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HENNEPIN COUNTY TAXPAYER SERVICES

NOV 15 2011

HENNEPIN COUNTY MINN.
DEPUTY

CLERK'S CERTIFICATION

The undersigned duly qualified City Clerk of the City of the Village of Minnetonka Beach, Minnesota, hereby certifies that attached hereto is a true and correct original of:

RESOLUTION NO. 2011-28

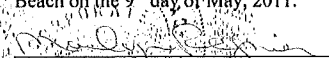
**A RESOLUTION AMENDING THE CONDITIONAL USE PERMIT FOR A
MAINTENANCE FACILITY AND ADDITIONAL PARKING**

**TO THE LAFAYETTE CLUB
FOR PROPERTY AT 2800 NORTHVIEW ROAD**

**ELEVENTH AMENDMENT TO THE CONDITIONAL USE PERMIT
DATED NOVEMBER 14, 1989**

**LEGAL DESCRIPTION AS ATTACHED
MINNETONKA BEACH, HENNEPIN COUNTY, MINNESOTA**

Duly passed and adopted by the City Council of the City of the Village of Minnetonka Beach on the 9th day of May, 2011.


Marilyn Regnier, City Clerk


Date

Return to:
City of Minnetonka Beach
2945 Westwood Rd.
P.O. Box 146
Minnetonka Beach, MN 55361
952/471-8878



Doc No A9717276

Certified, filed and/or recorded on
11/21/11 10:00 AM

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CITY OF THE VILLAGE OF MINNETONKA BEACH

RESOLUTION 2011 - 28

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FOR A MAINTENANCE FACILITY AND ADDITIONAL PARKING**

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Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of the Village of Minnetonka Beach, Minnesota was held on the 9th of May, 2011. The following members were present: Mayor Joann Anderson, Council Members Jill Bartel, Michelle Kroll, Linn Ferguson, Mike Taylor and Treasurer Rick Skalla. Absent: .

Council Member Ferguson introduced the following resolution and moved its adoption:

WHEREAS, Lafayette Club Inc., warrants and represents that it is the owner of the Lafayette Club, Scott Bremer, General Manager and Wayne Fadden, President (Applicant) and;

WHEREAS, Section 206 (7) of the Minnetonka Beach City Code, effective August 31, 1996 (City Code) requires a Conditional Use Permit (CUP) to operate a Country Club in the Single Family Residential Zoning District, and;

WHEREAS, the Applicant has applied for a Eleventh Amendment to the Conditional Use Permit dated November 14, 1989 and amended periodically, by the application dated March 22, 2011, and;

WHEREAS, the City Clerk , published notice of the public hearing and notified the property owners within 350 feet of the Lafayette Club's property of the public hearing; and,

WHEREAS, the Applicant has provided information in the application as to the nature of the requested Eleventh Amendment, contained in the building plans, survey and site plan and attachments thereto which adds a maintenance facility and parking lots located west of the Club House, and;

WHEREAS, the City Council, City of the Village of Minnetonka Beach (City Council) has relied on the information submitted by the Lafayette Club contained in: Preliminary Site Plan, Preliminary Grading Plan, Preliminary Landscape Plan, Building Elevations and Floor Plan attached and made part of this resolution as well as other information submitted by the Lafayette Club as being correct and accurate, and;

WHEREAS, the Planning and Zoning Administrator has reviewed the Survey, Site Plan, and Building Plans and other information and has made a report to the Planning Commission and a report to the City Council, and;

WHEREAS, the request for the Eleventh Amendment to the CUP submitted by the Lafayette Club along with a report by the Planning and Zoning Administrator and testimony has been reviewed by the Planning Commission at a Public Hearing on April 18, 2011 and by the City Council on May 9, 2011, and;

WHEREAS, the Planning Commission made findings required by Section 229 (2) contained in this resolution after taking testimony and recommended approval with conditions to the Eleventh Amendment to the City Council, and;

WHEREAS, nothing in this Amendment alters, changes or otherwise nullifies the 1989 CUP and the periodic amendments including conditions of the CUP, and;

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of the Village of Minnetonka Beach, Minnesota, issues the Eleventh Amendment to the CUP to allow a maintenance facility and parking lot in accord with the plans and information attached to this resolution, which are made part of this resolution, making the following findings as required by the City Code and imposing the following reasonable conditions to City Council's issuing the Eleventh Amendment to the CUP:

Finding of Fact:

1. The Lafayette Club requests the Eleventh Amendment to the 1989 Conditional Use Permit to add the following improvements to their property located at 2800 Northview Road:
 - A 9,408 square foot maintenance building configured with one story over a tuck under garage
 - A new parking lot with 64 new parking spaces, drive aisle, landscaping, and bio-retention basin;
 - Removing two existing homes and re-plat the third home that the Club owns into a larger 63-foot wide single family lot.

