neighborhood.
- The proposed landscaping could be more exciting.

No one else chose to speak.

Chair Kirk thought the proposed building would look small compared to the neighboring building. Walkability to the site would be very important. It is important to recognize sidewalks and how to handle snow removal. The dedicated cueing for the drive lane takes room from the parking lot that could be used to provide walkability. He would rather see space for several really mature trees rather than a thin boulevard of 200

bushes to soften the look. The building is uninspiring and could use some dressing up. He wants to understand the potential of the building.

Sewall thought the land use would be appropriate for the next five years. He thought the best scenario would be for the whole block to be bought up and redeveloped in one, large, cohesive development. That would provide an opportunity for better design and flow. In terms of immediate land use, the use would be appropriate. He agreed with Chair Kirk's comments regarding walkability and landscaping. He supports making the site and entire area more visually appealing.

Powers was more concerned with getting tenants in the office building than the idea for the proposed one-story Wells Fargo building. This is not 300 years ago when the area was all trees. He does not want the building to be ugly or boring, but it has to remain affordable. He wants the site to speak visually that it is Minnetonka and the Ridgedale area.

Henry would like the area to have higher density.

This item is scheduled to be reviewed by the city council on September 17, 2018.

9. Adjournment

Sewall moved, second by Powers, to adjourn the meeting at 9 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary

Minnetonka Planning Commission Meeting
Sept. 20, 2018

Agenda Item 7

Public Hearing: Consent Agenda

No Items

Minnetonka Planning Commission Meeting
Sept. 20, 2018

Agenda Item 8

Public Hearing: Non-Consent Agenda

MINNETONKA PLANNING COMMISSION
September 20, 2018

Brief Description	Items concerning VILLAS OF GLEN LAKE at 5517 and 5525 Eden Prairie Road: 1) Rezoning from B-1 and R-1 to R-3; 2) Preliminary and Final Plats, with variances; and 3) Variances for detached dwellings and setbacks.
Recommendation	Adopt the ordinance and resolution approving the proposal

Background

In 2017, Quest Development, Inc. presented a concept plan for redevelopment of two, single-family residential properties at 5517 and 5525 Eden Prairie Road. The plan contemplated development of five villa homes, sometimes referred to as detached townhomes. At 3.3 units per acre, the plan would be consistent with the sites' low-density designation in the 2030 Comprehensive Guide Plan. Low density is defined as up to four units per acre. The city council generally indicated that the housing type was desirable, though the number of units and site design details would need to be evaluated in greater detail.

Formal Application

Quest Development has now submitted formal applications for redevelopment of the two sites. Though the location of the access drive has shifted, the submitted plans are generally consistent with the concept plans. The proposal requires:

- **Rezoning.** To facilitate the proposed development, the properties would be rezoned to R-3, low-density residential.
- **Preliminary and Final Plats, with variances.** Under the subdivision ordinance, all lots must have frontage on the public right-of-way from which they will take their access. As proposed, three would be developed without frontage on a public street.
- **Variance for Detached Dwellings and Front Yard Setbacks.** Within the R-3 zoning district, attached (townhome) dwelling units are allowed. The proposal is for detached homes.

Proposal Summary

The following is intended to summarize the proposal. Additional information associated with the proposal can be found in the "Supporting Information" section of this report.

- **Existing Site Conditions.**

The roughly 1.5-acre site is located on the east side of Eden Prairie Road, just south of Stewart Lane. The site contains a several noticeable natural features, including a steep slope – or bluff, as defined by the shoreland ordinance – and 20 high-priority trees. Until recently, the site also contained two single-family residential homes.

- **Proposed Lots.**

As proposed, the combined site would be divided into five lots served by a private driveway.

	Lot Area	Lot Width	Lot Depth
REQUIRED	10,000 sq.ft.	N/A	N/A
Lot 1	10,300 sq.ft.*	80 ft	120 ft
Lot 2	10,855 sq.ft.*	90 ft	115 ft
Lot 3	14,155 sq.ft.	65 ft	210 ft
Lot 4	12,770 sq.ft.	50 ft	250 ft
Lot 5	15,500 sq.ft.	55 ft	285 ft

* requires slight shift of property line, per staff-drafted plan.
 All numbers rounded down to nearest 5 square feet or 5 ft

- **Proposed Homes.**

The current proposal is for subdivision of the property only. If approved, a separate builder would be commissioned for construction of the homes. The specific design of the homes would be administratively reviewed through the building permit application process.

The applicant's intent, as outlined during the concept plan and the more recent city council introduction, is that the homes would offer single-level living. Conceptual floorplans and renderings suggest roughly 2,000 square foot footprints and 1½ story front facades. The more specific site plans illustrate the following setbacks from property lines.

	Front *	Side*	Rear*
REQUIRED	50 ft	15 ft	40 ft
Lot 1	35 ft ^v	10 ft ^v	n/a
Lot 2	35 ft ^v	30 ft	n/a
Lot 3	n/a	20 ft	120 ft
Lot 4	n/a	n/a	165 ft
Lot 5	n/a	10 ft ^v	195 ft

* from exterior lot lines
^v variance required

Primary Questions and Analysis

A land use proposal is comprised of many details. In evaluating a proposal, staff first reviews these details and then aggregates them into a few primary questions or issues. The following outlines both the primary questions and staff findings associated with the proposal.

- **Is the proposed land use and density appropriate?**

Yes. Within the 2030 Comprehensive Guide Plan the site is designated for low-density residential development. Low-density is defined as four or less units per acre. The proposal would result in a development density of 3.3 unit per acre. As such, the proposed land use and density is specifically appropriate. From staff's perspective, the proposal is also generally appropriate in light of the 2016 Glen Lake Neighborhood Study. That study envisioned residential development on the site that differs from code-standard, R-1, 22,000 square foot lots. (The Glen Lake Neighborhood Study can be found here: <https://eminnetonka.com/current-projects/planning-projects/1140-glen-lake-study>.)

- **Are the requested variances reasonable?**

Yes. The proposal requires several variances. In staff's opinion, these variance are reasonable.

- ✓ Lots Without Frontage. There are several residential developments in the surrounding area that contain properties without frontage on a public right-of-way, including both townhome developments and single-family lots. Given this, the proposed lots would not out of character.
- ✓ Detached Homes. The arrangement of an attached townhome development on the site would likely be different that the proposed site arrangement. However, in staff's opinion, the difference in site design would result in very little – if any – difference in overall site impact. Given this, whether the residential product is attached or detached matters little from a site perspective.
- ✓ Front Yard Setback. As proposal includes 35-foot setbacks from the Eden Prairie Road Property line. The actual separation between the homes and the paved surface of the roadway would be roughly 60 feet. Further, the 35-foot setback would be allowed if the property were zoned R-2 or R-1A. The proposal also includes 10 foot side yard setbacks from the development's south property line. These setbacks could be increased to 15 feet with a northward shift of property lines and homes. However, such shift would likely impact several trees along the development's north property line. Area property owners, commissioners, and councilmembers had requested that efforts be made to reduce impacts to this area.

- **Are the proposed site impacts reasonable?**

Yes. To accommodate the proposed development grading would occur on the westerly half of the site. Generally, one to five feet of excavation would be necessary. The plans submitted suggest that this grading activity would result removal of, or significantly impact to seven of the site's high priority trees. This 35 percent removal/impact would meet the standards of the tree protection ordinance. However, this level of removal/impact is

predicated on very “tight” construction limits. Staff is concerned that that removal/impact would likely increase to eight, or 40 percent, during actual construction. To ensure the ordinance is met, staff is suggesting a slight change to the grading plan in the area of spruce and pines adjacent to Eden Prairie Road. No grading or tree removal would occur with the code-defined bluff or bluff impact zone.

The current plans represent a significant improvement to the plans originally submitted, in that the plans protect the spruce and pines along the west side of the site and several deciduous trees along the north property line. Area property owners, commissioners, and councilmembers had requested that efforts be made to reduce impacts to these areas.

Summary Comments

The VILLAS OF GLEN LAKE would result in a visual change to the immediate area. However, in staff's opinion, it would not negatively impact the character of the area. The development site is uniquely located within the Glen Lake Village Center. With access to a county road, the site abuts a small office building, a medium-density townhome development, and a conditionally-permitted, licensed residential care facility. The VILLAS OF GLEN LAKE would not disrupt any clear development pattern or aesthetic character. Further, the proposal would be consistent with the Comprehensive Plan, the Glen Lake Neighborhood Study, and the already eclectic mix of land uses and residences in the area.

Staff Recommendation

Recommend the city council adopt the following, pertaining to the properties at 5517 and 5525 Eden Prairie Road.

- 1) An ordinance rezoning the properties to R-3, low-density residential; and
- 2) A resolution approving the preliminary and final plats, with variances, of VILLAS OF GLEN LAKE

Originator: Susan Thomas, AICP, Assistant City Planner
Through: Loren Gordon, AICP, City Planner

Supporting Information

Surrounding Land Uses

North: office building, zoned B-1
 South: licensed residential care facility, zoned R-1
 East: retail/warehouse property, zoned commercial
 West: Eden Prairie Road and single-family homes beyond

Planning

Guide Plan designation: low-density residential
 Existing Zoning: B-1 and R-1

Steep Slopes and Bluffs

The highest point of the subject property is situated in the northwest corner of the site. The property slopes downward in all directions from this point. The easterly third of the site (roughly) slopes downward toward Glen Lake and is defined as a steep slope/bluff.

By city code, a steep slope is one in a slope that: (1) has an average grade of 20 percent or more; (2) that covers an area at least 100 feet in width; and (3) that rises at least 25 feet above the toe – or bottom – of the slope to the top of the slope. The code goes on to define how the toe and top of slope are determine, which may or may not correspond to the visual bottom and top of the slope. Depending on the grade percentage, certain development and construction actives may be allowed within steep sloes areas *located outside of the shoreland overlay district*.

With the shoreland overlay district, steep slopes are called “bluffs.” This different wording is required by the Minnesota Department of Natural Resources. Very limited actives are allowed within bluffs and a bluff impact zone, which is essentially a 20-foot setback from top of the bluff. The proposal would not encroach within the bluff or bluff impact zone.

Grading

To accommodate the proposed development grading would occur on the westerly half of the site. Generally, the knoll on the site would be lowered, with excavation of one to five feet of soil.

Tree Impact

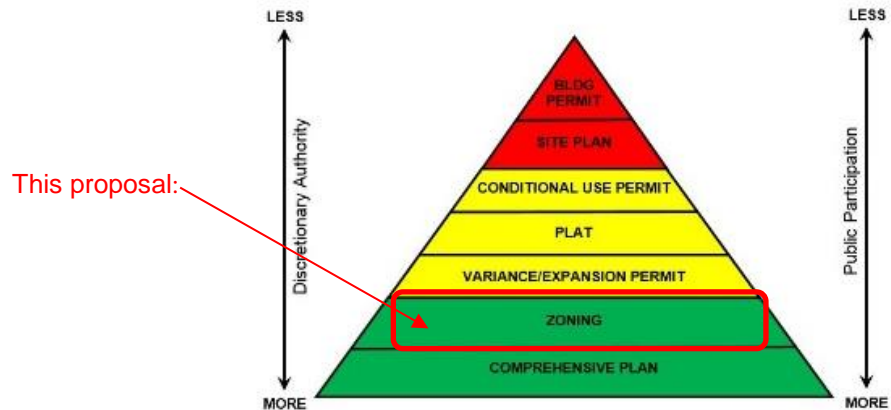
The property contains a total of 76 regulated trees. Based on the submitted plans:

	Existing	Removed*	% Removed
High Priority	20	7*	35%
Significant	56	16	29%
** By city code, a tree is considered removed if 30 percent or more of the critical root zone of is compacted, cut, filled or paved. ** with slight grading modification, which is a condition of approval.			

The level of tree removal/impact would be permitted under the tree protection ordinance.

Tree Mitigation	Based on the anticipated tree removal, seven, six-foot evergreen trees and two, two-inch deciduous trees must be planted as mitigation for tree removal. The applicant's submittal includes a landscape plan that would exceed this mitigation requirement.
Stormwater	<p>As proposed, stormwater runoff would be directed to several catch basins and directed via pipe to an underground facility. This facility would outlet to an infiltration basin, which would ultimately outlet to the public storm sewer system.</p> <p>Engineering staff has reviewed the plans associated with the proposal and believes, with some technical modifications, it can meet city stormwater rules. As a condition of approval, final plans must meet both the city's Water Resources Management Plan standards and Nine Mile Creek Watershed District rules.</p>
Utilities	Public water and sewer facilities are available in Eden Prairie Road. As proposed, new sewer and water mains would be extended into the site and private services would then be connected to these mains.
Homeowners Association	As a condition of approval, a homeowners association would need to be established to ensure maintenance of the private driveway, private utilities, stormwater facilities, and landscaping.
Traffic	<p>It has not been the city's practice to commission traffic studies for single-family residential developments. The city's traffic consultants have frequently suggested that single-family homes generate, on average, 10 vehicle trips per day. This number is supported by Institute of Transportation Engineers (ITE) data that suggests 9.57 vehicles trips per day. Using these numbers, the proposal would generate roughly 50 daily trips. This would certainly be more trips than the two homes previously located on the site. However, given that Eden Prairie Road carries approximately 7,300 vehicles per day, staff does not anticipate that these trips would impact the roadway operations.</p> <p>The proposal was forwarded to Hennepin County for review. The county requested dedication of additional right-of-way and easement, which has been shown on the current plans, and restriping of Eden Prairie Road to provide for a center turn lane, which has been included as a condition of approval.</p>
Pedestrian Improvements	At the request of city staff, the proposed plans include construction of a sidewalk between the site and the north property line. However, the sidewalk would not meet Hennepin County standards and would likely impact a stand of pine and spruce trees that must be saved for the tree ordinance standards to be met. As such, staff is no longer suggesting that the sidewalk be constructed at this time. However, staff would support such construction as part of a larger county roadway project in the future.

Pyramid of Discretion



Motion Options

The planning commission has three options:

1. Concur with the staff recommendation. In this case a motion should be made recommending the city council adopt the ordinance resolution approving the request.
2. Disagree with staff's recommendation. In this case, a motion should be made recommending the city council deny the request. This motion must include a statement as to why denial is recommended.
3. Table the requests. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

Voting Requirement

The planning commission will make a recommendation to the city council. The city council's final approval requires an affirmative vote of five members, due to the variances.

Neighborhood Comments

The city sent notices to 223 property owners and has received no written comments to date.

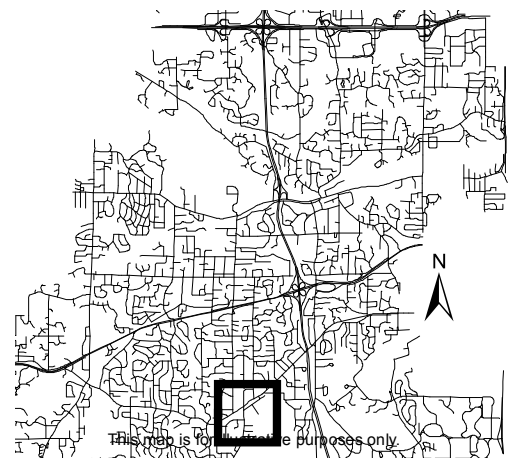
Deadline for Action

OCTOBER 22, 2018



Location Map

Project: Villas of Glen Lake
Address: 5517 & 5525 Eden Prairie Rd



CONCEPT PLAN

QUEST
DEVELOPMENT
VILLA LAYOUT

MINNETONKA, MN

LOUCKS
NOVEMBER 10, 2017



A
CONCEPT

- Reviewed a concept plan for Dominion apartments that would be located in Opus. The use and density was found to be appropriate. Integrating parks and trails in Opus was discussed.

There was a comprehensive guide plan meeting December 11, 2017 and the next one will be in January 2018. Please check the city's website, *eminnetonka.com*, to confirm the date.

The next planning commission meeting will be January 4, 2017.

6. Report from Planning Commission Members

Schack reported on how the comprehensive guide plan meeting focused on economic development. She encouraged everyone to watch the presentation and discussion on line. Powers agreed that it is good to get involved and learn how a city operates.

Calvert attended the mountain bike meeting that had over 200 interested parties in attendance. There is a lot of education needed to learn about mountain-bike trails.

7. Public Hearings: Consent Agenda

No item was removed from the consent agenda for discussion or separate action.

Calvert moved, second by Powers, to approve the item listed on the consent agenda as recommended in the staff report as follows:

- A. Time extension for a parking lot setback variance from 20 feet to 5 feet at 11311 K-Tel Drive.**

Approve a 12-month time extension.

Knight, O'Connell, Powers, Schack, Sewall, Calvert, and Kirk voted yes. Motion carried and the item on the consent agenda was approved as submitted.

Chair Kirk stated that this motion may be appealed to the city council if requested in writing within 10 days to planning staff.

8. Public Hearings: None

9. Other Business

- A. Concept plan review for The Villas of Glen Lake at 5517 and 5525 Eden Prairie Road.**

Chair Kirk introduced the proposal and called for the staff report.

Thomas reported. Staff recommends that the planning commission provide comments and feedback on the identified key issues and other issues the planning commission deems appropriate. The discussion is intended to assist the applicant with future direction that may lead to the preparation of more detailed development plans.

Blaine Waters, Quest Development, applicant, stated that:

- He lives in the Glen Lake community.
- There is a desire for this type of housing priced below the \$800,000s.
- The intent is for the area to be walkable and this type of housing would fit with that vision.
- He welcomed comments and questions.

Powers asked for the price point. Mr. Waters was hoping for \$550,000 to \$650,000. It would be difficult to have the price any lower due to land and building costs. There would be 1,450 square feet on the main level and another 1,000 square feet in the basement. Mr. Waters was still researching if a second-story option would be offered. He predicted that most of the houses would be rambler style.

Chair Kirk confirmed with Mr. Waters that the houses would have walk-out basements.

In response to Powers' question, Mr. Waters said that the backyards would be minimal and geared toward empty nesters. There would be small areas to congregate and entertain. The steep-slope, wooded area would not be able to be developed.

Chair Kirk invited those present to provide comments.

Greg Olson, owner of the office building at 5509 Eden Prairie Road, stated that:

- He would like a buffer between his lot and the proposed site. He would like a fence and landscaping.
- A five-foot setback seems too small.
- He invited commissioners to walk the property. He marked the property line. The corner of his office building is 17 feet from the property line.
- He is worried about water flooding his basement and parking lot on the east side.
- He thought five houses would be considered high-density residential. He was concerned with the amount of hard cover surface.
- He was worried about losing trees located on the property line.
- Neighbors have walked through his property for years with dogs and people have dumped garbage in his dumpster. Neighbors have dumped grass clippings on his property. He has had people sleep in their vehicles in the parking lot or leave their vehicles in the lot overnight.
- He takes pride in the parking lot. The plan upset him.
- He was worried about people walking through his parking lot.

- When Highway 169 was closed, traffic was backed up along Eden Prairie Road.
- He was concerned that the proposal's snow would be dumped in his parking lot.
- The vehicle lights would shine in his windows.

Thomas appreciated the drainage, buffering, and setback questions which would be looked at if a formal application would be submitted. The concept plan may fit zoning for a PUD or R-3, low or medium density residential district.

Sewall stated that there should be an increase in buffering that corresponds with a decrease in the size of setbacks. As much natural buffering as possible would be the best option. He did not think empty nesters would walk around a parking lot too much.

Calvert suggested maintaining the mature trees between the properties to maintain the buffer and natural feel.

Chair Kirk stated that new townhomes at an affordable price are needed in the city. However, the proposal would sacrifice too much in terms of the volume of space that would be covered by hard surface. The root zones of the neighbors' trees should be protected. That would require a little more than the five-foot setback. He struggled with the density. He was not as concerned with the hydrology, but the trees on the north and south would have to be protected. There could be a problem if the street would be widened or a sidewalk or trail added.

Calvert agreed that new, single-level housing stock is in desperate need. The natural buffer and preserving the root zones of the mature trees located between the site and neighbor are important. The houses would be located close to Eden Prairie Road which could become problematic if the street would be expanded or a sidewalk or trail added.

Schack concurred. The tree ordinance provides specific requirements that could be met by preserving the trees on the steep slope, but clear-cutting trees adjacent to the neighbor is not appealing. She encouraged incorporating the wooded areas into the plan.

Powers said that if the villas already existed and a commercial building would be proposed where it is now, then the commercial building would not be allowed to have such a small setback to the property line.

O'Connell asked if the city would have the ability to build a sidewalk north of the site. The trees located between the properties are important. He asked for the amount of buildable area and setbacks for an office building on the property zoned for an office building. He supports this type of housing. The proposal would provide a transition from an office building to single-family residential housing.