2. Plans (attached) submitted consist of:
 - o building elevations,
 - o grading and erosion control plan,
 - o landscape plan and
 - o site plan.
3. The Comprehensive Plan shows this property as: "Country Club Estates/Churches Mixed Land Uses: golf course, country club uses including: banquet and restaurant facilities, gathering places, employee housing, short and long term rental sleeping rooms, pool, tennis courts, fitness and other related facilities churches and single family detached dwellings";
4. The proposed building, parking and maintenance uses are accessory to a country club land use;
5. The property is zoned single family residential;
6. The site area being disturbed by construction activity is more than 5,000 square feet, which is the threshold for required post construction storm water improvements (grading plan);
7. The site:
 - o relatively flat east of Cottage Lane,
 - o West of Cottage Lane the land drops off in a gentle to semi-steep slope towards the fairway and lake,
 - o there is not any proposed grading or filling of slopes greater than 12% (grading plan);
8. The new building, parking lot and new sidewalk adds 12,369 square feet of impervious surface to the 40 plus acre site (grading plan);
9. Trees, landscaping and natural features:
 - o there are not any wetlands located in the vicinity of the proposed improvements,
 - o 21 trees with a 6 caliber inch diameter or greater are being removed from the site (grading plan),
 - o a significant number smaller conifers, shrubs and deciduous trees are being added to the site,
 - o shrubs and other plants are provide in and around the bio-retention basin,
 - o landscape screening is provided between the new parking lot and the single family homes,
 - o the parking lot is landscaped with shrubs and other material,
10. The new maintenance building consists of:
 - o a stucco type material with a sloped red standing steel seam roof.
 - o the building's first floor elevation is 961 feet. The basement elevation is 951 feet; the building is approximately 20 feet high;
 - o the building is 84 feet by 56 feet with open air material storage bins on the west side of the building.
 - o access is gained to the upper level from a maintenance area and to the lower area from a drive northeast of the proposed building
 - o the area southeast of the proposed building will have an outdoor washing facility and fuel station,

- the building material is similar to the historic Club House building except that the club house has a red Spanish tile roof and the new building will have a steel roof.
11. Utilities:
- a city sanitary sewer runs under the proposed parking lot, bio-retention basin towards the lake; the City has an easement for this utility,
 - the new building is serviced with water and sanitary sewer;
 - there is 8 feet of ground cover over the existing City sanitary sewer;
 - overhead power lines are to be buried
 - a new and existing bituminous path and proposed easement capable of supporting a small maintenance truck with easement will provide access to the City lift station located near the new facility.
12. Parking Lot:
- sixty four parking spaces are being added and a number of spaces are being removed for the maintenance area and new building with a net gain of 45 parking spaces;
 - with these additions, the Club will have a total of 246 onsite parking spaces as well as the CUP required valet parking;
 - the parking lot is only accessed from the Club's private drive and the Club's existing parking lot;
 - the asphalt parking lot is edged with concrete curb;
 - adequate public access is provided from Cottage Lane to Northview Road.
13. Parking demand:
- The club has adequate parking for its existing activities:
 - Golf Course:
 - Peak period- 11:00 AM to 4:00 PM
 - Average peak period parking demand- 8.68 vehicles per hole¹
 - Nine holes: 78 parking spaces,
 - Restaurant:
 - Peak period - 6:00 PM to 9:00 PM,
 - Average peak period parking demand 15.4 vehicles per 1000 square feet to 17.2 vehicles per 1,000 square feetⁱⁱ
 - Club's restaurant is 5000 square feet: 77 to 86 spaces
 - Banquet facilities: Information is not available,
 - City Ordinance requires 196 parking spaces
14. Traffic:
- The Club is served by a private road entrance with parking on one side that runs from Northview Road, past the parking lots to the Club House,
 - The City has received a number of complaints related to traffic hazards and congestion:
 - at the intersection of the entrance of the private road with Northview Road,
 - about "Club" traffic using Northview Road for access to and from County Road 19,

- about turning movements from County Road 15 to Westwood Road;
 - the traffic data available as to the traffic generated by the Country Club Land Use is:
 - Traffic studies and previous Club commitment:
 - In the summer of 2003, a traffic count was conducted by a number of volunteers. This traffic count indicated that about 700 vehicles trip ends per day on a weekday accessed the Club from County Road 15 to Westwood Road and limited number of vehicle trip ends accessed the Club using Northview Road.ⁱⁱⁱ
 - The Institute of Transportation Engineers "Trip Generation Report", 1976 indicates that "golf courses generate an average of 9.1 trip or 18.2 trip ends per acre of land. Using this data the Club land use would generate 720 trip ends per day;
 - The Club's entrance drive is at the intersection of two public streets. The merging streets create a traffic safety and pedestrian safety issue that the Club has agreed to address with the seventh CUP amendment, but has not addressed. At the time (2005), the Club asked that this intersection issue be addressed once the Club determines what it will be doing with the two homes it acquired. These homes are being demolished as part of this conditional use permit amendment.^{iv}
15. The Club and two single family homes will be re-plated into a single lot; the remaining Club owned home and lot will be re-plated into a nonconforming 63 foot wide single family lot. An out lot will be plated to provide public access between Cottage Lane and Northview Road.
16. A petition has been received to vacate a public right-of-way; the Applicant proposes to vacate the alley that currently runs between Cottage Lane and Northview Road, and to vacate a small portion of Northview Road and Cottage Lane.
17. The proposed maintenance building will be built with a fire suppression system.
18. The Fire Department will review the final building plans for conformance to the fire code.
19. The plans provide the following as requested by the Fire Chef:
- The connection alley has 22 foot turning radii to accommodate emergency and maintenance vehicles;
 - Three new fire hydrants were added
 - A minimum clear area of 17 feet is provided between the proposed maintenance building and the parking lot island;
 - The fuel facility was moved to accommodate fire trucks and fire operational areas.
20. The proposal related to existing City ordinances:
- Zoning:

- country club and related land use are allowed by conditional use permit in this single family residential zoning district (City Code of Ordinances, Chapter Two Section 206), required setbacks and height restrictions are (Section 207):

	Required standards	Proposed
Building:		
Side (west) lot line	20 feet	146 feet
Lake	75 feet or the AMBS whichever is greater	370 feet; 190 feet behind the average minimum building setback
Height	1/2 the height of the principle building (35 feet)	About 20 feet
Parking Lot:		
Side(west) lot line	8 feet	20 feet and 34 feet
Lake	75 feet	310 feet

- Parking lots (Section 218):

Item	Required	Proposed	comments
Parking Stall Size	10 feet by 20 feet	9 feet by 18 feet	The Planning Commission is studying proposed changes to the parking standards. The parking lot dimensions will need to conform to the standards before a building permit is issued.
Drive Isle	24 feet	24 to 25 feet	See above
Surface	Dust free	Asphalt	
Lighting	Directed away from streets and adjoining residence	Note on plan lighting will conform to Section 219	
Required Number of Parking Stalls	196 spaces	246 spaces	

- o Maximum Hardcover, Post Construction and Stormwater Management (Section 211):

- The submittal makes reference to managing storm water and provides a limited amount of information including the following:
 - A bio-retention basin is planned at the north end of the proposed parking lot that has the following characteristics:
 - Drainage of 0.94 acres is directed into the basin. Storage required is .055 acre feet
 - This landscaped basin is 1.5 feet deep
 - This basin outlets over its north rim to a grassy slope flowing down hill to the Lake.
 - Section 211 requires a detailed hydrologic report, plans related to containing petroleum use and spills, and information pertaining to wash facilities. This information and detailed plans will be reviewed and approved by the City Engineer and Fire Marshall before a building permit is issued.
- Grading and Erosion Control (Section 234):
 - A preliminary grading and erosion control plan was submitted with the application showing the location and type of slit fence,
 - The preliminary plan will need to be finalized with more detail before a building permit is issued.
- Subdivision regulations (Section 231)
 - A minor subdivision is required consolidating pertinent land into one final platted lot. The applicant has agreed to final plat the land before a building permit is issued and as a condition of approving the CUP amendment;
 - The minor subdivision is necessary because the proposed parking lot crosses existing lot lines;
 - The proposed 63-foot wide single family lot does not conform to the single family lot standards contained in Section 231. However, because it is a combining of existing lots of record in a shore land area, the combination is an exception from the single family lot standards contained in Section 231.
- Street Vacation (City Charter Article IV, Section 3) a street or alley can only be vacated by the City Council if the following occurs:
 - A petition of a majority of owners of land abutting the street or alley asking for the vacation is filed with the City,
 - If, after a hearing, the City Council finds that it is in the public interest to vacate the street or alley.
 - Upon vacation the land under the street is held in fee title by the City.