Calvert asked if there would be sustainable aspects to the proposal. Mr. Waters explained that the building code now requires many sustainable practices. The proposal

would meet or exceed code requirements. It would be cost prohibitive to utilize geothermal or solar power for five villas.

Chair Kirk thought that the Groveland Pond villas are too large for the setbacks. The volume of the houses in The Sanctuary creates a more aesthetically pleasing development.

Calvert liked that the proposal would provide a transition from commercial to single-family housing.

Knight did not have a problem with the setbacks between the proposed houses, but he did not like the north side yard setback. That would be too tight. He asked how the private drive would be regulated. Thomas answered that the city must approve a private street, it was not a given. A private street must be able to support the weight and turning radius of the largest fire truck. There is a minimum private drive/street width requirement of 20 feet and 14-foot vertical requirement.

Calvert noted the issues of guest parking and snow removal.

Knight noted the large setback on the south side. He suggested moving the houses further south.

The city council is tentatively scheduled to review the concept plan on January 8, 2018.

10. Adjournment

Calvert moved, second by Powers, to adjourn the meeting at 7:27 p.m. Motion carried unanimously.

By: _____
Lois T. Mason
Planning Secretary

Acomb moved, Wagmer seconded a motion to continue the public hearing to Feb. 26, 2018. All voted "yes." Motion carried.

14. Other Business:

A. Resolution declaring vacancy in the council seat for Ward 3

Barone gave the staff report.

Wagner moved, Calvert seconded a motion to adopt resolution 2018-003 declaring vacancy in the council seat for Ward 3. All voted "yes." Motion carried.

Wagner what the process would be once the council called for a special election. City Clerk David Maeda indicated staff was working on a calendar that would identify key dates for the election including when candidate filing and absentee voting would occur. This would be provided to the council at its Jan. 22 meeting.

B. Concept plan review for The Villas of Glen Lake at 5517 and 5525 Eden Prairie Road

City Planner Loren Gordon gave the staff report.

Acomb asked what the different requirements were for a private drive and a public street. Gordon said the two primary differences were who owns it and who maintains it. For access reasons, the city generally likes to have the streets built to pretty similar standards. The city code standard is for a 24 foot wide road and that standard was what was proposed for the private street. He said staff generally prefers a public street over a private street because long term there was more benefit to the residents who would otherwise incur more costs over time.

Ellingson asked what restrictions existed for building in the bluff area. Gordon presented a graphic that showed the restrictions. A twenty foot buffer represented what the setback would be from the top. Ellingson asked if the council could grant a variance. Gordon indicated a variance could be granted to minimize the impacts.

The developer, Blaine Waters, 5068 Holiday Circle, said the five units were consistent with the city's overall vision for the area. The plan was also in line with the city's housing goals and bringing in a variety of housing stock. The hope was to bring in five units that would provide mostly main level living to the Glen Lake area.

Wagner asked Waters to explain why he chose the layout he did. Waters said there were multiple iterations of what a layout might look like with the type of unit in mind. One of the bigger reasons he ended up with this concept was based on the bluff line. A topographic survey and tree inventory were done. He said it wasn't entirely clear through the process where the actual bluff line was. He

came to find there was a defined equation on determining the bluff line. This plan took that into account. Wagner said, similar to this plan, there was a development on Williston Road that he shudders every time he drives by because the home's back porch faces a major county road. This make it feel less residential. This combined with the setback gave him pause about the concept plan. He said the proposed use was a needed use in the city. He liked that the plan protects a sensitive natural area. He had concerns with the setbacks because five feet felt too close. He wasn't sure he could support the current layout.

Acomb said she shared some of Wagner's concerns in large part with the setback to the north. She thought the layout could be done differently. The homes were close together because the whole width of the property could not be used. She said she would like to see a sidewalk along County Road 4. This would help address some of the concerns that were raised at the planning commission meeting. She appreciated the woodland preservation area. She hoped the builder would be mindful of some of the existing trees in the building area.

Calvert noted she was on the planning commission when the concept plan was presented. She shared all the concerns that were raised. She was appreciative of the mindfulness of the woodland preservation area. She also would like to see the sidewalk. She said in some ways the plan was a nice transition from the very large lot single family homes to the more commercial area. However the proximity to Eden Prairie Road when the rest of the homes were set so far back felt strange. She shared the concern about having the back of the house up against County Road 4. She also heard the business owner's concern about not having adequate buffer between the development and his business.

Ellingson said he was concerned about the tree loss and the grading that would happen. He noted another property on Williston Road north of the daycare where the houses were removed and all the trees are gone. Because of the topography of the area, he was apprehensive that everything would be leveled from Eden Prairie Road back to the bluff line.

Wiersum said the need for this type of housing made the plan attractive. He was concerned about the five foot setback. He said this was the classic Minnetonka development proposal because the city had challenging sites with the topography and trees. He liked the woodland preservation and bluff preservation area but he thought there was a lot trying to be squeezed on to the rest of the property. If there were fewer units the developer would have more space to work with but he understood the reality of the cost of land in the city and the challenge of making it all work. He said this was a good location for this type of housing.

Greg Olson, the owner of the neighboring dental office, distributed information about the trees in the area. He noted generally developers calculate setback using the foundation not the soffits. In this case using measurement from the soffits, it would mean the homes would be two to three feet from his property line and not five feet. He said there was also a water issue with the whole terrain going down to his property. He was worried about the amount of hard surface.

He said there needed to be some type of barrier between the properties to prevent the residents from walking through as well as dumping garbage on to his property. Because there was no sidewalk on the east side of Eden Prairie Road it was dangerous for pedestrians. Currently the pedestrians walk through his property to avoid walking on the road. He was concerned about the increase in traffic from the development, snow removal and the amount of trees that would be removed.

C. Concept plan review for Ridgedale Executive Apartments at 12501 Ridgedale Drive

Robert Weinstine, an attorney with the Winthrop & Weinstine law firm, said he represented the property owner. Since the council last saw the concept plan, the property owner seriously considered all the feedback he received from the council. Neighborhood issues were reflected upon. Earlier in the day there was a neighborhood meeting that was attended by five or six people and also city staff. He said the plan was generally well received. As a result of listening to the neighbors, the building height was reduced from six stories to five stories. This was a significant financial contribution from the property owner given all the amenities that were being included to make it a first class development. For comparison, he noted the building at 1700 Plymouth Road was six stories. The building southeast of the YMCA was four stories and was much closer to residential homes and the topography was much higher. In addition to reducing the size of the building, the building was moved further back on the property. As a result the closest home would be 423 feet away. The area was wooded and the plan would not affect the trees in any way. The design of the building has been softened. The proposed path was removed. He said the development would be very attractive to empty nesters and young professionals.

Gordon and Community Development Director Julie Wischnack gave the staff report.

Wagner noted the reduced height was about seven feet while most apartment buildings a story was eight to 12 feet high. He asked if part of the reason for this was the amount of parking, which was 250 parking spots for 93 units. He asked if this was discussed at the neighborhood meeting. Gordon said the information Wagner was referencing was a staff interpretation and not from the architect. He said the concept plan indicated floor to ceiling heights around 10 feet. There would also be around two to three feet between floors. As far as the parking, he noted the office building was part of the site. The plan was for two to three spots per unit, visitor parking spots, plus spots for the office building. Staff would do more analysis on the parking if an application was submitted.

Jesse Hamer, from Momentum Design Group, the architect for the project, said the revised height of the building would be about 65 feet, about a nine foot reduction. The current plan met the city's full parking requirement. There were two spaces per units and 57 spaces for the office building. He said in addition to moving the building back, there was an effort to increase the connection to the pedestrian walk area. There also was a plaza area added in front of the building.

FORMAL APPLICATION

April 26, 2018

Susan Thomas
Asst. City Planner
14600 Minnetonka Blvd
Minnetonka, MN 55345



RE: Preliminary Submittal for VILLAS OF GLEN LAKE development

Dear Ms. Thomas:

On behalf of the Applicant/Developer, Mr. Jim Waters, Quest Development, Inc., Loucks is submitting the attached Preliminary Plat documents for VILLAS OF GLEN LAKE, a new single family residential subdivision. We offer the following comments regarding this submittal:

Preliminary Plat:

The existing site includes two single family residential dwellings. The proposed Preliminary Plat includes a total of 5 new single family lots. The plat includes a common driveway, combining the two existing driveways into one access from Eden Prairie Road (CR 4). An ingress/egress easement will be obtained for all lots for access rights.

The site contains a 'Bluff' along the east end of the site. A 20' buffer is shown from the bluff edge which will be preserved with no disturbance to the existing ground.

Rezoning:

The current zoning is B-1 & R-1. The applicant is requesting rezoning to R-2, Low Density Residential District. All of the lots meet the required setbacks. The only exception is the lot area. The minimum lot area in R-2 is 12,500 SF. The proposed lots 1 & 2 are 10,651 and 10,795 SF, respectively. The average lot area = 12,964 SF. The impetus for the smaller lots is the requirement to not disturb the bluff including the 20' bluff setback area. Therefore, the rear lots are extra-large to protect the bluff area.

The proposed rezoning is consistent with the land use plan and is compatible with the zoning of adjacent properties.

Stormwater Management:

The VILLAS OF GLEN LAKE development has been designed to efficiently and sensitively handle stormwater management concerns. Both NURP standards and infiltration basins are used to address the runoff from the site. The overall effect meets pre-development runoff rates for both rate and volumes while protecting adjoining parcels from negative drainage concerns. The requirements of the Nine Mile Creek Watershed District are also included in the design.

Wetlands:

There are no delineated wetlands on the site

Tree Preservation:

The tree preservation plan includes an inventory of the existing trees within the property boundary. Existing trees outside of the property lines are shown on the plan for context, but are not included on the inventory list or calculations.

The allowable tree removal area per the City's code is shown on the tree preservation plan (20' outside of the building footprint and 10' outside of the interior drives). There are 74 existing trees on site and 30 of them are planned to be removed. All but one of the removed trees are within the allowable removal limits, the proposed landscape plan should clearly cover the mitigation requirement. All of the tree preservation calculations are shown on sheet L1-0.

Landscaping:

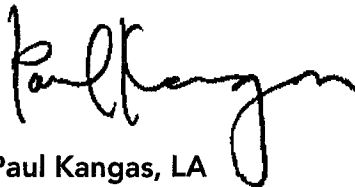
The landscaping plan shows the primary ground cover and trees needed to achieve the city's minimum landscape value amount. The cost opinion of the proposed landscaping is on the landscape plan, we have included an amount for foundation plantings, but have not shown them on the landscape plan. Tree species were chosen both for their compatibility with the surrounding trees and aesthetic qualities.

Phasing:

The development is expected to be built in one phase.

We look forward to your comments on the proposed plans. Please let us know if there is other information you need from us or Quest Development.

Sincerely
Loucks



Paul Kangas, LA
Project Manager

CC: Jim Waters, Quest Development

VILLAS OF GLEN LAKE

MINNETONKA, MN

PRELIMINARY PLANS FOR 5-LOT SUBDIVISION SITE GRADING, UTILITIES, STORMWATER BASINS, DRIVEWAY AND LANDSCAPE.

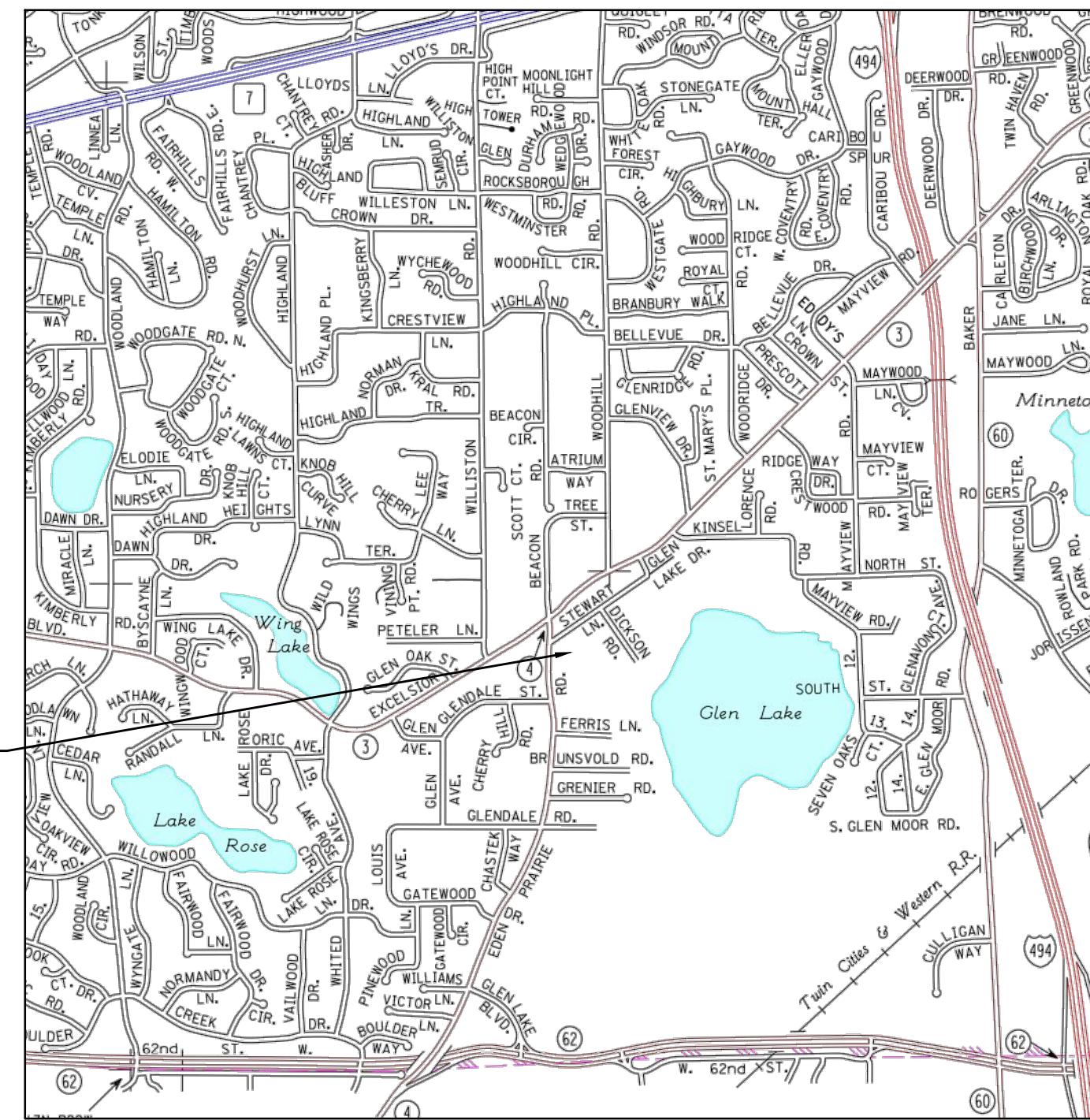
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GENERAL NOTES

- BACKGROUND INFORMATION IS BASED ON A FIELD SURVEY BY LOUCKS AND RECORD UTILITY DRAWINGS FROM THE CITY. LOUCKS DOES NOT GUARANTEE THE ACCURACY OF INFORMATION PROVIDED BY OTHERS.
- WE HAVE SHOWN BURIED STRUCTURES AND UTILITIES ON AND/OR SERVING THE SITE TO THE BEST OF OUR ABILITY, SUBJECT TO THE FOLLOWING RESTRICTIONS:
 - UTILITY OPERATORS DO NOT CONSISTENTLY RESPOND TO LOCATE REQUESTS THROUGH THE GOPHER STATE ONE CALL SERVICE FOR BOUNDARY PURPOSES SUCH AS THIS.
 - THOSE UTILITY OPERATORS THAT DO RESPOND, OFTEN WILL NOT LOCATE SERVICES FROM THEIR MAIN LINE TO THE CUSTOMER'S STRUCTURE OR FACILITY - THEY CONSIDER THOSE SEGMENTS PRIVATE INSTALLATIONS THAT ARE OUTSIDE THEIR JURISDICTION. IF A PRIVATE SERVICE TO AN ADJOINER'S SITE CROSSES THIS SITE OR A SERVICE TO THIS SITE CROSSES AN ADJOINER, IT MAY NOT BE LOCATED SINCE MOST OPERATORS WILL NOT MARK SUCH "PRIVATE" SERVICES.
 - SNOW AND ICE CONDITIONS DURING WINTER MONTHS MAY OBSCURE OTHERWISE VISIBLE EVIDENCE OF A BURIED STRUCTURE OR UTILITY.
 - MAPS PROVIDED BY OPERATORS, EITHER ALONG WITH A FIELD LOCATION OR IN LIEU OF SUCH A LOCATION, ARE VERY OFTEN INACCURATE OR INCONCLUSIVE.
 - THE SURFACE FEATURES AND ELEVATIONS SHOWN ON THIS DRAWING WERE LOCATED BY LOUCKS.
 - ALL OF THE UNDERGROUND UTILITY INFORMATION AND LOCATION SHOWN ON THIS PLAN WERE PREPARED FROM RECORD DRAWINGS OBTAINED FROM THE CLIENT AND THE CITY RECORDS.
- EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 651/454-0002.
- THERE MAY BE OTHER UTILITIES ON THE SITE THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE THE UTILITIES. NOTIFY THE ENGINEER IF THERE ARE OTHER SERVICES FOUND.

VICINITY MAP



PROPOSED SITE LOCATION

WARNING

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

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



CALL BEFORE YOU DIG

Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAN	
	FORCEMAN	
	DRAINLINE	
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREE LINE	
	EASEMENT LINE	
	SETBACK LINE	
	FENCE LINE	
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	

DEVELOPER

QUEST DEVELOPMENT
10700 OLD COUNTY ROAD 15
SUITE 130
PLYMOUTH, MN 55441

BLAINE WATERS
TEL: 763-595-9511

APPROVED

WILL MANCHESTER, P.E.
MINNETONKA CITY ENGINEER

DATE:

VILLAS OF GLEN LAKE

5517 & 5525 EDEN PRAIRIE RD.
MINNETONKA, MINNESOTA



Quest Development, Inc.