Findings as Required by Section 229:

Public Welfare: the proposed use will not endanger, injure or detrimentally affect the use and enjoyment of other property in the immediate vicinity, or the public health, safety, comfort, convenience, or general welfare of the neighborhood or the City.

The proposed use is an accessory use to an allowed conditional use in the residential zoning district that is specifically shown on the City's Land Use Plan as Country Club Estates with specific land uses listed.

Although there is potential for the use to be injurious to the public welfare, with the applicant agreeing to submit the required information related to the following ordinance and to receive approval of a building permit and site plan that conforms to these ordinances any injurious impacts can be avoided or mitigated:

- Maximum Hardcover, Post Construction and Stormwater management (Section 211),
- Subdivision regulations (Section 231),
- Street Vacation (City Charter Article IV, Section 3),
- Grading and Erosion Control (Section 234),
- Parking lots (Section 218)
- Demolition standards (Section 232)
- Fire Code

Public Facilities and Services: the proposed use will be serviced adequately by and will not adversely affect essential public facilities and services including, streets, police and fire protection, drainage, refuse disposal, water and sewer systems, and parks; and will not, in particular, create traffic congestion or interference with traffic on the adjacent and neighboring public thoroughfares;

The facility is a replacement for existing facility.

1. It is not expected to generate any additional traffic or a need for any additional parking,
2. 64 new parking spaces with a net gain of 45 space are being provided,
3. The sanitary sewer and public water are adequate to service the new facility,
4. The surrounding public streets have adequate capacity to service the new facility,
5. Traffic hazards have been reported at the entrance to the Club. The Club previously agreed to help resolve the entrance issue at Westwood Road, Northview Road and the Club entrance road. This situation is planned to be resolved by a separate action of the City Council;
6. A public alley and parts of public streets are proposed to be vacated. A petition to vacate the public ways has been submitted and must be approved before the parking lot can be built.

No Detrimental Effect: The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person or property because of excessive traffic, noise, smoke, fumes, glare, odors, dust or vibrations;

There is a potential that the proposed uses and activities could be detrimental to persons or property. These impacts should be mitigated by the following conditions:

1. The standards that are required by Section 211, 219, 232 and 234 be met as part of the building permit,

2. The Club agrees to maintenance hours of operations as contained in Section 510 (operation of domestic power equipment, refuse hauling, construction activity),

No Destruction, Loss, and Damage: The proposed use will not result in the destruction, loss or damage of the natural, scenic, or historic features of major importance.

Analysis:

1. Twenty-one significant trees are being removed from the property. Significant landscaping is to be provided as part of the CUP including landscaping that is located between the new parking lot and the single family homes.
2. Construction will take place close to a number of significant trees that are to remain. To protect these trees during construction, a tree protection plan submitted and approved by the Planning and Zoning Administrator prior to the City issuing a building permit for the improvements should be provided.

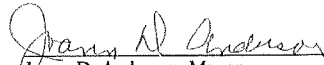
Further be it resolved that the following conditions to issuing the Eleventh Amendment are imposed by the City Council City of the Village of Minnetonka Beach:

1. The conditional use permit is being issued on the following conditions and shall not become effective until the conditions are satisfied:
 - a. That the Lafayette Club submits a final plat for the property and the City Council, at its sole discretion, approves the final plat before a building permit is issued.
 - b. That the City Council reserves the sole authority and may act, after a public hearing, at its sole discretion without regard to this conditional use permit to vacate rights of way before a parking lot is constructed and a building permit is issued, and that the existing streets and alley be maintained in accessible condition until the vacation is perfected.
 - c. That the Lafayette Club voluntarily agrees, by signing this resolution, to all the conditions imposed by this resolution and the ordinances of the City of the Village of Minnetonka.
2. The Lafayette Club is responsible for the actions of the contractors.
3. Issuing the Eleventh Amendment to the CUP is for the purpose of adding in accord with the plans and other information submitted and made part of this resolution including all plans received May 6, 2011 including the following:
 - a. Preliminary Site
 - b. Preliminary Grading Plan, and
 - c. Preliminary Landscape Plan.


4. Hardcover to the requirement of the City Code shall not exceed 30% of the Lot Area.
5. Violation of or non-compliance with any of the terms and conditions of this Resolution issuing the Eleventh Amendment to the Conditional Use Permit shall constitute a violation of the zoning code, shall automatically terminate any authority granted herein, and shall be punishable as a misdemeanor.