QUEST DEVELOPMENT

10700 Old County Road 15
Suite 130, Plymouth, MN 55441

LOUCKS

PLANNING
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
Maple Grove, MN 55369
763.424.5505
www.loucksinc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

04/26/18 Preliminary City Submittal
08/23/18 Revised per Comments

PROFESSIONAL SIGNATURE

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

Todd W. McLouth - PE 20383
License No. 20383
Date

QUALITY CONTROL

Loucks Project No. 017499.00
Project Lead TWM
Drawn By WBS
Checked By TWM
Review Date

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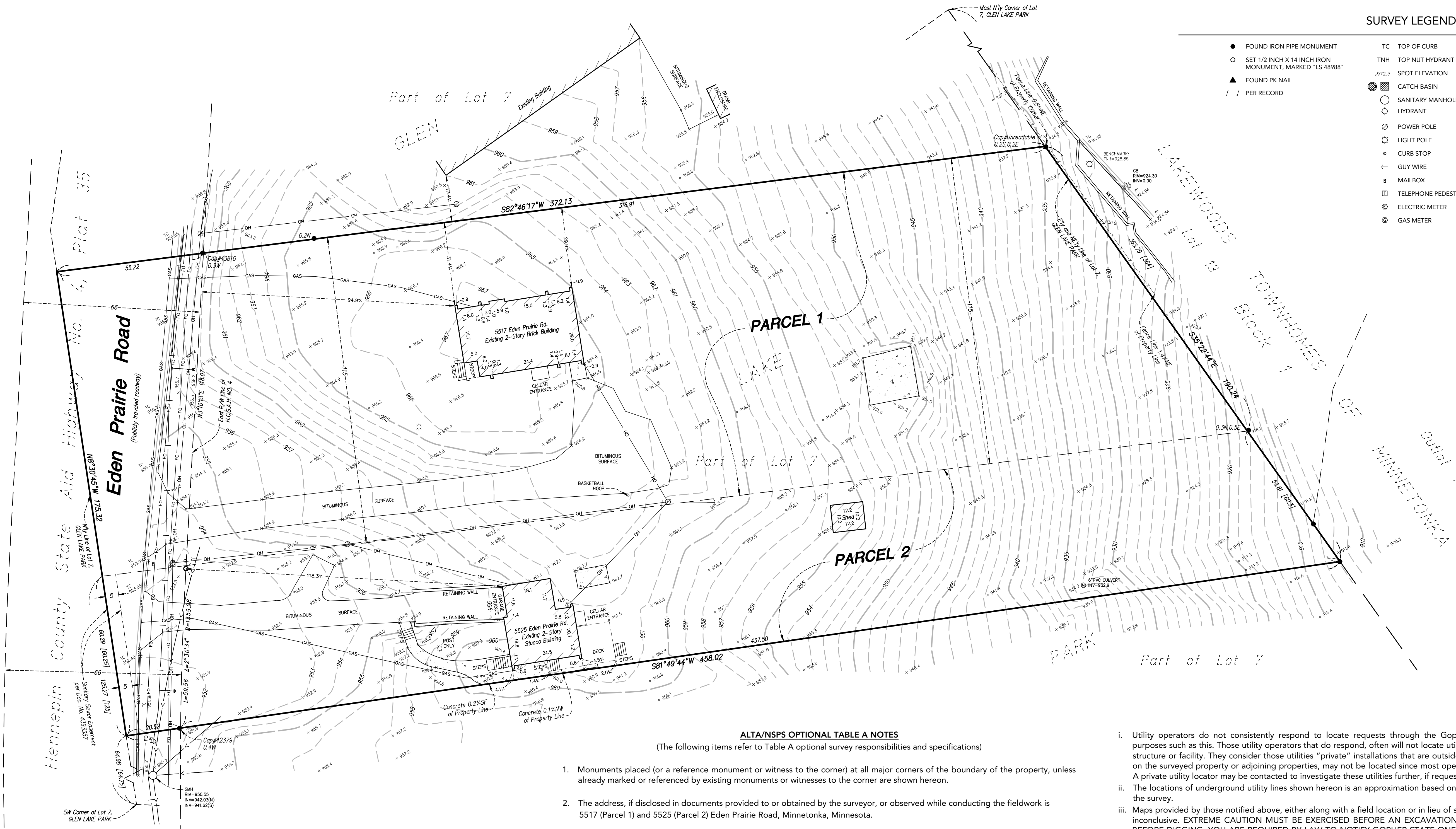
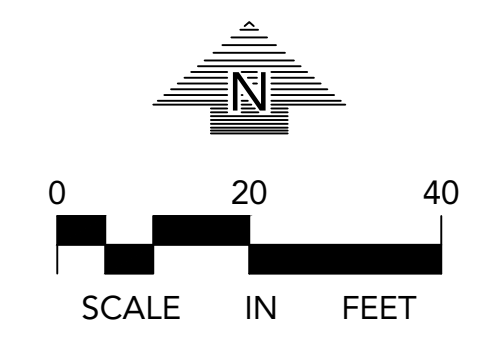
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COVER SHEET

C0-1

SURVEY LEGEND

- FOUND IRON PIPE MONUMENT
- SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"
- ▲ FOUND PK NAIL
- () PER RECORD
- TC TOP OF CURB
- TNH TOP NUT HYDRANT
- 972.5 SPOT ELEVATION
- CATCH BASIN
- SANITARY MANHOLE
- HYDRANT
- POWER POLE
- LIGHT POLE
- CURB STOP
- GUY WIRE
- MAILBOX
- TELEPHONE PEDESTAL
- ELECTRIC METER
- GAS METER
- △ RESTRICTED ACCESS
- > SANITARY SEWER
- | WATERMAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- OVERHEAD UTILITY
- X — BARBED WIRE FENCE
- CONCRETE CURB
- CONCRETE
- 872 — CONTOUR



DESCRIPTION OF PROPERTY SURVEYED
(Per Schedule A of the herein referenced Title Commitment)

Parcel 1:
That part of Lot 7, Glen Lake Park, lying Southeastly of a line drawn parallel to and 115 feet North of the Southerly line of the following described property: That part of Lot 7, Northernly of a straight line running from a point on the Easterly line of said lot distant 364 feet from the most Northernly corner thereof to a point on the Westerly line of said lot, distant 125 feet from the Southwest corner of same, subject to existing roadways

Parcel 2:
That part of Lot Seven (7), Glen Lake Park, described as follows: Commencing on Westerly line of Lot Seven (7) at a point 64.75 feet Northernly from Southwest corner thereof; thence Northernly along said line 60.25 feet; thence Easterly to a point on Northeastly line of Lot Seven (7) distant 364 feet Southeastly from most Northernly corner thereof; thence Southeastly along said Northernly line 60.3 feet; thence Westerly to beginning, except road

Hennepin County, Minnesota
Abstract Property

TITLE COMMITMENT EXCEPTIONS
(Per Schedule B, Part II of the herein referenced Title Commitment)

The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by Old Republic National Title Insurance Company, File No. OR4121, issued on August 29, 2017. The numbers below correspond to those in the title commitment.

- 2-15 & 19-20 do not require comment.
- 16. Drainage and utility easements as shown on the recorded plat. **No easements are shown on the recorded plat. Not shown hereon.**
- 17. Parcel 1:
Subject to easement for eave overhang as shown in Quit Claim Deed, dated September 3, 1987, recorded March 11, 1988, as Doc. No. 5385528. **Along southerly line of said Lot 7. South of surveyed property. Not shown hereon.**
- 18. Parcel 2:
Easement for sanitary sewer purposes, in favor of City of Minnetonka, as shown in document dated July 5, 1978, recorded July 12, 1978, as Doc. No. 4393357. **Along the westerly line of said Parcel 2. Shown hereon.**

ALTA/NSPS OPTIONAL TABLE A NOTES
(The following items refer to Table A optional survey responsibilities and specifications)

1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner are shown hereon.
2. The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 5517 (Parcel 1) and 5525 (Parcel 2) Eden Prairie Road, Minnetonka, Minnesota.
3. This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27053C0339F, Community Panel No. 2701730339F, effective date of November 4, 2016.
4. The Gross land area is 71,359 +/- square feet or 1.64 +/- acres. Right of way area is 6,538 +/- square feet or 0.15 +/- acres. Net land area is 64,821 +/- square feet or 1.49 +/- acres.
6. (a) We were not provided zoning information by the client. Any zoning classification, setback requirements, height and floor space area restrictions, and parking requirements, shown hereon, was researched to the best of our ability and is open to interpretation. Per the City of Minnetonka Zoning Map and City Code, on March 6, 2008, information for the subject property is as follows:

Zone: B-1 Office Business District (Parcel 1)	R-1 Low density Residential District (Parcel 2)
Setbacks: Front 50 feet, Side 50 feet - S. line, 20 feet - N. line, Rear 40 feet; Height: 4 stories or 45 feet, whichever is lesser;	Setbacks: Front 50 feet, Side 10 feet, Rear 40 feet; Height: 35 feet;
7. (a) Exterior dimensions of all buildings are shown at ground level.
8. Substantial features observed in the process of conducting fieldwork, are shown hereon.
9. There are no striped parking stalls on this site.
11. We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 172580184, 172580201, 172580463 & 172580471. The following utilities and municipalities were notified:

ARVIG (218)298-1025	CITY OF MINNETONKA (952)988-8400
COMCAST (800)762-0592	CENTURYLINK (855)742-6062
HENNEPIN COUNTY PUBLIC WORKS (406)541-9571	HOPKINS SCHOOL DISTRICT 270 (507)451-3326
CENTER POINT ENERGY (406)541-9571	XCEL ENERGY (800)848-7558
ZAYO BANDWIDTH (888)267-1063	

- i. Utility operators do not consistently respond to locate requests through the Gopher State One Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to investigate these utilities further, if requested by the client.
- ii. The locations of underground utility lines shown hereon is an approximation based on available maps, unless otherwise noted on the survey.
- iii. Maps provided by those notified above, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. **EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 or (651) 454-0002.**

SURVEY REPORT

1. The Surveyor was not provided utility easement documents for the subject property except for those shown on the Survey.
2. The bearings for this survey are based on the Hennepin County Coordinate System NAD 83 (1986 Adjust).
3. Benchmark: SCHADAUER MNDT. In Minnetonka, 0.35 mile east along Trunk Highway 7 from the junction of Trunk Highway 7 and Interstate Highway 494 in Minnetonka, then 0.15 mile along the ramp to Baker Road/County Road 60, at Trunk Highway 7 milepost 189.25, along the top of a ridge, 370 feet south of the eastbound Trunk Highway 7 fog line, 128.3 feet north of the exit ramp from Trunk Highway 7 east to Baker Road, 3.6 feet east of a witness post. Elevation = 1028.56 (NGVD 29)

Site Benchmark: Top Nut Hydrant on adjoining property at the northeast corner of surveyed property. Elevation = 928.85 (NGVD 29)
4. Concrete over south property line.

CERTIFICATION

To Quest Development Inc., Steven A. Hlavac and Alvera L Hlavac, Jeffrey Douglas Gelo, and Old Republic Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 4, 6(a), 7(a), 8, 9 and 11 of Table A thereof. The field work was completed on September 27, 2017.

Date of Plat or Map: April 26, 2018.

Max L. Stanislawski
Max L. Stanislawski, PLS Minnesota License No. 48988
mstanislawski@loucksinc.com

CADD QUALIFICATION

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SUBMITTAL/REVISIONS

10/09/17 SURVEY ISSUED
04/26/18 REVISED MH INVERT

PROFESSIONAL SIGNATURE

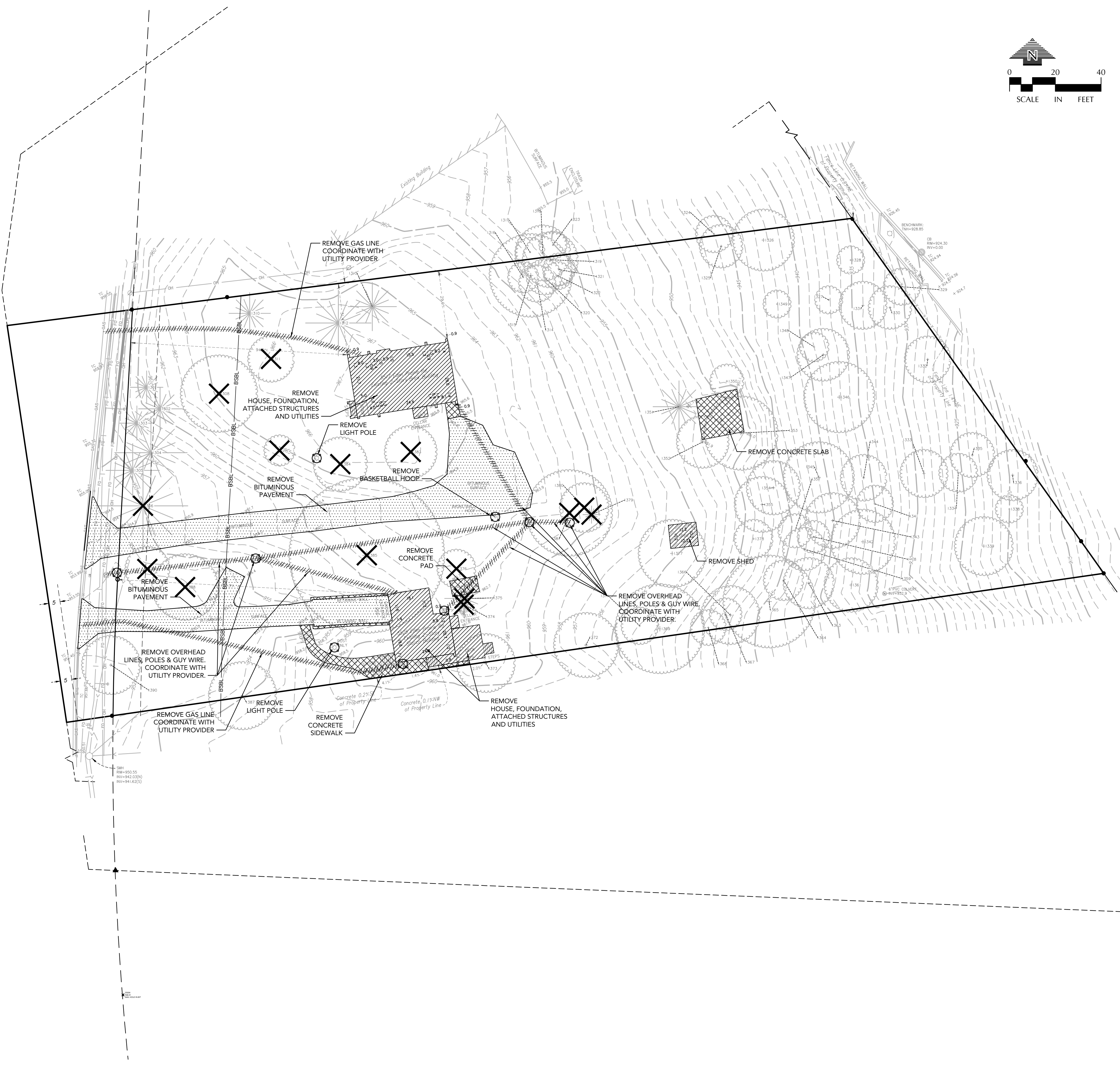
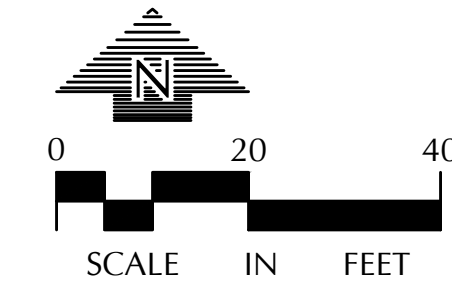
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Max L. Stanislawski
Max L. Stanislawski - PLS

License No. 48988
Date 10/09/17

QUALITY CONTROL

Loucks Project No. 17499
Project Lead MLS
Drawn By BJY
Checked By MLS
Field Crew MJA-SHF





DEMOLITION NOTES

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- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
- BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL A TEMPORARY ROCK ENTRANCE PAD AT ALL POINTS OF VEHICLE EXIT FROM THE PROJECT SITE. SAID ROCK ENTRANCE PAD SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT. SEE SHEET C3-2 FOR LOCATION AND SHEET C3-3 FOR DETAILS.
- PRIOR TO COMMENCING CONSTRUCTION, EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ESTABLISHED AROUND THE SITE PERIMETER AS SHOWN ON SHEET C3-2 AND IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, CITY REQUIREMENTS AND THE DETAILS SHOWN ON SHEET C3-3 OF THE PROJECT PLANS.
- ALL CONSTRUCTION ACTIVITY INCLUDING STOCKPILING, STAGING & PARKING MUST TAKE PLACE ON-SITE.
- TEMPORARY STREET SIGNS, LIGHTING & ADDRESSES SHALL BE PROVIDED DURING CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN A CITY & COUNTY PERMIT FOR OBSTRUCTIONS AND WORK WITHIN RIGHT-OF-WAY. PERMIT IS REQUIRED PRIOR TO REMOVALS OR INSTALLATION. PROTECT EXISTING SITE FEATURES THAT ARE NOT NOTED FOR REMOVAL. IF DISCREPANCIES ARISE, NOTIFY ENGINEER IMMEDIATELY FOR RESOLUTION.
- WE HAVE SHOWN EXISTING SERVICES BASED ON CITY AS-BUILTS & A GOPHER ONE LOCATE. THERE MAY BE SERVICES THAT ARE NOT SHOWN.
- NO WORK TO BE DONE OUTSIDE OF CONSTRUCTION/SILT FENCE WITHOUT PRIOR AUTHORIZATION FROM ENGINEER.
- THE REMOVAL OF EXISTING SERVICES WITHIN THE CONSTRUCTION LIMITS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR AND UTILITY OWNER. ADDITIONAL SERVICES MAY EXIST THAT ARE NOT SHOWN.
- SEE TREE INVENTORY PLAN FOR TREE REMOVAL.

LEGEND

*****	REMOVE EXISTING FENCE
	REMOVE EXISTING UNDERGROUND UTILITIES
XXXXXX	REMOVE EXISTING CONCRETE
○	REMOVE EXISTING LIGHT POLES
▨	REMOVE EXISTING BUILDINGS
▤	REMOVE EXISTING BITUMINOUS
✕	REMOVE EXISTING TREES SEE TREE PRESERVATION PLAN FOR TREE REMOVAL

WARNING

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 Suite 130, Plymouth, MN 55441

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SUBMITTAL/REVISIONS

04/26/18	Preliminary City Submittal
08/23/18	Revised per Comments

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

Todd W. McLouth - PE

License No. 20383
 Date

QUALITY CONTROL

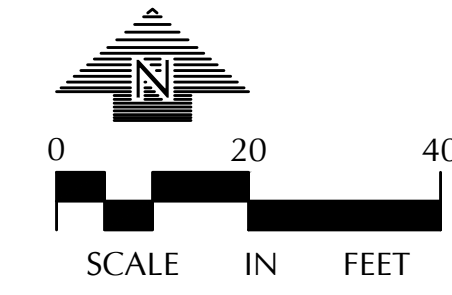
Loucks Project No.	017499.00
Project Lead	TWM
Drawn By	WBS
Checked By	TWM
Review Date	

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C2-1	SITE PLAN
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C6-1	PRELIMINARY PLAN
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
L1-0	TREE PRESERVATION PLAN
L1-1	LANDSCAPE PLAN
L1-2	LANDSCAPE DETAILS

DEMOLITION PLAN
C1-2

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SITE DATA

ZONING
 CURRENT ZONING: B-1 & R-1
 PROPOSED ZONING: R-2, LOW DENSITY RESIDENTIAL DISTRICT

AREA
 TOTAL SITE AREA = 64,821 SF, 1.49 ACRES
 PROPERTY TO RIGHT-OF-WAY = 1,243 SF, 0.03 ACRES

NET PROPERTY AREA = 63,578 SF, 1.46 ACRES, 100%
IMPERVIOUS SURFACE AREA = 16,596 SF, 0.38 ACRES, 26.1%
PERVIOUS SURFACE AREA = 46,982 SF, 1.08 ACRES, 73.9%

DISTURBED AREA = 32,027 SF, 0.74 ACRES

SETBACKS-BUILDING
 FRONT YARD: 40 FT
 SIDE YARD: 10 FT
 REAR YARD: 30 FT

SITE NOTES

- BACKGROUND INFORMATION IS BASED ON A FIELD SURVEY BY LOUCKS AND RECORD UTILITY DRAWINGS FROM THE CITY. LOUCKS DOES NOT GUARANTEE THE ACCURACY OF INFORMATION PROVIDED BY OTHERS.
- MINNESOTA STATE STATUTE REQUIRES NOTIFICATION PER "GOPHER STATE ONE CALL" PRIOR TO COMMENCING ANY GRADING, EXCAVATION OR UNDERGROUND WORK.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- CONTRACTOR SHALL OBTAIN A CITY & COUNTY PERMIT FOR OBSTRUCTIONS AND WORK WITHIN RIGHT-OF-WAY. PERMIT IS REQUIRED PRIOR TO REMOVALS OR INSTALLATION.
- ALL DIMENSIONS ARE SHOWN TO THE EDGE OF BITUMINOUS UNLESS OTHERWISE NOTED.
- ALL PAVING SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE REQUIREMENTS OF THE CITY.
- THE CITY DEPARTMENT OF ENGINEERING AND BUILDING INSPECTIONS DEPT. AND THE CONSTRUCTION ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY WORK WITHIN THE STREET RIGHT OF WAY (SIDEWALK, STREET OR DRIVEWAYS)
- ANY SIGN OR FIXTURES REMOVED WITHIN THE RIGHT OF WAY OR AS PART OF THE SITE WORK SHALL BE REPLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY REQUIREMENTS. THE CONTRACTOR SHALL PRESERVE AND MAINTAIN ANY EXISTING STREET LIGHTS AND TRAFFIC SIGNS PER THE REQUIREMENTS OF THE CITY.
- CITY ENGINEERING STAFF MUST BE PRESENT TO INSPECT ALL CONCRETE FORMS IN PUBLIC RIGHT-OF-WAY PRIOR TO POUR. MINIMUM 24 HOUR NOTICE REQUIRED.
- "NO PARKING FIRE LANE" SIGNS MUST BE INSTALLED AS INDICATED BY THE CITY FIRE CHIEF. VERIFY EXACT LOCATIONS AND NUMBER OF REQUIRED SIGNS WITH THE CITY FIRE CHIEF. SIGNAGE MUST BE INSTALLED PRIOR TO THE FINAL OCCUPANCY INSPECTION.

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Todd W. McLouth - PE
 License No. 20383
 Date

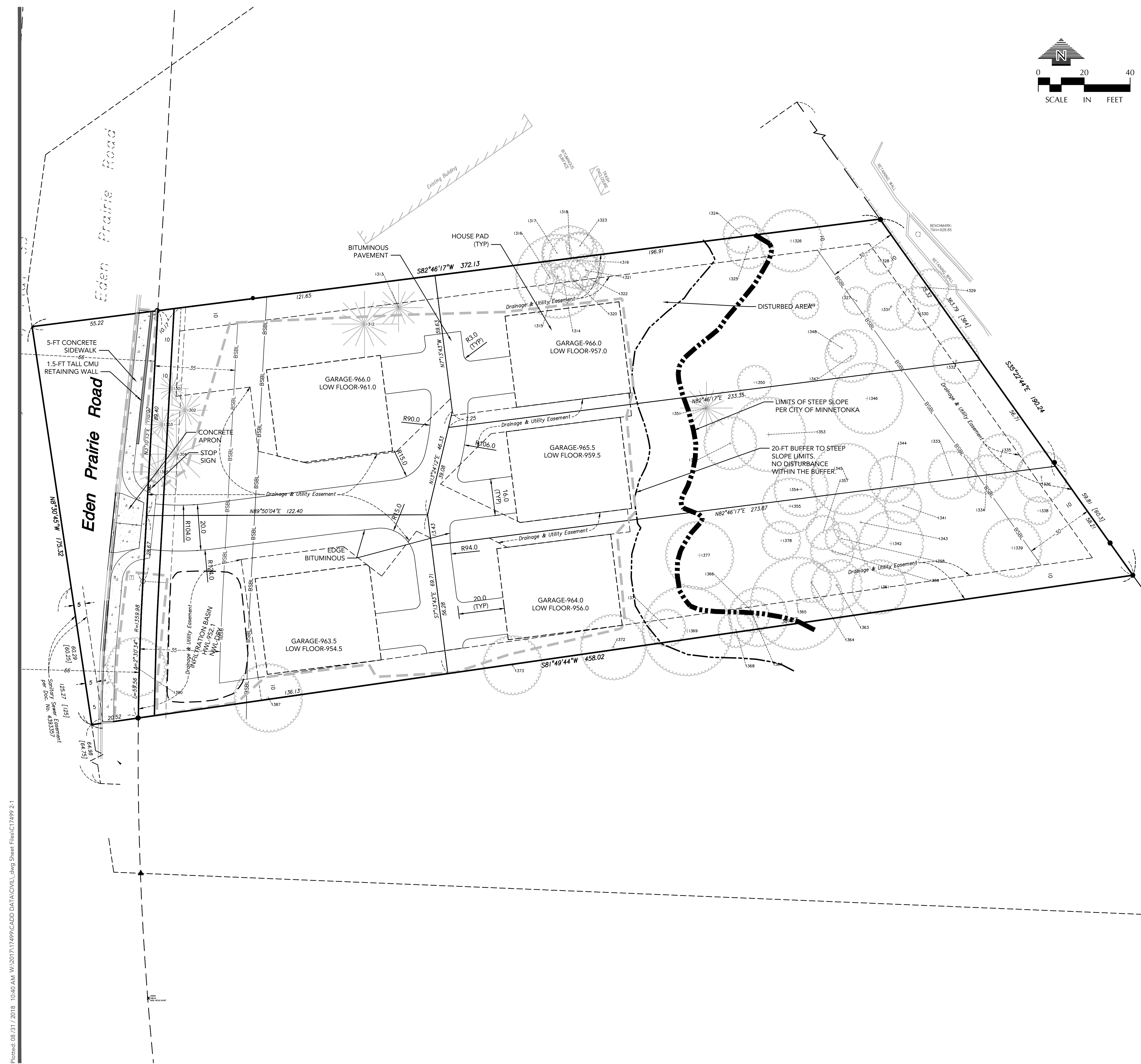
QUALITY CONTROL

Loucks Project No.	017499.00
Project Lead	TWM
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SHEET INDEX

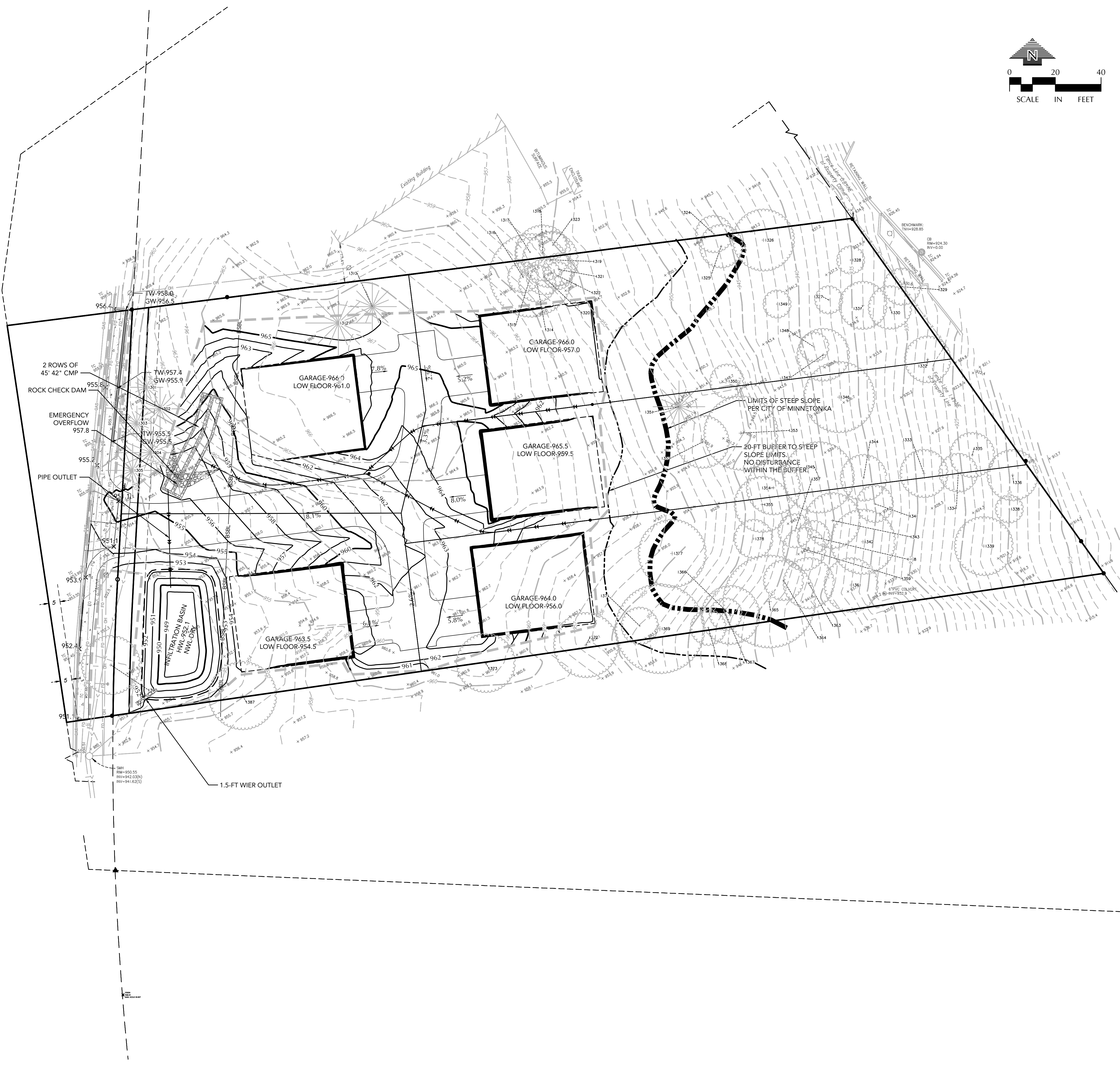
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SITE PLAN
C2-1



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- GRADING NOTES**
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 - ALL SPOT ELEVATIONS SHOWN REPRESENT FINISHED SURFACE OR GUTTER LINE ELEVATIONS UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY EXISTING INFORMATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY PLAN DISCREPANCIES.
 - EXISTING UTILITY LOCATIONS AS-PER CITY AS-BUILT PLANS AND FIELD SHOTS.
 - SEE SHEET C3-2 FOR EROSION CONTROL INFORMATION.
 - GENERAL CONTRACTOR MUST VERIFY ALL TIE IN GRADES.
 - REFER TO GEOTECHNICAL REPORT FOR MORE INFORMATION.

ABBREVIATION LEGEND
 FFE=FINISHED FLOOR ELEVATION
 BFE=BASEMENT FLOOR ELEVATION
 LOE=LOWEST OPENING ELEVATION
 TW=TOP OF RETAINING WALL
 GW=GROUND AT FACE OF RETAINING WALL
 HP=HIGH POINT
 LP=LOW POINT
 TC=TOP OF CURB
 GL=GUTTER LINE

LEGEND	
EXISTING	PROPOSED
872	TOPOGRAPHIC CONTOUR
972.5	SPOT ELEVATION
	DRAINAGE SLOPE
	STORM SEWER
	STORM MANHOLE
	CATCH BASIN
	SANITARY SEWER
	WATERMAIN
	BENCHMARK
	EMERGENCY OVERFLOW
	CONSTRUCTION LIMITS

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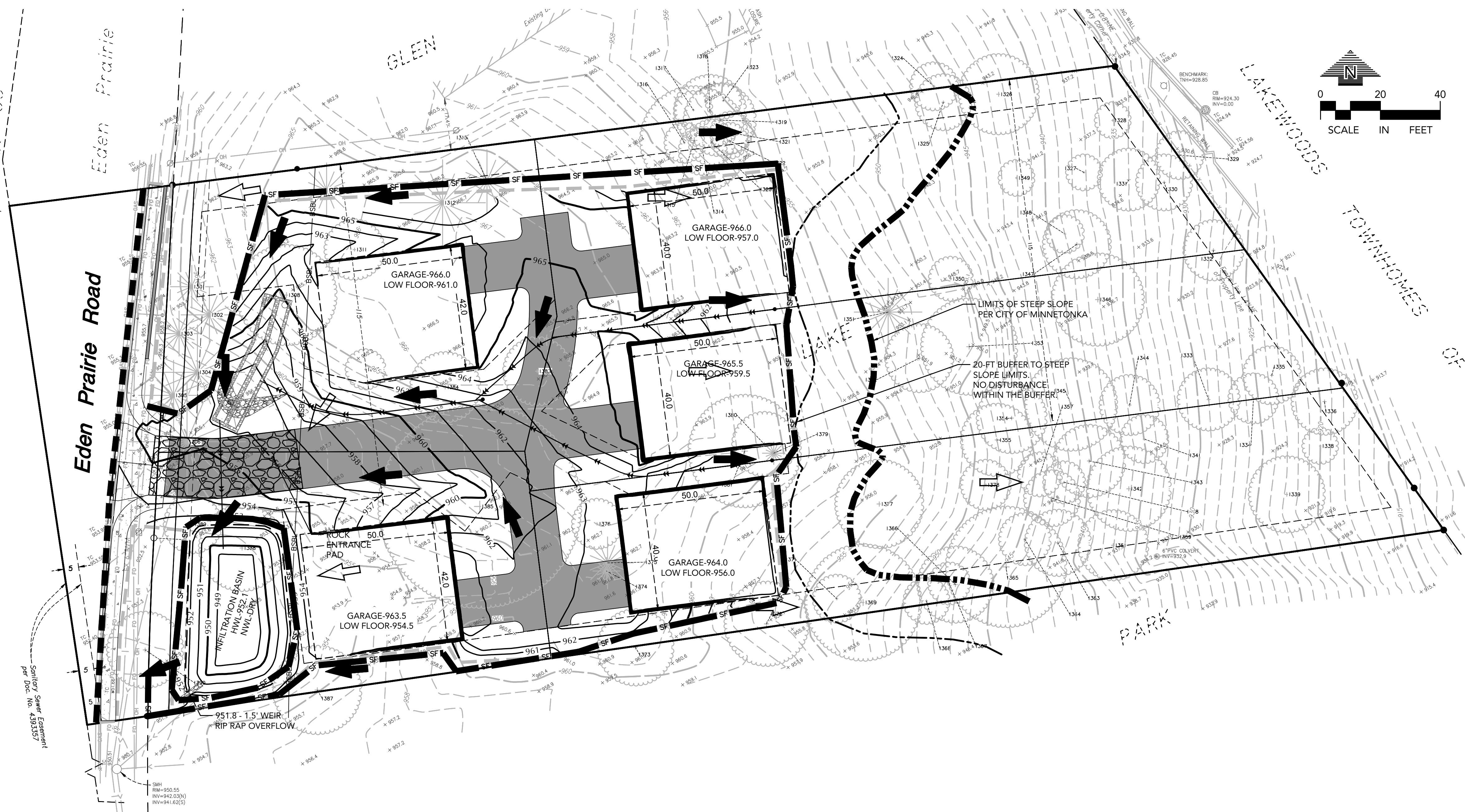
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GRADING & DRAINAGE PLAN
C3-1



- ### EROSION CONTROL SCHEDULE
- CONTRACTOR MUST NOTIFY THE CITY 48 HOURS BEFORE ANY CONSTRUCTION ACTIVITY.
 - INSTALL EROSION CONTROL MEASURES AT LOCATIONS SHOWN ON EROSION CONTROL PLAN PRIOR TO ANY LAND DISTURBANCE. INSTALL SEDIMENT FILTERS IMMEDIATELY FOLLOWING INSTALLATION OF STRUCTURE.
 - REMOVE ALL SOILS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES. SLOPES MUST BE STABILIZED BY BEING SEEDED AND COVERED WITH AN EROSION CONTROL PRODUCT IMMEDIATELY WITH A TACKIFYING AGENT AS SOON AS POSSIBLE AFTER GRADING AND NO LATER THAN 7 DAYS.
 - ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR/PERMITEE UNTIL THE SITE HAS BEEN RE-VEGETATED, AT WHICH TIME THEY SHALL BE REMOVED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY. FOR PROPOSED PAVED SURFACE AREA, THE CONTRACTOR MAY REMOVE NECESSARY SILT FENCING TO CONSTRUCT ROADWAY WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREAS.
 - LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. IF REMAINING FOR MORE THAN SEVEN DAYS, STABILIZE THE STOCKPILES BY MULCHING, VEGETATIVE COVER, TARPS, OR OTHER MEANS. CONTROL EROSION FROM ALL STOCKPILES BY PLACING SILT BARRIERS AROUND THE PILES. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS. SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF A MINIMUM OF 4" OF TOPSOIL FOR DISTURBED AREAS THAT ARE TO BE REVEGETATED.
 - INSTALL INLET PROTECTION AT ALL PUBLIC AND PRIVATE CATCH BASIN INLETS, WHICH RECEIVE RUNOFF FROM THE DISTURBED AREAS. CATCH BASIN INSERTS OR OTHER APPROVED PRODUCT ARE REQUIRED IN UNDISTURBED AREAS THAT MAY RECEIVE RUNOFF FROM THE PROJECT AREA. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
 - THE CONTRACTOR/PERMITEE SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND ROADWAY CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER COMPLETION OF FINAL GRADING OR AFTER 7 DAYS OF GRADING INACTIVITY. ALL MULCH MATERIAL SHALL BE DISCED INTO THE SOIL IN DIRECTION PERPENDICULAR TO THE STORMWATER FLOW OVER SUCH AREAS. AN EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED IS RECOMMENDED THEREFORE MINIMIZING EROSION POTENTIAL.
 - READY MIXED CONCRETE AND CONCRETE BATCH PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATION AS SHOWN ON THE EROSION CONTROL PLAN. UNDER NO CIRCUMSTANCES MAY THE WASHOUT WATER DRAIN ONTO THE PUBLIC RIGHT OF WAY OR INTO ANY PUBLIC OR PRIVATE STORM SEWER CONVEYANCE.

- ### EROSION CONTROL MAINTENANCE PROGRAM
- INSPECT CONSTRUCTION SITE ON A DAILY BASIS AND WITHIN 24 HOURS OF A RAINFALL EVENT OF MORE THAN 0.5 INCHES IN 24 HOUR PERIOD. WEEKLY INSPECTION REPORTS REQUIRED, A COPY OF THE SWPPP SHALL BE KEPT ON-SITE FOR REVIEW. THE SWPPP SHALL BE AMENDED AND UPDATED AS CONDITIONS CHANGE ON-SITE.
 - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 - ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED WITH THE APPROPRIATE SEED MIX.
 - IN THOSE AREAS WHERE WOOD FIBER BLANKET OR OTHER SLOPE STABILIZATION METHOD HAS FAILED, THE SLOPE SHALL BE REESTABLISHED, SEED AND TOPSOIL REPLACED, AND ADDITIONAL SLOPE TREATMENT INSTALLED.
 - SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPE AREA HAS BEEN PERMANENTLY STABILIZED. REMOVAL IS REQUIRED WITH ALL TEMPORARY EROSION CONTROL FACILITIES (SEDIMENT FILTERS, HAY BALES, ETC.) ONCE SITE IS PERMANENTLY STABILIZED BY THE BUILDER.
 - ALL PERMANENT SEDIMENTATION BASINS MUST BE RESTORED TO THEIR DESIGN AND REMOVAL OF ALL TEMPORARY SYNTHETIC, STRUCTURAL, NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL DEVICES AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION WITH PERMANENT VEGETATION ESTABLISHMENT. FINAL STABILIZATION FOR PURPOSES OF THIS REMOVAL IS 70% ESTABLISHED COVER OVER DENUDEED AREA.

VILLAS OF GLEN LAKE
5517 & 5525 EDEN PRAIRIE RD.
MINNETONKA, MINNESOTA

QUEST DEVELOPMENT, INC.
10700 Old County Road 15
Suite 130, Plymouth, MN 55441

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www.loucksinc.com

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SUBMITTAL/REVISIONS

04/26/18	Preliminary City Submittal
08/23/18	Revised per Comments

PROFESSIONAL SIGNATURE

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

Todd W. McLoth - PE

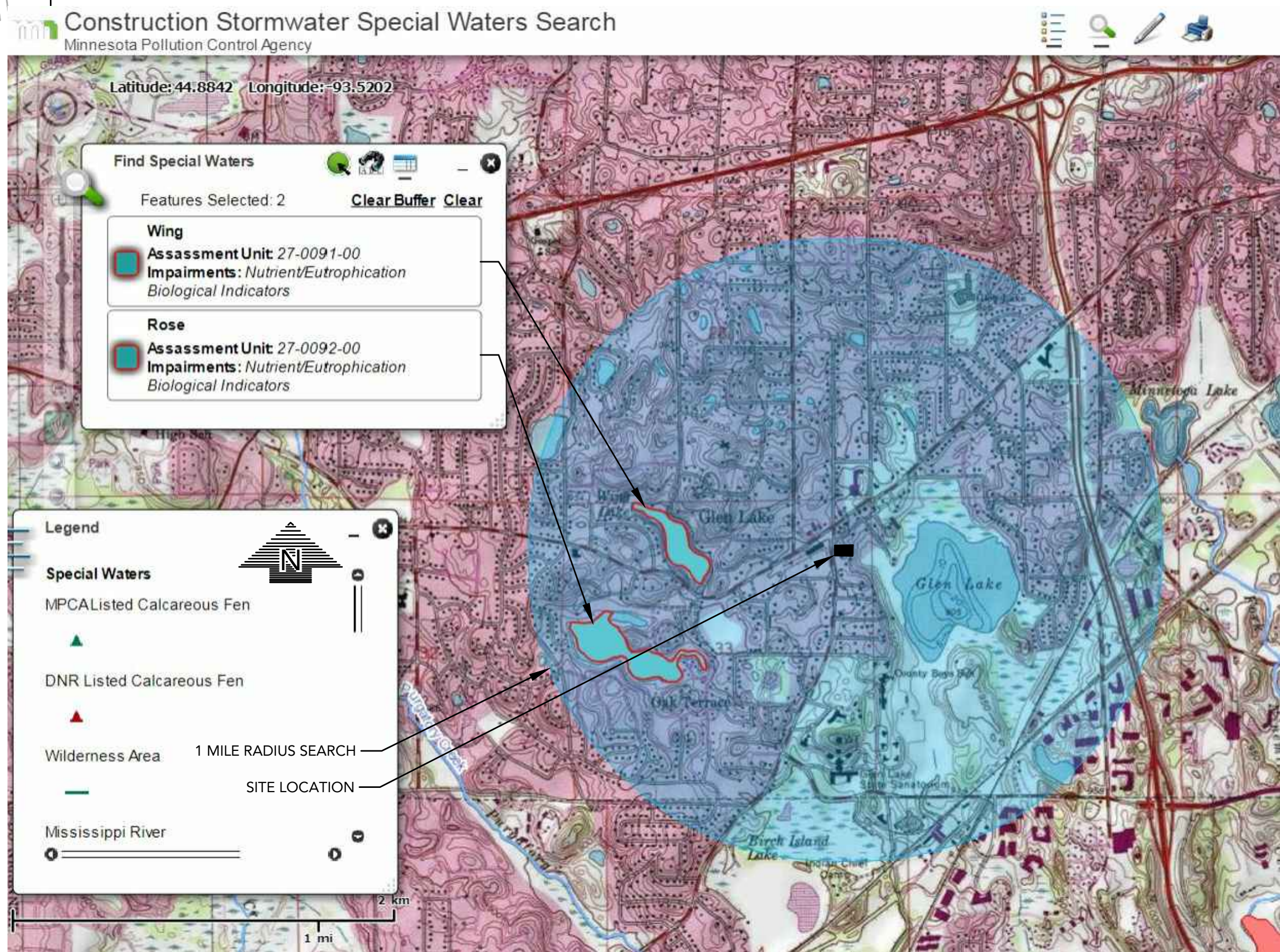
License No. 20383
Date

QUALITY CONTROL

Loucks Project No.	017499.00
Project Lead	TWM
Drawn By	WBS
Checked By	TWM
Review Date	