The motion for adoption of the foregoing resolution was duly seconded by Council Member Taylor and, upon vote being taken thereon, the following voted in favor thereof: Bartel, Kroll, Ferguson and Taylor. The following voted against or abstained: None.

Whereupon the resolution was declared duly passed and adopted the 9th day of May, 2011.


Joann D. Anderson, Mayor

ATTEST:

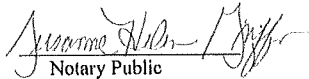

Marilyn Regnier, City Clerk

5/12/11
Date

State of Minnesota)
)ss.
County of Hennepin)

The foregoing instrument was acknowledged before me this 12th day of May, 2011, by Joan Anderson, Mayor of the City of the Village of Minnetonka Beach, a Minnesota municipal corporation.




Notary Public

Wayne Fadden, President and Scott Bremer, General Manager, the undersigned, warrant that they have express authority to:

1. Make the application for this Eleventh Amendment to the CUP, and
2. Sign this Resolution on behalf of Lafayette Club, Inc. agreeing to and binding the Lafayette Club, Inc. to the conditions of this Resolution

The undersigned Applicants on behalf of the Lafayette Club, Inc. successors and assigns have read, understand and hereby agree to the terms of this Resolution and agree that the conditions contained in this Resolution are reasonable. The undersigned hereby agree to the recording of this resolution in the chain of title of the property.

Dated 6/2/11

Wayne Fadden
Wayne Fadden, President

Scott Bremer
Scott Bremer, General Manager

State of Minnesota)
)ss.
County of Hennepin)

The foregoing instrument was acknowledged before me this 2nd day of June, 2011, by Wayne Fadden and Scott Bremer the President and General Manager respectively of Lafayette Country Club, a Chapter 317A nonprofit corporation under the laws of Minnesota, on behalf of the corporation.

Seal:



Jessica Marie Johnson
Notary Public

ⁱ Third Edition Parking Generation, Institute of Traffic Engineers, 2004
ⁱⁱ Third Edition Parking Generation, Institute of Traffic Engineers, 2004
ⁱⁱⁱ Northview Road Traffic Study, City of Minnetonka Beach, 2004
^{iv} Letter to the City Council from the Planning and Zoning Administrator Seventh Amendment to the CUP

PREPARED FOR:

LAFAYETTE COUNTRY CLUB

2800 NORTHVIEW ROAD
MINNETONKA BEACH, MN 55361
PHONE (612) 471-8493

PID's 16-117-23-13-0001
16-117-23-42-0001
16-117-23-42-0027

PREPARED BY:

HEDLUND-PLANNING
ENGINEERING SURVEYING

9201 EAST BLOOMINGTON FREEWAY
BLOOMINGTON, MINNESOTA 55420
PHONE (612) 888-0289

LEGAL DESCRIPTION

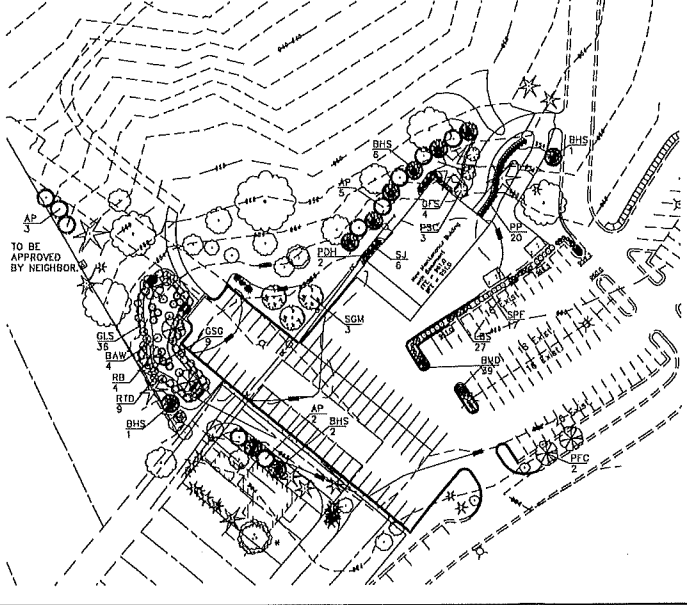
Parcel 1:
That part of Government Lots 5, 6, and 7, that part, now vacated, of Minnetonka Beach on Lake Minnetonka, and that part of the vacated streets and alleys adjoining said parcels, all in Section 16, Township 117, Range 23, described as follows: Beginning at the intersection of the north line of the Great Northern Railroad right-of-way with the southeasterly line of Cottage Place; thence easterly along the northerly line of said right-of-way to the west line of Lafayette Place vacated; thence northerly along said west line to the shore of Crystal Bay; thence northwesterly, westerly, and southwesterly, along the shore of Crystal Bay, to the point of intersection with the northwesterly extension of the southwesterly line of Lot 115, now vacated Minnetonka Beach on Lake Minnetonka; thence southeasterly along said extension and said southwesterly line to the most southerly corner of said Lot 115; thence northeasterly along the southeasterly line of Lots 115 and 114, now vacated, Minnetonka Beach on Lake Minnetonka, to the point of intersection with the northwesterly extension of the southwesterly line of Lot 144, now vacated, Minnetonka Beach on Lake Minnetonka; thence southeasterly along said extension and said southwesterly line, and along the southeasterly extension of the southwesterly line of said Lot 144, to the southeasterly line of vacated Cottage Place; thence southwesterly along the southwesterly line of vacated Cottage Place to the point of beginning.
ALSO: That part of Government Lot 6, Section 16, Township 117, Range 23, described as follows:
Beginning at the intersection of the south line of the right-of-way of the Great Northern Railroad and the west line of Lafayette Place; thence south along the west line of Lafayette Place to the north line of Lafayette Ave.; thence westerly along the north line of Lafayette Avenue to the east line of the street lying east of Lots 166 and 167 in Minnetonka Beach on Lake Minnetonka; thence north on the east side of said street to the south line of said right-of-way line; thence easterly along same to beginning, in Section 16, Township 117, Range 23, EXCEPT that part lying within the following described tract: that part of vacated Lafayette Place as platted in Minnetonka Beach on Lake Minnetonka and that part of Government Lot 6, Section 16, Township 117, Range 23 described as follows: Beginning at the southwest corner of Lot 1 of said Minnetonka Beach on Lake Minnetonka; thence west along the westerly extension of the south line of said Lot 1, a distance of 71 feet; thence north parallel with the westerly line of said Lot 1, a distance of 92.45 feet; thence east parallel with said south extended line of said Lot 1, a distance of 19 feet; thence north parallel with the westerly line of said Lot 1, to an intersection with north line of said Lot 1 extended westerly; thence east along the westerly extension of the north line of said Lot 1 to the northwest corner of said Lot 1; thence south along the westerly line of said Lot 1 to the point of beginning, according to the United States Government Survey thereof and situated in Hennepin County, Minnesota.
And according to the plat thereof on file and of record in the office of the Register of Deeds in and for Hennepin County, Minnesota.

Parcel 2:
All that part of the Dakota Rail Inc. railroad right-of-way located in Section 16, Township 117, Range 23, Hennepin County, Minnesota which lies easterly of Northview Road, formerly Cottage Place as dedicated in the recorded plat of Minnetonka Beach on Lake Minnetonka, and which lies westerly of the extension of the centerline of vacated Lafayette Place as dedicated in the recorded plat of Minnetonka Beach on Lake Minnetonka. Except that part which lies 6 feet on each side of the centerline of the existing main line track.
Together with those parts of vacated Lafayette Place and Lafayette Avenue which accrue to the subject property by vacation thereof. Together with easements for crossing as set out in that certain Easement Agreement dated August 9, 1990, filed September 10, 1990 as Document Number 5702973.

PLANT LIST - Site Plantings	SYMBOL	COMMON NAME	SIZE	PLANTING
1	AP	Aspen	12"	AP
2	BH	Bald Hornbeam	12"	BH
3	BL	Blaug	12"	BL
4	BR	Bur Oak	12"	BR
5	BU	Buckeye	12"	BU
6	BY	Bygonia	12"	BY
7	CA	Canada	12"	CA
8	CH	Cherry	12"	CH
9	CL	Claytonia	12"	CL
10	CO	Coconut	12"	CO
11	CR	Crabapple	12"	CR
12	CS	Cornus	12"	CS
13	CT	Cornus	12"	CT
14	CU	Cornus	12"	CU
15	CV	Crabapple	12"	CV
16	CA	Canada	12"	CA
17	CH	Cherry	12"	CH
18	CL	Claytonia	12"	CL
19	CO	Coconut	12"	CO
20	CR	Crabapple	12"	CR
21	CS	Cornus	12"	CS
22	CT	Cornus	12"	CT
23	CU	Cornus	12"	CU
24	CV	Crabapple	12"	CV
25	CA	Canada	12"	CA
26	CH	Cherry	12"	CH
27	CL	Claytonia	12"	CL
28	CO	Coconut	12"	CO
29	CR	Crabapple	12"	CR
30	CS	Cornus	12"	CS
31	CT	Cornus	12"	CT
32	CU	Cornus	12"	CU
33	CV	Crabapple	12"	CV
34	CA	Canada	12"	CA
35	CH	Cherry	12"	CH
36	CL	Claytonia	12"	CL
37	CO	Coconut	12"	CO
38	CR	Crabapple	12"	CR
39	CS	Cornus	12"	CS
40	CT	Cornus	12"	CT
41	CU	Cornus	12"	CU
42	CV	Crabapple	12"	CV
43	CA	Canada	12"	CA
44	CH	Cherry	12"	CH
45	CL	Claytonia	12"	CL
46	CO	Coconut	12"	CO
47	CR	Crabapple	12"	CR
48	CS	Cornus	12"	CS
49	CT	Cornus	12"	CT
50	CU	Cornus	12"	CU
51	CV	Crabapple	12"	CV
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85	CT	Cornus	12"	CT
86	CU	Cornus	12"	CU
87	CV	Crabapple	12"	CV
88	CA	Canada	12"	CA
89	CH	Cherry	12"	CH
90	CL	Claytonia	12"	CL
91	CO	Coconut	12"	CO
92	CR	Crabapple	12"	CR
93	CS	Cornus	12"	CS
94	CT	Cornus	12"	CT
95	CU	Cornus	12"	CU
96	CV	Crabapple	12"	CV
97	CA	Canada	12"	CA
98	CH	Cherry	12"	CH
99	CL	Claytonia	12"	CL
100	CO	Coconut	12"	CO

PLANTING NOTES:

Consult the schedule and your knowledge of all other materials. The quantities listed on this sheet of the schedule are intended for the final planting. The quantities listed on this sheet are for your reference only. The quantities listed on this sheet are for your reference only. The quantities listed on this sheet are for your reference only.

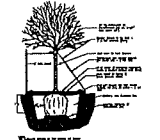


LAFAYETTE COUNTRY CLUB
City of Minnetonka Beach
Hennepin County, Minnesota

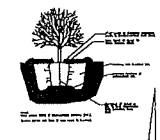


TO BE APPROVED BY NEIGHBOR

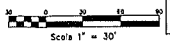
CONFIDENTIAL TREE PLANTING DETAIL



TO BE APPROVED BY NEIGHBOR



TO BE APPROVED BY NEIGHBOR



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MAY 06 2011
City of Minnetonka Beach