SHEET INDEX

C0-1	COVER SHEET
1 OF 1	ALTA/NSPS SURVEY
C1-2	DEMOLITION PLAN
	SITE PLAN
C3-1	GRADING & DRAINAGE PLAN
C3-2	EROSION CONTROL PLAN
C4-1	UTILITY PLAN
C6-1	PRELIMINARY PLAN
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
L1-0	TREE PRESERVATION PLAN
L1-1	LANDSCAPE PLAN
L1-2	LANDSCAPE DETAILS



PROJECT LOCATION

COUNTY	SECTION	TOWNSHIP	RANGE	LATITUDE	LONGITUDE
HENNEPIN	33	117N	22W	44.903280	-93.464420

RECEIVING WATERS

NAME OF WATER BODY	TYPE OF WATER BODY	SPECIAL WATER	IMAIRED WATER	TYPE OF SPECIAL WATER
GLEN LAKE	LAKE	NO	NO	

PERMANENT STORMWATER MANAGEMENT

X	INFILTRATION
	STORMWATER HARVEST AND REUSE
	FILTRATION
	PIPE STORAGE / IRRIGATION
	REGIONAL PONDING (PREVIOUSLY CONSTRUCTED)

EROSION CONTROL LEGEND

- SF SILT FENCE
- ROCK LOG
- INLET PROTECTION
- EXISTING DRAINAGE PATTERN
- PROPOSED DRAINAGE PATTERN

ESTIMATED QUANTITIES

DESCRIPTION	UNIT	QUANTITY
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	1
PREFABRICATED CONCRETE WASHOUT	EA	1
SILT FENCE (STANDARD)	LF	900
ROCK LOG	LF	180
INLET PROTECTION	EA	6
TURF RESTORATION	AC	0.8

SITE DATA

AREA TOTAL SITE AREA	= 64,821 SF, 1.49 ACRES, 100%
IMPERVIOUS SURFACE AREA	= 18,748 SF, 0.43 ACRES, 28.9%
PERVIOUS SURFACE AREA	= 46,073 SF, 1.06 ACRES, 71.1%
DISTURBED AREA	= 38,157 SF, 0.88 ACRES

CALL BEFORE YOU DIG

Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

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

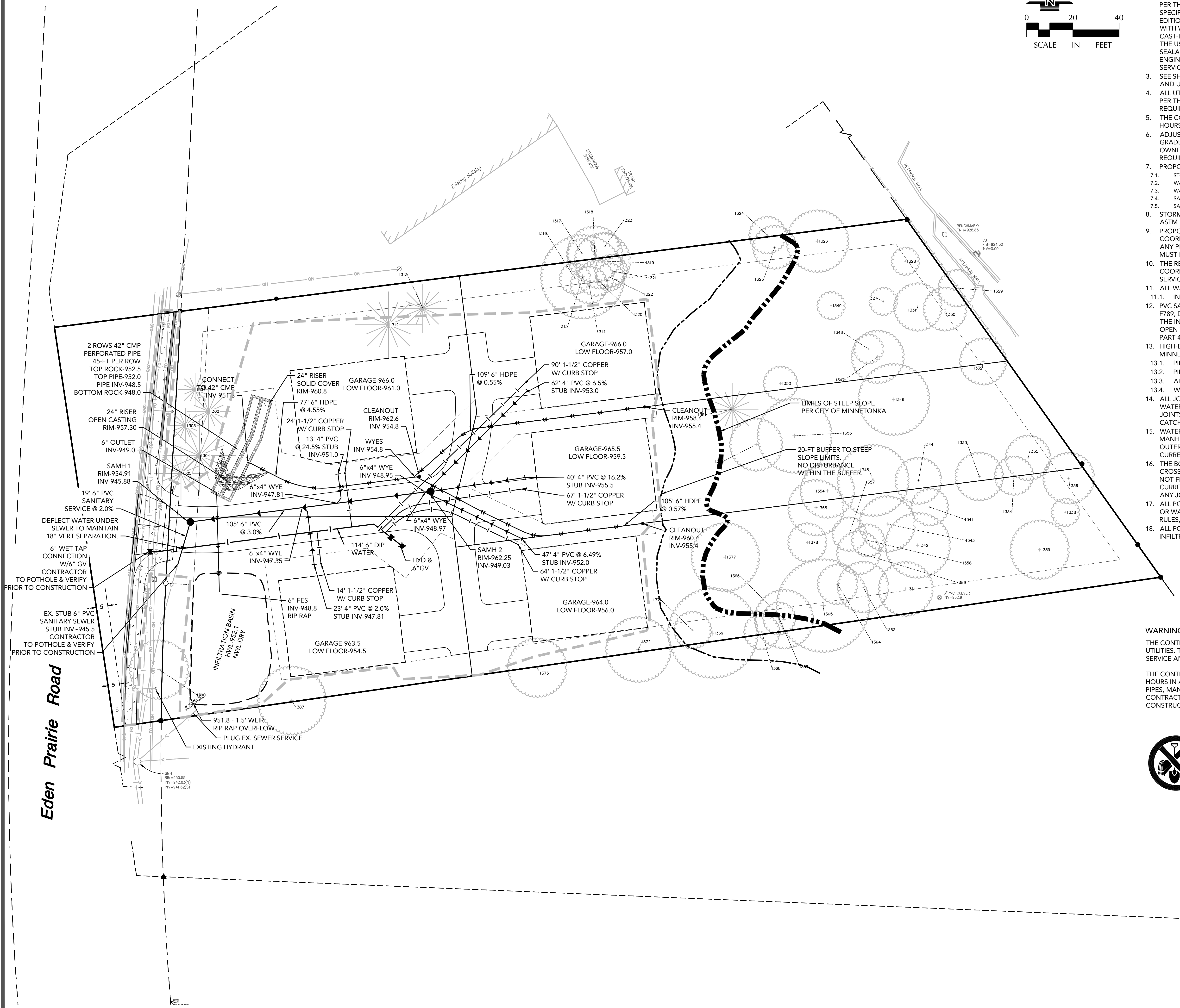
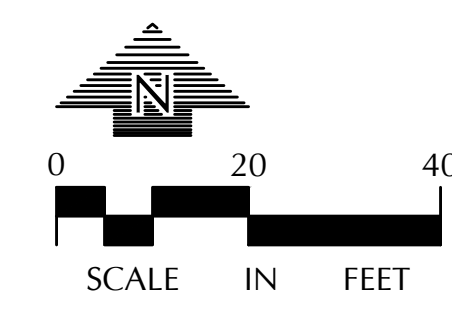
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EROSION CONTROL PLAN

C3-2

Plotfile: 08/31/2018 10:52 AM W:\2017\17499\CADD\DATA\CIVIL.dwg Sheet Files\C17499_3-2

Eden Prairie Road



UTILITY NOTES

- 1. BACKGROUND INFORMATION IS BASED ON A FIELD SURVEY BY LOUCKS AND RECORD UTILITY DRAWINGS FROM THE CITY. LOUCKS DOES NOT GUARANTEE THE ACCURACY OF INFORMATION PROVIDED BY OTHERS.
2. ALL SANITARY SEWER AND WATERMAIN UTILITIES SHALL BE FURNISHED AND INSTALLED PER THE REQUIREMENTS OF THE SPECIFICATIONS, THE CITY AND THE STANDARD UTILITIES SPECIFICATION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), 2013 EDITION.
3. SEE SHEETS C8-1 AND THE CONTRACT SPECIFICATIONS FOR SPECIFIC UTILITY DETAILS AND UTILITY SERVICE DETAILS.
4. ALL UTILITY PIPE BEDDING SHALL BE COMPACTED SAND OR FINE GRANULAR MATERIAL PER THE REQUIREMENTS OF THE CITY. ALL COMPACTION SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CEAM SPECIFICATION.
5. THE CONTRACTOR SHALL NOTIFY GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION OR UNDERGROUND WORK.
6. ADJUST ALL EXISTING STRUCTURES, BOTH PUBLIC AND PRIVATE TO THE PROPOSED GRADES WHERE DISTURBED AND COMPLY WITH ALL REQUIREMENTS OF THE UTILITY OWNERS. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
7. PROPOSED PIPE MATERIALS:
7.1. STORM SEWER HDPE-WT 8" DIAMETER.
7.2. WATER SERVICE 1" COPPER TYPE K, 7.5' BURY DEPTH
7.3. WATER MAIN 6" DIP CL 52 7.5' BURY DEPTH
7.4. SANITARY SEWER 6" PVC SCH 40 MAIN SERVICE
7.5. SANITARY SERVICE 4" PVC SCH 40 SERVICE
8. STORM SEWER PIPE SHALL MEET OR EXCEED AASHTO M294 MINIMUM PIPE STIFFNESS PER ASTM D2412 60PSI FOR 8"-18".
9. PROPOSED GAS, TELEPHONE & ELECTRIC SERVICES ARE APPROXIMATE LOCATIONS ONLY. COORDINATE EACH SERVICE WITH THE UTILITY OWNER AND GENERAL CONTRACTOR. IF ANY PROPOSED SERVICE LOCATION VARY SIGNIFICANTLY OR CONFLICT, THE ENGINEER MUST BE NOTIFIED PRIOR TO THE INSTALLATION OF THE SERVICE.
10. THE REMOVAL OF EXISTING SERVICES WITHIN THE CONSTRUCTION LIMITS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR AND UTILITY OWNER. ADDITIONAL SERVICES MAY EXIST.
11. ALL WATER SERVICES MUST BE INSTALLED AT A 7.5-FT BURY DEPTH.
11.1. INSULATE ALL CROSSINGS INVOLVING WATER AND SEWER.
12. PVC SANITARY SEWERS MUST MEET ONE OF THE FOLLOWING ASTM STANDARDS: D3034, F789, D2665, OR F891. ASTM D2241 PIPE MAY BE USED FOR SEWERS 6-INCH AND LARGER. THE INSTALLATION MUST COMPLY WITH ASTM D2321, WHICH REQUIRES INSTALLATION BY OPEN TRENCH ON A CONTINUOUS GRANULAR BED (SEE CURRENT MINNESOTA RULES, PART 4714).
13. HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINS MUST COMPLY WITH CURRENT MINNESOTA RULES, PART 4714:
13.1. PIPES 4-INCH TO 10-INCH IN SIZE MUST COMPLY WITH AASHTO M252.
13.2. PIPES 12-INCH TO 60-INCH IN SIZE MUST COMPLY WITH ASTM F2306.
13.3. ALL FITTINGS MUST COMPLY WITH ASTM D3212.
13.4. WATER-TIGHT JOINTS MUST BE USED AT ALL CONNECTIONS INCLUDING STRUCTURES.
14. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT (SEE CURRENT MINNESOTA RULES, PART 4714). APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, AND OTHER STRUCTURES.
15. WATER SERVICE LINES MUST BE INSTALLED AT LEAST 10-FEET HORIZONTALLY FROM ANY MANHOLE, CATCHBASIN, OR OTHER SOURCE OF CONTAMINATION, MEASURED FROM OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (SEE CURRENT MINNESOTA RULES, PART 4714).
16. THE BOTTOM OF WATER SERVICE PIPES LOCATED WITHIN 10-FEET OF THE SEWER CROSSING MUST BE AT LEAST 12-INCHES ABOVE THE TOP OF THE SEWER. WHEN THIS IS NOT FEASIBLE, THE SEWER PIPE MUST BE CONSTRUCTED OF MATERIALS LISTED IN CURRENT MINNESOTA RULES, PART 4714. THE WATER SERVICE SHOULD NOT CONTAIN ANY JOINTS OR CONNECTIONS WITHIN 10-FEET OF A CROSSING.
17. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10-FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH CURRENT MINNESOTA RULES, PART 4714.
18. ALL PORTION OF THE STORMWATER PIPING, PERFORATED CMP SYSTEM AND INFILTRATION BASIN ARE PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY OWNERS.

WARNING

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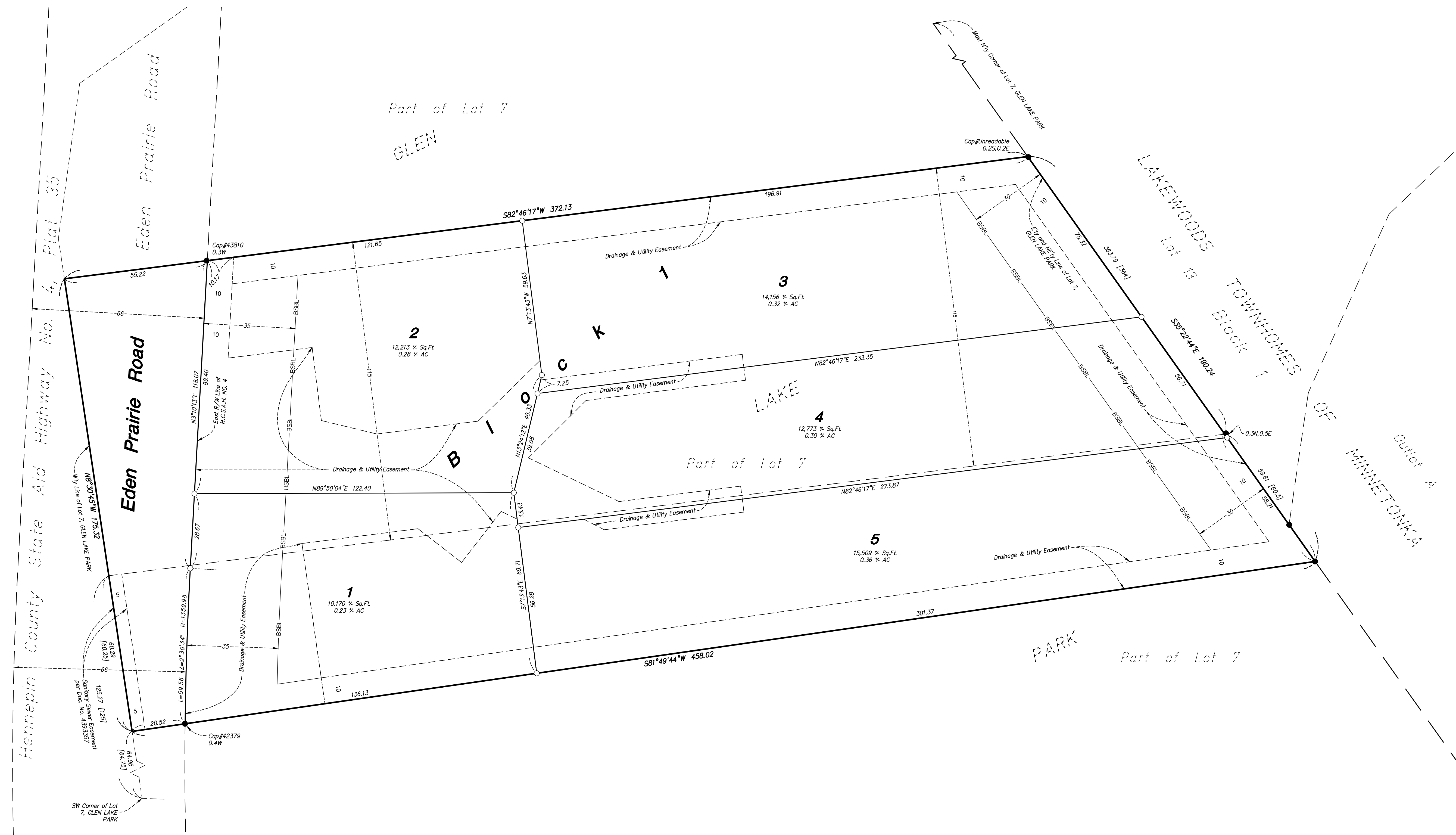
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SUBMITTALS/REVISIONS
04/26/18 Preliminary City Submittal
08/23/18 Revised per Comments

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

License No. 017499-00
Date
Quality Control
Loucks Project No. 017499-00
Project Lead TWM
Drawn By WBS
Checked By TWM
Review Date

Table with 2 columns: SHEET INDEX and description. Includes rows for COVER SHEET, ALTA/NSPS SURVEY, DEMOLITION PLAN, SITE PLAN, GRADING & DRAINAGE PLAN, EROSION CONTROL PLAN, UTILITY PLAN, PRELIMINARY PLAN, CIVIL DETAILS, TREE PRESERVATION PLAN, LANDSCAPE PLAN, and LANDSCAPE DETAILS.

UTILITY PLAN
C4-1



LEGAL DESCRIPTION

That part of Lot 7, Glen Lake Park, lying Southeastly of a line drawn parallel to and 115 feet North of the Southerly line of the following described property: That part of Lot 7, Northerly of a straight line running from a point on the Easterly line of said lot distant 364 feet from the most Northerly corner thereof to a point on the Westerly line of said lot, distant 125 feet from the Southwest corner of same, subject to existing roadways.

Together with that part of Lot Seven (7), Glen Lake Park, described as follows: Commencing on Westerly line of Lot Seven (7) at a point 64.75 feet Northerly from Southwest corner thereof; thence Northerly along said line 60.25 feet; thence Easterly to a point on Northeastly line of Lot Seven (7) distant 364 feet Southeastly from most Northerly corner thereof; thence Southeastly along said Northerly line 60.3 feet; thence Westerly to beginning, except road.

Hennepin County, Minnesota
Abstract Property

GENERAL NOTES

SURVEYOR:
Loucks
7200 Hemlock Lane, Suite 300
Maple Grove, MN 55330
763-424-5505

OWNER/DEVELOPER:
Quest Development, Inc.
10700 Old County Road No. 15, Suite 285
Plymouth, MN 55441
763-595-9511

- Prepared August 30, 2018.
- The bearings for this survey are based on the westerly line of lot 7, GLEN LAKE PARK, assumed to have a bearing of North 08 degrees 30 minutes 45 seconds West.
- Benchmark: SCHADAUER MNDT. In Minnetonka, 0.35 mile east along Trunk Highway 7 from the junction of Trunk Highway 7 and Interstate Highway 494 in Minnetonka, then 0.15 mile along the ramp to Baker Road/County Road 60, at Trunk Highway 7 milepoint 189.25, along the top of a ridge, 370 feet south of the eastbound Trunk Highway 7 fog line, 128.3 feet north of the exit ramp from Trunk Highway 7 east to Baker Road, 3.6 feet east of a witness post. Elevation = 1028.56 (NGVD 29)

Site Benchmark: Top Nut Hydrant on adjoining property at the northeast corner of surveyed property. Elevation = 928.85 (NGVD 29)
- The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 5517 and 5525 Eden Prairie Road, Minnetonka, Minnesota.
- This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27053C0339F, Community Panel No. 2701730339F, effective date of November 4, 2016.

SITE DATA

Zoning
Current Zoning:

We were not provided zoning information by the client. Any zoning classification, setback requirements, height and floor space area restrictions, and parking requirements, shown hereon, was researched to the best of our ability and is open to interpretation. Per the City of Minnetonka Zoning Map and City Code, on March 6, 2008, information for the subject property is as follows:

Zone: B-1 Office Business District	R-1 Low density Residential District
Setbacks: Front 50 feet, Side 50 feet- S. line, 20 feet- N. line, Rear 40 feet;	Setbacks: Front 50 feet, Side 10 feet, Rear 40 feet;
Height: 4 stories or 45 feet, whichever is lesser;	Height: 35 feet;

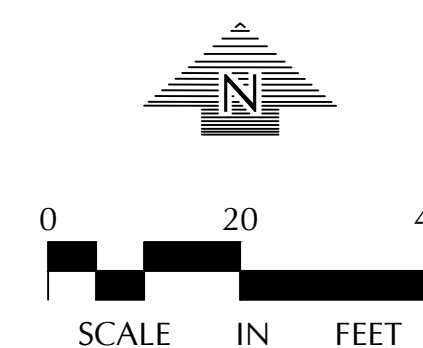
Proposed Zoning: R-2, Low Density Residential District

Areas	
Total Property Area	= 71,359 +/- Sq.Ft. OR 1.64 +/- Acres
Right of Way Dedication Area	= 6,538 +/- Sq.Ft. OR 0.15 +/- Acres
Net Property Area	= 64,821 +/- Sq.Ft. OR 1.49 +/- Acres

Proposed Building Setbacks

Front Yard:	35 Ft.
Side Yard:	10 Ft.
Rear Yard:	30 Ft.

- DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "LS 48988"
- DENOTES 1/2 INCH OPEN IRON MONUMENT FOUND UNLESS OTHERWISE SHOWN
- BSBL — PROPOSED BUILDING SETBACK LINE



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SUBMITTAL/REVISIONS

04/26/18	Preliminary City Submittal
08/22/18	Revised per Comments
08/30/18	Revised Lot Lines

PROFESSIONAL SIGNATURE

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

Max L. Stanislawski
Max L. Stanislawski - PLS
License No. 48988
Date 04/26/18

QUALITY CONTROL

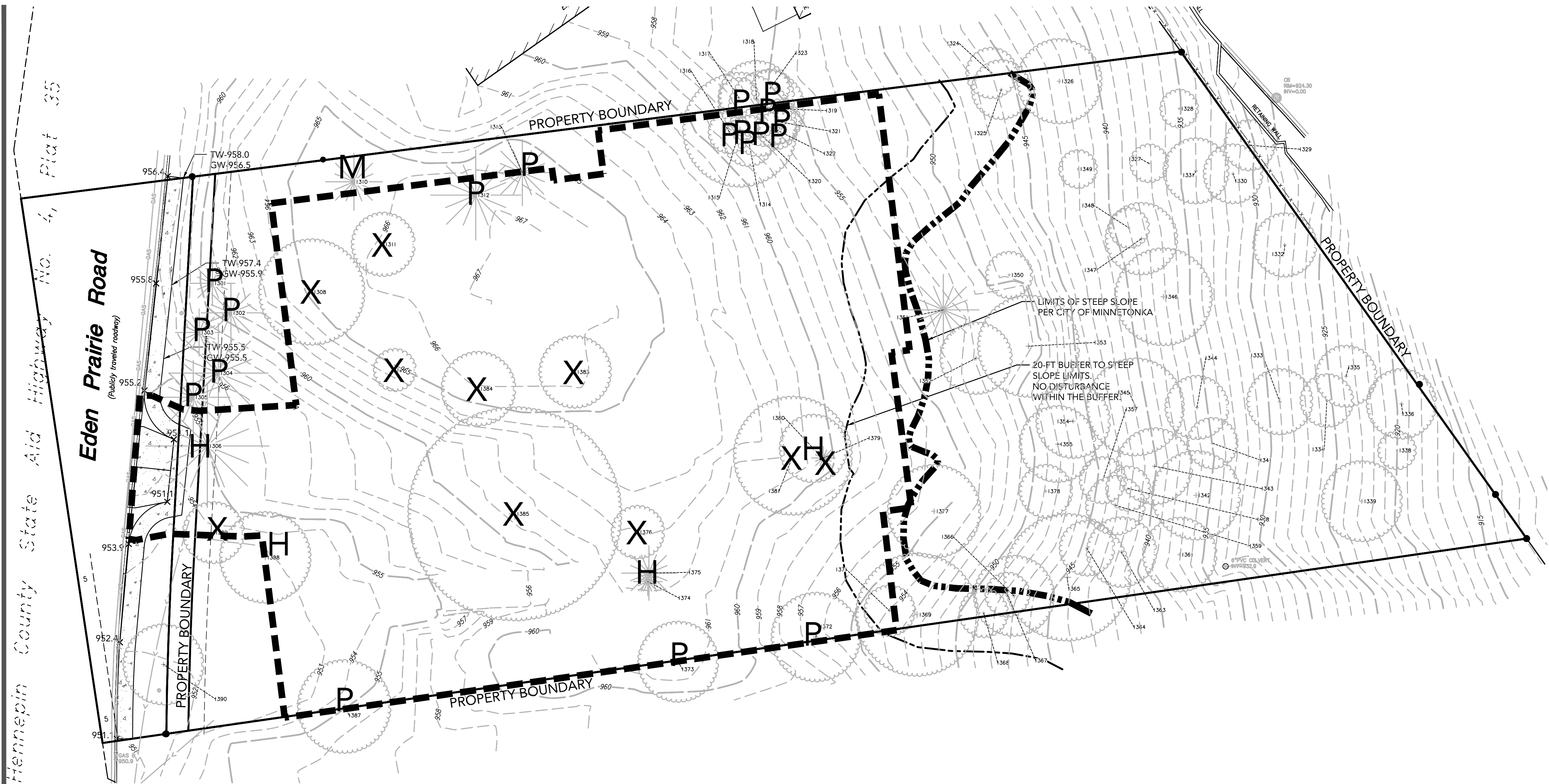
Loucks Project No.	17499
Project Lead	MLS
Drawn By	BJY
Checked By	MLS
Field Crew	MJA-SHF

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PRELIMINARY PLAT
C6-1

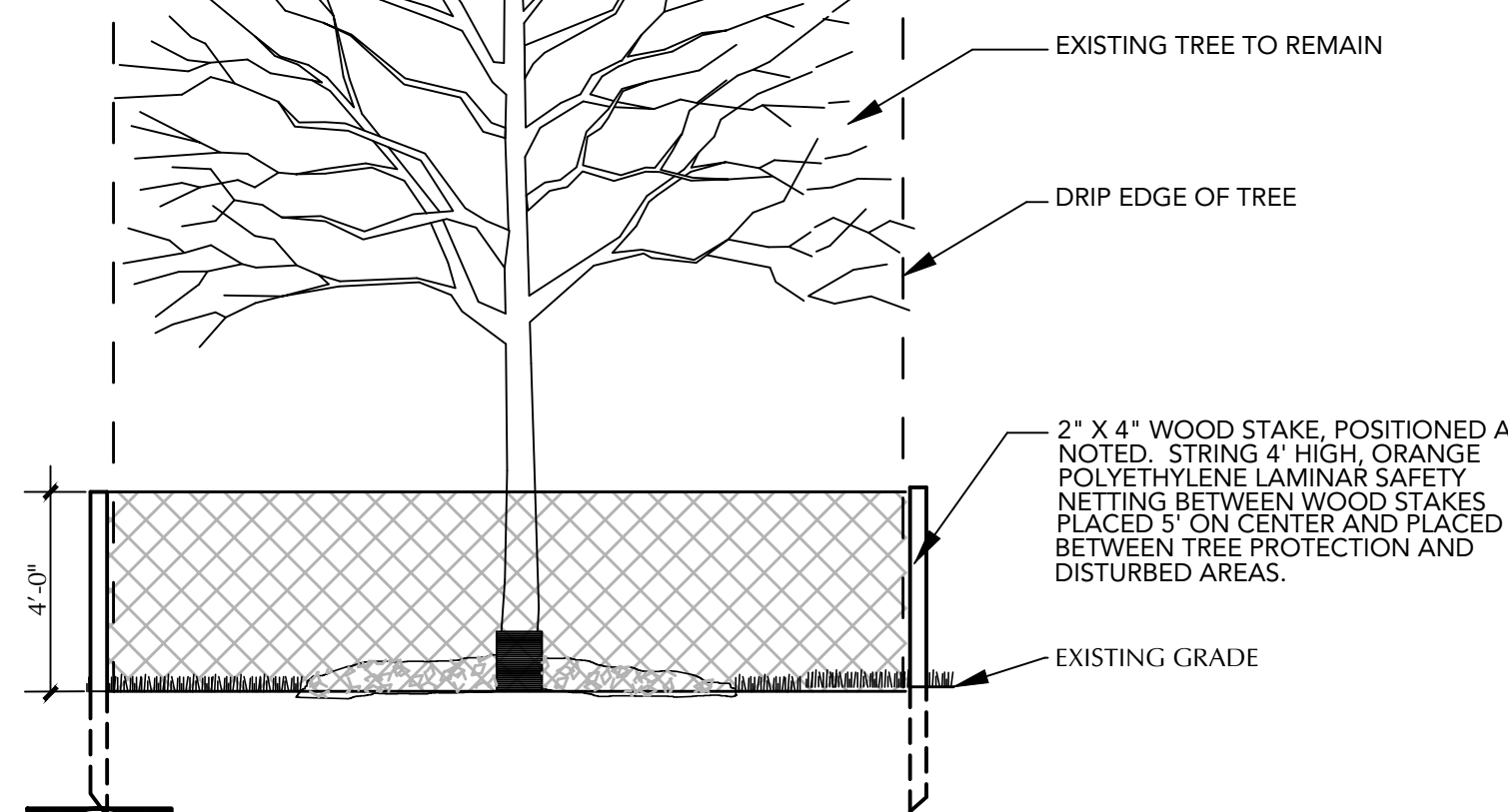
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Plotted: 08/31/2018 10:49 AM W:\2017\17499\CADD\DATA\LANDSCAPE.dwg Sheet Files\L1-0 Tree Preservation



TREE PROTECTION NOTE:
 INSTALL SNOW FENCE AROUND EACH TREE TO BE PROTECTED PRIOR TO GRADING. FENCE SHALL BE PLACED AT THE DRIP EDGE OR CRITICAL ROOT ZONES OF THE TREES. FENCING SHALL BE NO CLOSER THAN 6' TO THE TRUNK OF ANY TREE TO BE PROTECTED. THE PERIMETERS FOR TREES BEING PROTECTED SHALL BE DESIGNATED AT ALL TIMES DURING CONSTRUCTION ACTIVITY AND SIGNAGE SHALL BE INSTALLED AT ALL TREE PROTECTION AREAS THAT INSTRUCTS WORKERS TO STAY OUT. CONTRACTOR SHALL AVOID ALL AREAS WITHIN TREE PROTECTION FENCE. SOIL SHOULD BE PROTECTED FROM EROSION AND CHANGES IN CHEMISTRY FROM CONCRETE OR TOXIC MATERIALS SUCH AS FUELS AND PAINTS.

THE CONTRACTOR SHALL HAVE "TREE PAINT" ON SITE AT ALL TIMES. IF AN OAK IS WOUNDED DURING CONSTRUCTION, THE CONTRACTOR MUST IMMEDIATELY APPLY PAINT TO THE WOUND IN ORDER TO PREVENT OAK WILT. ALL DAMAGE TO TREES TO BE PROTECTED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT.



1
L1-0 TREE PROTECTION
 SCALE: 1/2" = 1'-0"
 Tree Protection.DWG

LEGEND

- BASIC TREE REMOVAL AREA
- SIGNIFICANT TREE TO BE REMOVED - ALLOWABLE
- SIGNIFICANT TREE TO BE REMOVED - MITIGATE
- HIGH PRIORITY TREE TO BE REMOVED
- SIGNIFICANT / HIGH PRIORITY TREE TO BE PROTECTED SEE 1/L1-0

SIGNIFICANT TREES CALCULATIONS

TOTAL EXISTING SIGNIFICANT TREES	57
SIGNIFICANT TREES TO BE SAVED	45
PROPOSED ALLOWABLE REMOVALS	11
PROPOSED REMOVAL TO BE MITIGATED	1

HIGH PRIORITY TREE CALCULATIONS

TOTAL EXISTING HIGH PRIORITY TREES	20
HIGH PRIORITY TREES TO BE SAVED	16
ALLOWABLE REMOVAL - 35%	7
PROPOSED REMOVALS	4

TREE INVENTORY

TREE #	dbh	EST. HT	SPECIES	STEMS	CONDITION	STATUS
1301	9.5"	28'	Spruce; White	1	Fair	High Priority - Saved
1302	12.5"	38'	Spruce; Blue	1	Fair	High Priority - Saved
1303	10.0"	30'	Spruce; White	1	Fair	High Priority - Saved
1304	21.0"	42'	Pine; Austrian	1	Fair	High Priority - Saved
1305	15.5"	46'	Spruce; White	1	Fair	High Priority - Saved
1306	26.0"	52'	Pine; Austrian	2	Fair	High Priority - Removed
1307	9.0"		Ash; Green	1	Good	Removed - Allowable
1308	24.0"		Maple; Silver	1	Fair	Removed - Allowable
1310	12.0"	36'	Spruce; Blue	1	Fair	Removed - Mitigated
1311	14.0"		Basswood	1	Fair	Removed - Allowable
1312	19.0"	56'	Spruce; Blue	1	Fair	Saved
1313	14.0"	42'	Spruce; Blue	1	Fair	Saved
1314	11.0"		Walnut; Black	1	Good	Saved
1315	26.0"		Basswood	3	Fair	High Priority - Saved
1316	9.0"		Walnut; Black	1	Good	Saved
1319	17.0"		Walnut; Black	1	Good	High Priority - Saved
1320	10.5"		Basswood	1	Good	Saved
1321	9.5"		Walnut; Black	1	Good	Saved
1322	8.0"		Elm; American	1	Fair	Saved
1325	13.0"		Elm; Red	1	Good	Saved
1326	19.0"		Elm; American	1	Good	Saved
1327	8.0"		Locust; Black	1	Good	Saved
1328	8.0"		Locust; Black	1	Good	Saved
1330	13.0"		Locust; Black	1	Good	Saved
1331	14.5"		Locust; Black	1	Fair	Saved
1332	14.0"		Locust; Black	1	Good	Saved
1333	14.5"		Locust; Black	1	Fair	Saved
1334	11.5"		Locust; Black	1	Fair	Saved
1335	13.5"		Locust; Black	1	Good	Saved
1336	15.5"		Walnut; Black	1	Good	High Priority - Saved
1338	8.0"		Walnut; Black	1	Good	Saved
1339	18.0"		Elm; American	1	Good	Saved
1341	11.0"		Walnut; Black	1	Fair	Saved
1342	20.0"		Locust; Black	1	Good	Saved
1343	17.0"		Locust; Black	1	Good	Saved
1344	14.0"		Locust; Black	1	Good	Saved
1345	22.0"		Ash; Green	1	Good	Saved
1346	22.0"		Locust; Black	2	Fair	Saved
1347	16.0"		Locust; Black	1	Fair	Saved
1348	8.5"		Locust; Black	1	Good	Saved
1349	8.0"		Locust; Black	1	Good	Saved
1350	10.0"		Hackberry	1	Good	Saved
1351	15.0"		Pine; Red	1	Good	High Priority - Saved
1352	16.0"		Walnut; Black	1	Good	High Priority - Saved
1353	23.0"		Walnut; Black	1	Good	High Priority - Saved
1354	16.5"		Hackberry	1	Good	High Priority - Saved
1355	17.0"		Walnut; Black	1	Fair	High Priority - Saved
1357	10.0"		Locust; Black	1	Good	Saved
1358	9.5"		Locust; Black	1	Fair	Saved
1359	13.0"		Locust; Black	1	Good	Saved
1361	16.5"		Locust; Black	1	Fair	Saved
1363	15.5"		Locust; Black	1	Good	Saved
1364	12.0"		Hackberry	1	Good	Saved
1365	29.0"		Locust; Black	2	Fair	Saved
1366	18.0"		Hackberry	1	Good	High Priority - Saved
1367	9.5"		Hackberry	1	Good	Saved
1368	10.5"		Locust; Black	1	Fair	Saved
1369	28.0"		Locust; Black	1	Fair	Saved
1371	11.0"		Hackberry	1	Good	Saved
1372	20.0"		Hackberry	1	Fair	High Priority - Saved
1374	6.0"	18'	Cedar	1	Good	Removed - Allowable
1375	11.5"	35'	Cedar	2	Good	High Priority - Removed
1376	11.5"		Maple; Norway	1	Good	Removed - Allowable
1377	21.0"		Basswood	4	Fair	High Priority - Saved
1378	11.5"		Hackberry	1	Good	Saved
1379	5.0"	15'	Cedar; Red	1	Fair	Removed - Allowable
1380	15.0"		Hackberry	1	Good	High Priority - Removed
1381	27.0"		Elm; Red	1	Good	Removed - Allowable
1383	16.0"		Ash; Green	1	Fair	Removed - Allowable
1384	16.5"		Mulberry	3	Fair	Removed - Allowable
1385	49.5"		Maple; Silver	1	Fair	Removed - Allowable
1387	21.0"		Boxelder	1	Fair	Saved
1388	20.5"		Walnut; Black	1	Good	High Priority - Removed
1389	13.5"		Walnut; Black	1	Good	Removed - Allowable
1390	13.5"		Locust	1	Good	Saved

VILLAS OF GLEN LAKE
 5517 & 5525 EDEN PRAIRIE RD.
 MINNETONKA, MINNESOTA

QUEST DEVELOPMENT
 10700 Old County Road 15
 Suite 130, Plymouth, MN 55441

LOUCKS
 PLANNING
 CIVIL ENGINEERING
 LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL

7200 Hemlock Lane, Suite 300
 Maple Grove, MN 55369
 763.424.5505
 www.loucksinc.com

CADD QUALIFICATION
 CADD files prepared by the Consultant for this project are the property of the Consultant and shall not be used for any other project without the written approval of the Consultant. With the Consultant's approval, others may be permitted to obtain copies of these CADD files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

04/26/18	Preliminary City Submittal
08/23/18	Revised per Comments

PROFESSIONAL SIGNATURE
 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.

Gregory A. Johnson - LA 24610

License No. 017499-00
 Date

QUALITY CONTROL
 Loucks Project No. 017499-00
 Project Lead PAK
 Drawn By GAJ
 Checked By PAK
 Review Date

SHEET INDEX

C0-1	COVER SHEET
1 OF 1	ALTA/NSPS SURVEY
C1-2	DEMOLITION PLAN
C2-1	SITE PLAN
C3-1	GRADING & DRAINAGE PLAN
C3-2	EROSION CONTROL PLAN
C4-1	UTILITY PLAN
C6-1	PRELIMINARY PLAN
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
L1-0	TREE PRESERVATION PLAN
L1-1	LANDSCAPE PLAN
L1-2	LANDSCAPE DETAILS

TREE PRESERVATION PLAN
L1-0



GENERAL NOTES

CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID. HE SHALL INSPECT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS RELATING TO THE NATURE AND SCOPE OF WORK.

VERIFY LAYOUT AND ANY DIMENSIONS SHOWN AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES WHICH MAY COMPROMISE THE DESIGN AND/OR INTENT OF THE PROJECT'S LAYOUT.

ASSURE COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK OR MATERIALS SUPPLIED.

CONTRACTOR SHALL PROTECT ALL EXISTING ROADS, CURBS/GUTTERS, TRAILS, TREES, LAWNS AND SITE ELEMENTS DURING PLANTING OPERATIONS. ANY DAMAGE TO SAME SHALL BE REPAIRED AT NO COST TO THE OWNER.

CONTRACTOR SHALL VERIFY ALIGNMENT AND LOCATION OF ALL UNDERGROUND AND ABOVE GRADE UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION / MATERIAL INSTALLATION BEGINS (MINIMUM 10' - 0" CLEARANCE).

ALL UNDERGROUND UTILITIES SHALL BE LAID SO THAT TRENCHES DO NOT CUT THROUGH ROOT SYSTEMS OF ANY EXISTING TREES TO REMAIN.

EXISTING CONTOURS, TRAILS, VEGETATION, CURB/GUTTER AND OTHER EXISTING ELEMENTS BASED UPON INFORMATION SUPPLIED TO LANDSCAPE ARCHITECT BY OTHERS. CONTRACTOR SHALL VERIFY ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT OF SAME.

THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS, TRAILS AND/OR ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS AND TO MINIMIZE TREE REMOVAL AND GRADING. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

IRRIGATION / WATERING NOTES

IRRIGATION IS NOT PLANNED FOR THIS SITE. FOR THE HEALTH AND SURVIVAL OF ALL PROPOSED PLANTINGS, REGULAR WATERING OF THE PLANTINGS IS RECOMMENDED.

FOR ESTABLISHMENT OF PLANTINGS, THE CONTRACTOR IS TO REGULARLY WATER NEWLY INSTALLED PLANTINGS DURING PROJECT CONSTRUCTION. CONTRACTOR TO PROVIDE OWNER WITH WATERING RECOMMENDATIONS OR WATERING CONTRACT FOR THE 1 YEAR WARRANTY PERIOD.

MINIMUM LANDSCAPE VALUE COST OPINION

REQUIRED MINIMUM LANDSCAPE VALUE: \$20,000 + 1% OF PROJECT VALUE = \$35,000

OVERSTORY TREES	\$6,300
CONIFEROUS TREES	\$3,150
ORNAMENTAL TREES	\$5,600
FOUNDATION PLANTINGS - 1,200. PER UNIT X 5	\$6,000
SOD	\$14,280
NATIVE SEED	\$1,020
TOTAL	\$35,330

VILLAS OF GLEN LAKE
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CADD QUALIFICATION

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SUBMITTAL/REVISIONS

04/26/18	Preliminary City Submittal
08/23/18	Revised per Comments

PROFESSIONAL SIGNATURE

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.

Gregory A. Johnson - LA 24610

QUALITY CONTROL

License No.	24610
Date	
Loucks Project No.	017499.00
Project Lead	PAK
Drawn By	GAJ
Checked By	PAK
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SHEET INDEX

C0-1	COVER SHEET
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L1-0	TREE PRESERVATION PLAN
L1-1	LANDSCAPE PLAN
L1-2	LANDSCAPE DETAILS

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- OVERSTORY TREES
- CONIFEROUS TREES
- ORNAMENTAL TREES
- SOD / TOPSOIL - SEE NOTES
- MNDOT NATIVE SEED MIX 33-261 STORMWATER

PLANT LIST

KEY	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	COMMENTS
OVERSTORY TREES - 13 TOTAL					
RS	3	RED SUNSET MAPLE	Acer rubrum 'Franksred'	2-1/2" CAL B.B.	H 45' W 35'
RB	3	RIVER BIRCH	Betula nigra	2-1/2" CAL B.B.	H 40-60' W 30-40'
CH	2	COMMON HACKBERRY	Celtis occidentalis	2-1/2" CAL B.B.	H 50-75' W 50'
SW	3	SWAMP WHITE OAK	Quercus bicolor	2-1/2" CAL B.B.	H 50-60' W 40-50'
RL	2	REDMOND LINDEN	Tilia americana 'Redmond'	2-1/2" CAL B.B.	H 40-60' W 30'
ORNAMENTAL TREES - 15 TOTAL					
SB	4	SUNBURST HONEYLOCUST	Gleditsia triacanthos inermis 'Suncole'	1-1/2" CAL B.B.	H 30' W 30'-35'
PR	3	PRAIRIE ROSE CRABAPPLE	Malus 'Prairie Rose'	1-1/2" CAL B.B.	H 20' W 20'
SS	4	SPRING SNOW CRABAPPLE	Malus 'Spring Snow' (clump H 6')	1-1/2" CAL B.B.	H 25-30' W 15-20'
IS	4	IVORY SILK LILAC	Syringa reticulata 'Ivory Silk'	1-1/2" CAL B.B.	H 25' W 15'
CONIFEROUS TREES - 6 TOTAL					
BH	3	BLACK HILLS SPRUCE	Picea glauca densata	6' HT	H 30-40' W 20-30'
AP	3	AUSTRIAN PINE	Pinus nigra	6' HT	H 50-60' W 30-40'

FOUNDATION PLANT LIST SUGGESTIONS

IN ORDER TO ENCOURAGE SPECIES VARIETY AND TO PERMIT HOMEOWNERS TO SELECT THEIR OWN LANDSCAPING, THE FOLLOWING LIST IS A SUGGESTION OF THE TYPES OF PLANT MATERIAL THAT MAY BE SELECTED BY THE HOMEOWNER.

	CONIFEROUS SHRUBS				
	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'	#5 CONT	H 4-6'	W 3-5'
	SCANDIA JUNIPER	Juniperus sabinia 'Scandia'	#5 CONT	H 18"	W 3-5'
	TAUNTON YEW	Taunton x media 'Taunton'	#5 CONT	H 3'	W 3-4'
	PRINCE OF WALES JUNIPER	Juniperus horizontalis 'Prince of Wales'	#5 CONT	H 6"	W 5-6'
DECIDUOUS SHRUBS					
	NEON FLASH SPIREA	Spirea japonica 'Neon Flash'	#5 CONT	H 3'	W 3-5'
	TOR SPIREA	Spirea betulifolia 'Tor'	#5 CONT	H 3'	W 3'
	LITTLE PRINCESS SPIREA	Spirea japonica 'Little Princess'	#5 CONT	H 2-3'	W 3'
	DWARF EUROPEAN VIBURNUM	Viburnum opulus 'Nanum'	#5 CONT	H 24"	W 2-3'
	AUTUMN MAGIC CHOKEBERRY	Aronia melanocarpa 'Autumn Magic'	#5 CONT	H 5-7'	W 2-4'
	RED GNOME DOGWOOD	Cornus alba siberica 'Red Gnome'	#5 CONT	H 3-4'	W 4-5'
	DWARF BUSH HONEYSUCKLE	Diervilla lonicera	#5 CONT	H 3-4'	W 3'
	ALPINE CURRANT	Ribes alpinum	#5 CONT	H 3-5'	W 5-6'

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

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

CALL BEFORE YOU DIG!

Gopher State One Call
 TWIN CITY AREA: 651-454-0002
 TOLL FREE: 1-800-252-1166

Plotted: 08/31/2018 10:54 AM W:\2017\17499\CADD\DATA\LANDSCAPE.dwg Sheet File: L1-1 Landscape Plan

LANDSCAPE PLAN
L1-1

DFP EXAMPLE



UNIT A3



UNIT A4

FRONT ELEVATION

UNIT A3-A4



D.F.P.
PLANNING & DESIGN
500 BALTIMORE ST NE
SUITE 103
Phone: 763-780-8004

BLAINE, MN 55440
Fax: 763-780-8005

DFP EXAMPLE



UNIT B1

FRONT ELEVATION

UNIT B1



D.F.P.
PLANNING & DESIGN
500 BALTIMORE ST NE
SUITE 103
Phone: 763-780-8004

BLAINE, MN 55440
Fax: 763-780-8005

1

VILLAS OF GLEN LAKE

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Qwest Development, a Minnesota corporation, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

That part of Lot 7, Glen Lake Park, lying Southeasterly of a line drawn parallel to and 115 feet North of the Southerly line of the following described property: That part of Lot 7, Northerly of a straight line running from a point on the Easterly line of said lot distant 364 feet from the most Northerly corner thereof to a point on the Westerly line of said lot, distant 125 feet from the Southwest corner of same.

Together with that part of Lot Seven (7), Glen Lake Park, described as follows: Commencing on Westerly line of Lot Seven (7) at a point 64.75 feet Northerly from Southwest corner thereof; thence Northerly along said line 60.25 feet; thence Easterly to a point on Northeasterly line of Lot Seven (7) distant 364 feet Southeasterly from most Northerly corner thereof; thence Southeasterly along said Northerly line 60.3 feet; thence Westerly to beginning.

Has caused the same to be surveyed and platted as VILLAS OF GLEN LAKE, and does hereby dedicate to the public for public use the public way, and does also dedicate the drainage and utility easements as created by this plat.

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

QWEST DEVELOPMENT

SIGNED: _____

By: _____, as _____

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____, as _____ of Qwest Development, a Minnesota corporation, on behalf of the corporation.

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

SURVEYORS CERTIFICATION

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

Dated this _____ day of _____, 20_____.

Max L. Stanislawski, Licensed Land Surveyor,
Minnesota License No. 48988

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by Max L. Stanislawski, a Licensed Land Surveyor.

Notary Public, _____ County, Minnesota Notary Printed Name
My Commission Expires January 31, 2020

MINNETONKA, MINNESOTA

This plat of VILLAS OF GLEN LAKE was approved and accepted by the City Council of Minnetonka, Minnesota, at a regular meeting thereof held this _____ day of _____, 20_____. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30-day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subdivision 2.

City Council, Minnetonka, Minnesota

By: _____, Mayor By: _____, Clerk

RESIDENT AND REAL ESTATE DEPARTMENT, Hennepin County, Minnesota

I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20_____.

Mark V. Chapin, County Auditor By: _____, Deputy

SURVEY DIVISION, Hennepin County, Minnesota

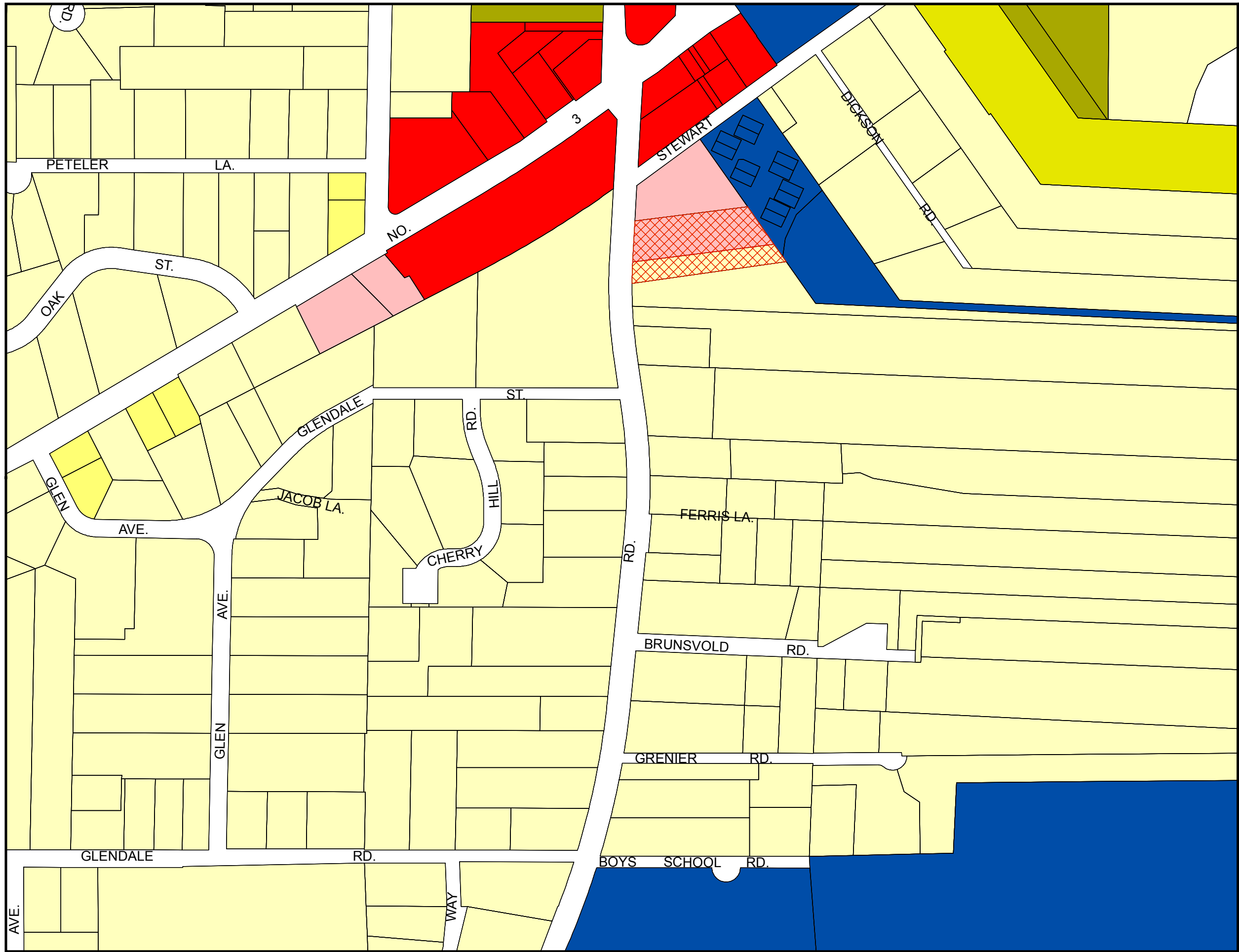
Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 20_____.

Chris F. Mavis, County Surveyor By: _____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of VILLAS OF GLEN LAKE was recorded in this office this _____ day of _____, 20_____, at _____ o'clock _____M.

Martin McCormick, County Recorder By: _____, Deputy



CITY OF
MINNETONKA

Legend

----- City Boundary

▭ Parcels

Zoning

ZONING

- B-1
- B-2
- B-3
- I-1
- PID
- PURD
- PUD
- R-1
- R-1 PURD
- R-2
- R-2 PURD
- R-3
- R-3 PURD
- R-4
- R-4 PURD
- R-5





CITY OF MINNETONKA

Legend

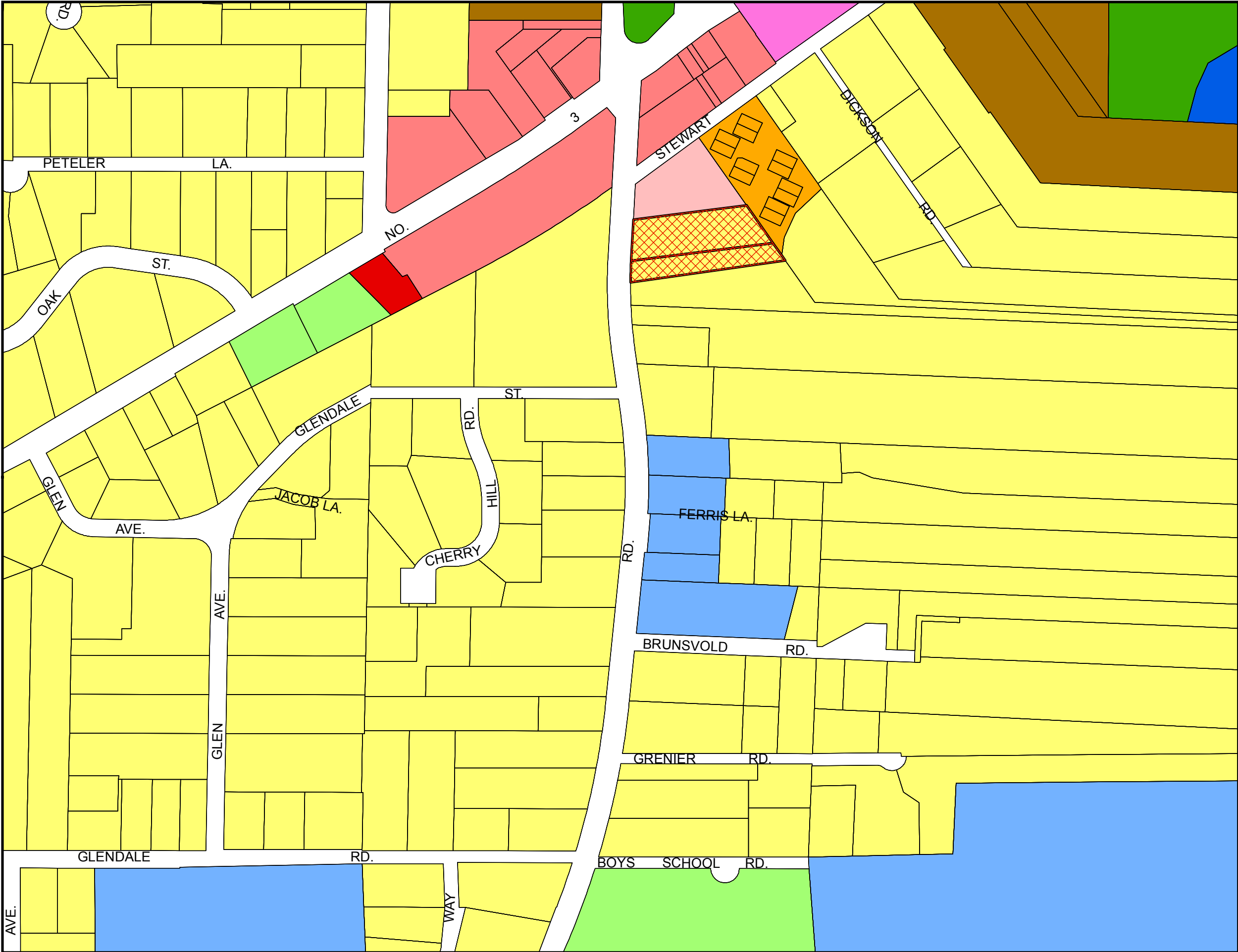
----- City Boundary

▭ Parcels

2030 Land Use

2030_LU

- ▭ Low Density Residential
- ▭ Medium Density Residential
- ▭ High Density Residential
- ▭ Office
- ▭ Commercial
- ▭ Service Commercial
- ▭ Mixed Use
- ▭ Industrial
- ▭ Institutional
- ▭ Open Space
- ▭ Parks
- ▭ Right of Way
- ▭ Lakes



EXCERPTS FROM GLEN LAKE NEIGHBORHOOD STUDY

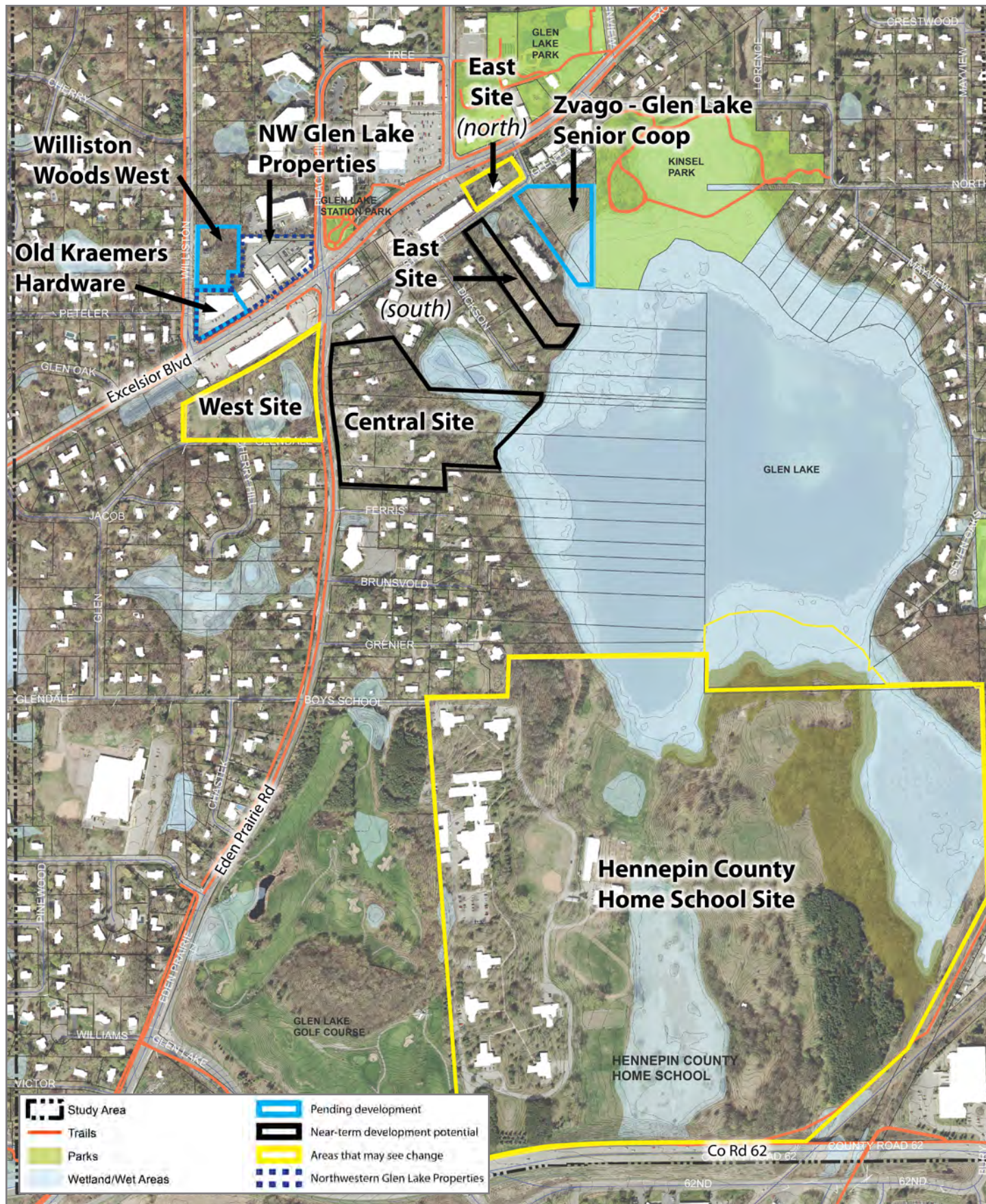


FIGURE 4.3 DEVELOPMENT SITES MAP

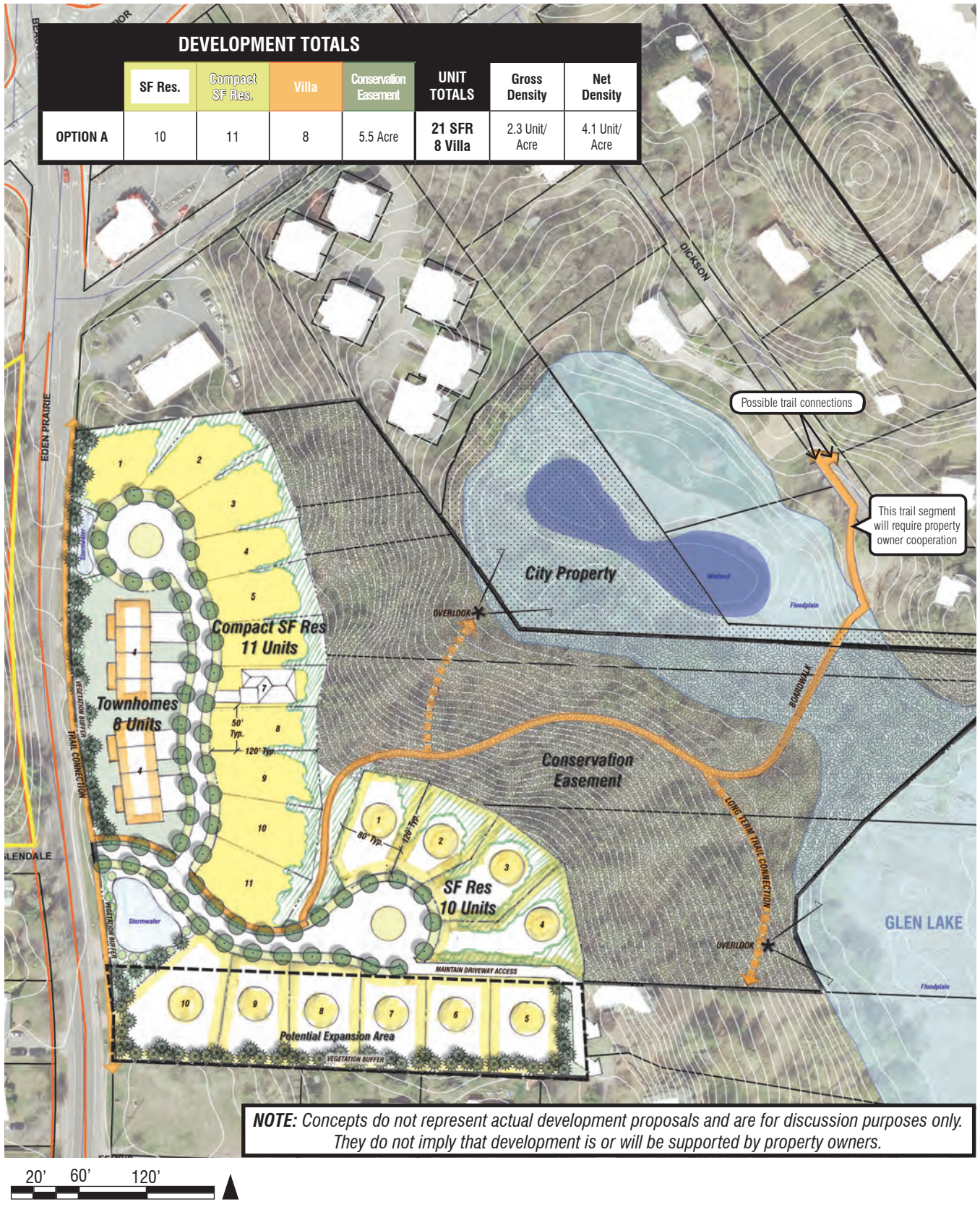
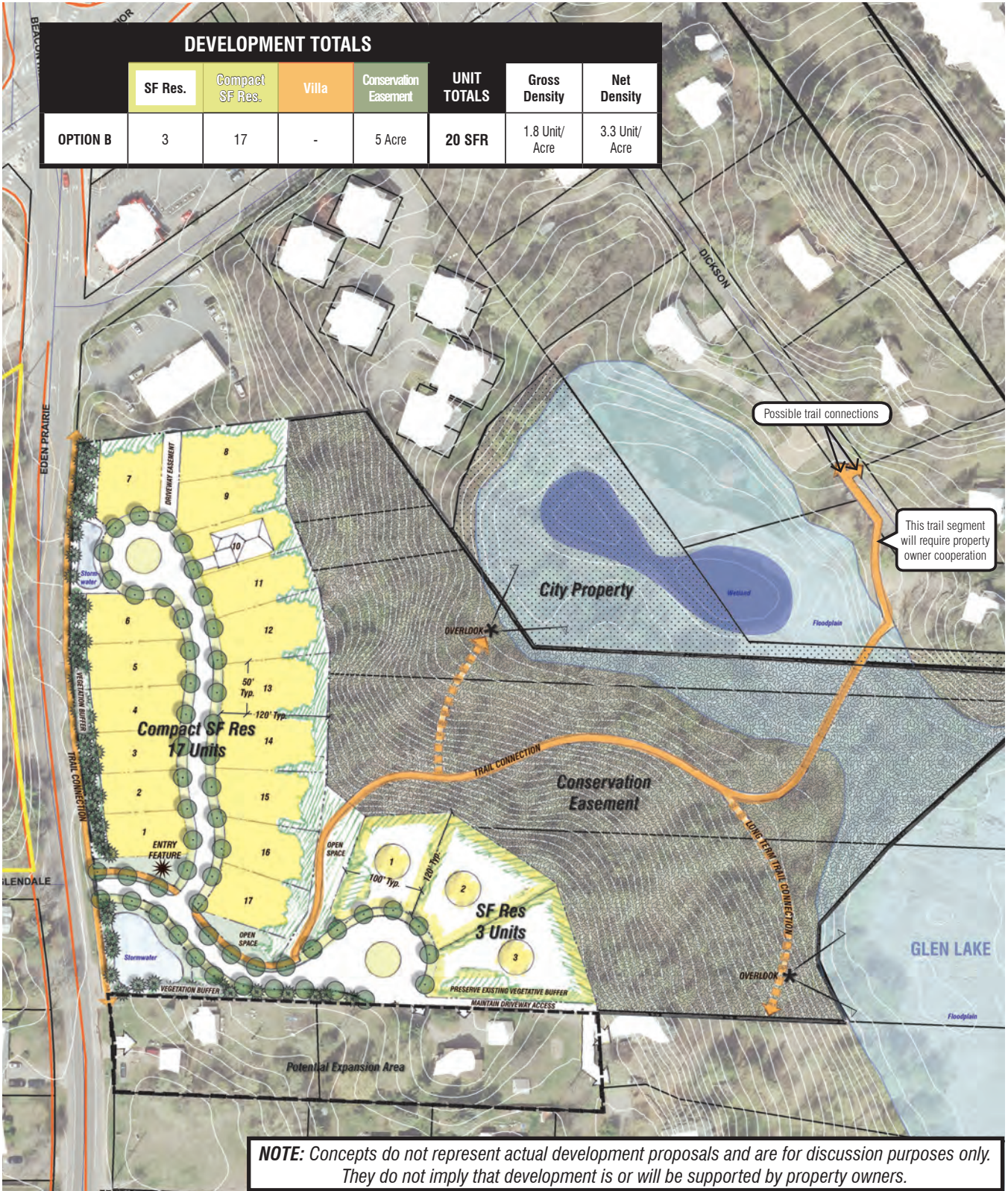


FIGURE 5.5 CENTRAL SITE - CONCEPT A

DEVELOPMENT TOTALS							
	SF Res.	Compact SF Res.	Villa	Conservation Easement	UNIT TOTALS	Gross Density	Net Density
OPTION B	3	17	-	5 Acre	20 SFR	1.8 Unit/Acre	3.3 Unit/Acre



NOTE: Concepts do not represent actual development proposals and are for discussion purposes only. They do not imply that development is or will be supported by property owners.



FIGURE 5.6 CENTRAL SITE - CONCEPT B

Resolution No. 2018-

Resolution approving the preliminary and final plats, with variances, of VILLAS OF GLEN LAKE at 5517 and 5525 Eden Prairie Road

Be it resolved by the City Council of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

1.01 Villas of Glen Lake, LLC. has requested approval of the VILLAS OF GLEN LAKE preliminary and final plats. The proposal includes the following variances:

- Variance to for three lots without frontage on a public right-of-way;
- Variance for detached homes;
- Front yard setback variance from 50 feet to 35 feet; and
- Side yard setback variance from 15 feet to 10 feet.

1.02 The subject site is located at 5517 and 5525 Eden Prairie Road. It is legally described of Exhibit A of this resolution.

1.03 On September 20, 2018, the planning commission held a hearing on the proposal. The applicant was provided the opportunity to present information to the commission. The commission considered all of the comments received and the staff report, which are incorporated by reference into this resolution. The commission recommended that the city council grant approval of the proposal.

Section 2. General Standards.

2.01 City Code §400.030 outlines general design requirements for residential subdivisions. These standards are incorporated by reference into this resolution.

2.02 City Code §400.055 outlines the variance standard for lots without frontage on a public right-of-way. These standards are incorporated by reference into this resolution.

2.03 City Code §300.07 outlines that variances may be granted from the requirements of the zoning ordinance when: (1) the variance is in harmony with the general purposes and intent of this ordinance; (2) when the variance is consistent with the comprehensive plan; and (3) when the applicant establishes that there are practical difficulties in complying with the ordinance. Practical difficulties means: (1) The proposed use is reasonable; (2) the need for a variance is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic considerations; and (3) the proposed use would not alter the essential character of the surrounding area.

Section 3. Findings.

3.01 The proposed plats would generally meet the design requirements as outlined in City Code §400.025.

3.02 The requested variances lots without frontage on a public right-of-way would meet the variance standard outlined in City Code §400.055:

1. A right-of-way extension would adversely impact natural resources, including mature trees and a code-defined bluff.
2. While five lots would share access off of a private drive, two of these lots would technically have frontage on a public right-of-way.
3. As a condition of this resolution, a common access easement is required outlining the responsibilities of future property owners.
4. There are several residential developments in the surrounding area that contain properties without frontage on a public right-of-way, including both townhome developments and single-family lots. Given this, the proposed lots would not alter the essential character of the neighborhood.

3.03 The requested variance for detached structures and the requested setback variances would meet the variance standard outlined in City Code §300.07 Subd. 1(a):

1. PURPOSE AND INTENT OF THE ZONING ORDINANCE:

a) Detached structures.

The intent of R-3 ordinance is to allow for locations within the community where attached townhomes can be constructed. The proposed detached structures are not contrary to this purpose. The arrangement of an attached townhome development on the subject site would likely be different than the proposed site arrangement. However, the difference in site design would result in very little – if any – difference in overall site impact. Given this, whether the residential product is attached or detached matters little from a site perspective.

b) Setbacks.

- 1) The intent of the front yard setback requirement is to provide appropriate separation between the traveled portion of a roadway structures for both safety and aesthetic reasons. The proposed 35-foot setback would meet this intent. The homes would be located roughly 60 feet from the traveled portion of Eden Prairie Road. Further, the proposed 35-foot setback would be allowed where the lots zoned R-2 or R-1A.
- 2) The intent of side yard setback requirements is to appropriately locate structures within the width of individual properties. The proposed 10-foot side yard setback from the south property line would meet this intent. The homes would be no closer to the side yard than single-family homes would be allowed within the R-1 district. 2. Consistent with Comprehensive Plan: The requested variances would support a low-density residential development, which is consistent with the site's comprehensive guide plan designation.

3. Practical Difficulties: There are practical difficulties in complying with the ordinance:

a) Reasonableness:

- 1) Detached Structures. General planning principals suggest that zoning ordinances outline the highest intensity land uses allowed in individual zoning districts and that less intense land uses would be reasonable. Detached homes would be considered a less intense land use than attached homes.
- 3) Setbacks. The proposed homes would be located roughly 60 feet from the traveled portion of Eden Prairie Road. Further, the proposed 35 foot setback would be allowed where the lots zoned R-2 or R-1A. Similarly, the homes would be no closer to the side property lines than single-family homes would be allowed within the R-1 district. Further, these side yard setbacks could be increased to 15 feet with a northward shift of property lines and homes. However, such shift would likely impact several trees along the development's north property line. Area property owners, commissioners, and councilmembers had requested that efforts be made to reduce impacts to this area.

- b) Unique Circumstance and Character of Locality. The development site is uniquely located within the Glen Lake Village Center. With access to a county road, the site abuts a small office building, a medium-density townhome development, and a conditionally-permitted, licensed residential care facility. The proposal would not disrupt any clear development pattern or aesthetic character.

Section 4. Council Action.

4.01 The above-described proposal is hereby approved, subject to the following conditions:

1. Prior to release of the final plat for recording, submit the following:
 - a) Documents for the city attorney's review and approval. These documents must be prepared by an attorney knowledgeable in the area of real estate.
 - 1) Title evidence that current within thirty days before release of the final plat.
 - 2) A common access easement between the public right-of-way and individual lots.
 - 3) Private utility easements for services crossing private property lines.
 - 4) A private fire hydrant maintenance agreement.
 - 5) A stormwater maintenance agreement.
 - 6) Documents establishing a homeowners' association. The association must be responsible for maintaining any common areas, common drives, private utilities, private fire hydrants, and required stormwater facilities approved by the City.
 - 7) A legal document outlining that the driveway, utilities, and hydrant on site will be privately constructed and maintained. The document must be recorded against the individual properties after the filing of the plat.
 - 8) A Contract for Residential Development
 - b) A revised final plat drawing that clearly illustrates the following:
 - 1) Dedication of 7-feet of right-of-way adjacent to existing Eden Prairie Road right-of-way.

- 2) Minimum 10-foot wide drainage and utility easements adjacent to the public right-of-way(s) and minimum 7-foot wide drainage and utility easements along all other lot lines.
 - 3) Utility easements over existing or proposed public utilities, as determined by the city engineer.
 - 4) Drainage and utility easements stormwater management facilities, as determined by the city engineer.
- c) Two sets of mylars for city signatures.
 - d) An electronic CAD file of the plat in microstation or DXF.
 - e) Park dedication fee of \$15,000.
2. Subject to staff approval, VILLAS OF GLEN LAKE must be developed and maintained in substantial conformance with the following plans, except as modified by the conditions below:
- Site Plan, dated August 23, 2018
 - Grading and Drainage Plan, dated August 23, 2018
 - Utility Plan, dated August 23, 2018
 - Preliminary Plat, dated August 23, 2018
 - Tree Preservation Plan, dated August 23, 2018
 - Landscape Plan, dated August 23, 2018
3. A grading permit is required. Unless authorized by appropriate staff, no site work may begin until a complete grading permit application has been submitted, reviewed by staff, and approved.
- a) The following must be submitted for the grading permit to be considered complete.
 - 1) Evidence of filing the final plat at Hennepin County and copies of all recorded easements and documents as required in section 4.01(1)(a) of this resolution.
 - 2) An electronic PDF copy of all required plans and specifications.
 - 3) Final site, grading, stormwater management, utility, landscape, and tree mitigation plans, and a stormwater pollution prevention plan (SWPPP) for staff approval.
 - a. Final grading plan must:

-
- Not include sidewalk adjacent to Eden Prairie Road.
 - Include crown, inverted crown, or cross slope on the private drive to direct run off to the stormwater facilities and not out to Eden Prairie Road.
 - Adjust grading to ensure tree 1304 and/or tree 1305 is preserved.
- b. Final stormwater management plan. The plan must demonstrate conformance with the following criteria:
- Rate. Limit peak runoff flow rates to that of existing conditions from the 2-, 10-, and 100-year events at all points where stormwater leaves the site.
 - Volume. Provide for onsite retention of 1-inch of runoff from the entire site's impervious surface.
 - Quality. Provide for all runoff to be treated to at least 60 percent total phosphorus annual removal efficiency and 90 percent total suspended solid annual removal efficiency.
- c. Final utility plan must:
- Confirm existing sewer and water main locations.
 - Clearly label which utilities are public and which are private. Note, the water main from wet tap to hydrant and all service lines would be private. Similarly, sanitary sewer main extended eastward into the site and all services lines would be private.
- d. Final landscaping and tree mitigation plans must:
- Meet minimum landscaping and mitigation requirements as outlined in ordinance. However, at the sole discretion of natural resources staff, mitigation may be adjusted based on site conditions.

- Include taller shrubbery adjacent to evergreens 1301-1305 to create a buffer to Eden Prairie Road
 - Not include new plantings of any trees in easements containing public utilities or within right-of-way
- 5) Individual letters of credit or cash escrow for 125% of a bid cost or 150% of an estimated cost to construct utility improvements, comply with grading permit, wetland restoration, tree mitigation requirements, and to restore the site. One itemized letter of credit is permissible, if approved by staff. The city will not fully release the letters of credit or cash escrow until: (1) as-built drawings have been submitted; (2) a letter certifying that the streets and utilities have been completed according to the plans approved by the city has been submitted; (3) vegetated ground cover has been established; and (4) required landscaping or vegetation has survived one full growing season.
 - 6) A construction management plan. The plan must be in a city approved format and must outline minimum site management practices and penalties for non-compliance.
 - 7) A copy of the approved MPCA NPDES permit.
 - 8) Evidence of closure/capping of any existing wells, septic systems, and removal of any existing fuel oil tanks.
 - 9) All required administration and engineering fees.
 - 10) Cash escrow in an amount to be determined by city staff. This escrow must be accompanied by a document prepared by the city attorney and signed by the builder and property owner. Through this document the builder and property owner will acknowledge:
 - The property will be brought into compliance within 48 hours of notification of a violation of the construction management plan, other conditions of approval, or city code standards; and
 - If compliance is not achieved, the city will use any or all of the escrow dollars to correct any erosion and/or grading problems.
- b) Prior to issuance of the grading permit:

- 1) Install a temporary rock driveway, erosion control, tree protection fencing and any other measures identified on the SWPPP for staff inspection. These items must be maintained throughout the course of construction.
 - 2) The following permits from outside agencies must be submitted:
 - Access modification permit and right-of-way permit (for utility work) from Hennepin County.
 - Sanitary sewer extension permit from Minnesota Pollution Control Agency.
 - Stormwater permit from Nine Mile Creek Watershed District.
 - 3) Provide evidence that coordination of Eden Prairie Road striping improvements is underway. The roadway must be restriped to incorporate a center turn lane as required by Hennepin County.
4. Prior to issuance of a building permit for the first new house within the development, submit the following documents:
- a) A letter from the surveyor stating that boundary and lot stakes have been installed as required by ordinance.
 - b) Proof of subdivision registration and transfer of NPDES permit, if required.
5. Prior to issuance of a building permit for any of the lots within the development:
- a) Submit the following items for staff review and approval:
 - 1) A construction management plan. This plan must be in a city approved format and outline minimum site management practices and penalties for non-compliance. If the builder is the same entity doing grading work on the site, the construction management plan submitted at the time of grading permit may fulfill this requirement.
 - 2) Cash escrow in an amount to be determined by city staff. This escrow must be accompanied by a document prepared by the city attorney and signed by the builder and property

owner. Through this document the builder and property owner will acknowledge:

- The property will be brought into compliance within 48 hours of notification of a violation of the construction management plan, other conditions of approval, or city code standards; and
- If compliance is not achieved, the city will use any or all of the escrow dollars to correct any erosion and/or grading problems.

If the builder is the same entity doing grading work on the site, the cash escrow submitted at the time of grading permit may fulfill this requirement.

- b) Install a temporary rock driveway, erosion control, tree and wetland protection fencing and any other measures identified on the SWPPP for staff inspection. These items must be maintained throughout the course of construction.
- d) Submit all required hook-up fees.

6. All lots and structures within the development are subject to the following:

- a) Required setbacks from exterior lot lines.

	Front	Side	Rear
Lot 1	35 ft	10 ft	n/a
Lot 2	35 ft	30 ft	n/a
Lot 3	n/a	20 ft	120 ft
Lot 4	n/a	n/a	165 ft
Lot 5	n/a	10 ft	195 ft

- b) Maximum floor area ratio on each lot is 0.25. Floor area is defined as the sum of the following as measured from exterior walls: the fully exposed gross horizontal area of a building, including attached garage space and enclosed porch areas, and one-half the gross horizontal area of any partially exposed level such as a walkout or lookout level.
- c) Minimum floor elevation on Lots 1 and 2 must be two feet above the 100-year elevation of the proposed infiltration basin.

- d) Homes must be protected with a 13D automatic fire sprinkler system or an approved alternative system.
- 7. During construction, the streets must be kept free of debris and sediment.
- 8. Unless the city council approves a time extension, the final plat must be recorded by October 4, 2019.

Adopted by the City Council of the City of Minnetonka, Minnesota, on October 4, 2018.

Brad Wiersum, Mayor

Attest:

David E. Maeda, City Clerk

Action on this resolution:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a duly authorized meeting held on October 4, 2018.

David E. Maeda, City Clerk

EXHIBIT A

That part of Lot 7, Glen Lake Park, lying Southeasterly of a line drawn parallel to and 115 feet North of the Southerly line of the following described property: That part of Lot 7, Northerly of a straight line running from a point on the Easterly line of said lot distant 364 feet from the most Northerly corner thereof to a point on the Westerly line of said lot, distant 125 feet from the Southwest corner of same, subject to existing roadways.

Together with that part of Lot Seven (7), Glen Lake Park, described as follows: Commencing on Westerly line of Lot Seven (7) at a point 64.75 feet Northerly from Southwest corner thereof; thence Northerly along said line 60.25 feet; thence Easterly to a point on Northeasterly line of Lot Seven (7) distant 364 feet Southeasterly from most Northerly corner thereof; thence Southeasterly along said Northerly line 60.3 feet; thence Westerly to beginning, except road.

Hennepin County, Minnesota
Abstract Property