PRELIMINARY
NOT FOR CONSTRUCTION

BROADSHO CONSULTING
2225 WEST LAKE AVENUE
MINNETONKA, MN 55345
PHONE: 952-891-9192
FAX: 952-891-9192

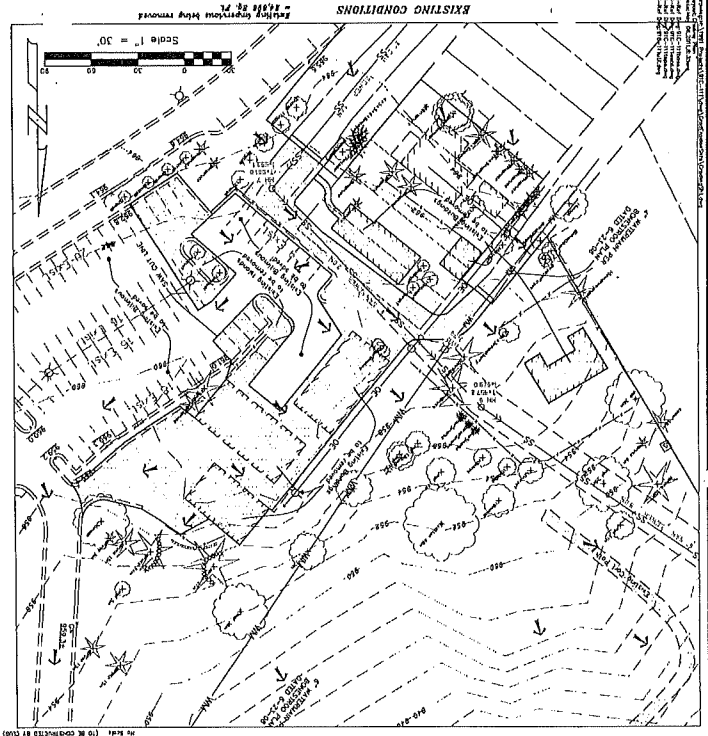
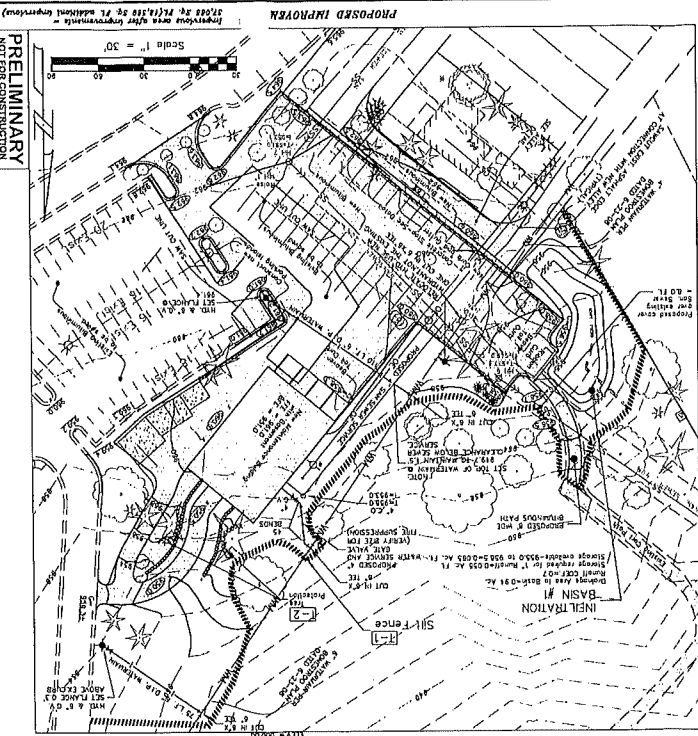
NEW MAINTENANCE BUILDING
LANDSCAPE PLAN
LAFAYETTE COUNTRY CLUB
MINNETONKA, MN
DATE: 4/1/2011

Scale: 1" = 30'

PROJECT NUMBER: 810-111
DATE: 1/1/2011
CC-1
NEW MAINTENANCE BUILDING, GARAGING, RESTROOM & UTILITY
LAFAYETTE CLUB
 2000 W. WASHINGTON AVE. SUITE 200
 MINNEAPOLIS, MN 55411
 PHONE: (612) 271-8483
 FAX: (612) 271-8483

DESIGNED BY:
HEDLUND
 1000 W. WASHINGTON AVE. SUITE 200
 MINNEAPOLIS, MN 55411
 PHONE: (612) 271-8483
 FAX: (612) 271-8483

CONTRACTOR: [Signature]
 [Signature]
 [Signature]



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MAY 06 2011
GENERAL DRAINAGE NOTES:
City of Minnetonka Beach
Hennepin County, Minnesota
LAFAYETTE COUNTRY CLUB

LEGEND:
 EXISTING CONDITIONS
 EXISTING GRADE (VARIOUS)
 EXISTING TREE LINE
 EXISTING TIE LINE
 EXISTING TIE
 EXISTING STORM SEWER
 EXISTING FENCE
 PROPOSED STORM SEWER
 PROPOSED ROAD
 PROPOSED MAINT. CENTER AS-BUILT GRADE
EROSION CONTROL LEGEND:
 ROCK CONSTRUCTION ENHANCEMENT
 TREE PROTECTION
 SILT FENCE
CONSTRUCTION RANGE:
 CONSTRUCTION RANGE
 CONCRETE CURB WITH CONCRETE STOP DETAIL
 CONCRETE CURB DETAIL
 SILT FENCE

GENERAL NOTES:
 1) ALL DRAINAGE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY AND COUNTY SPECIFICATIONS.
 2) EXISTING CURB LOCATIONS AS SHOWN ON THIS PLAN SHALL BE MAINTAINED EXCEPT WHERE SHOWN OTHERWISE.
 3) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY AND COUNTY SPECIFICATIONS.

PRELIMINARY
 NOT FOR CONSTRUCTION

City of Minnetonka Beach
 DRAINAGE DEPARTMENT

City of Minneapolis
 Department of Public Works
 Engineering Division
 221 Hennepin Avenue
 Minneapolis, MN 55402
 Phone: 612-673-3000
 Fax: 612-673-3001

RECEIVED
MAY 06 2011
 City of Minneapolis Beach

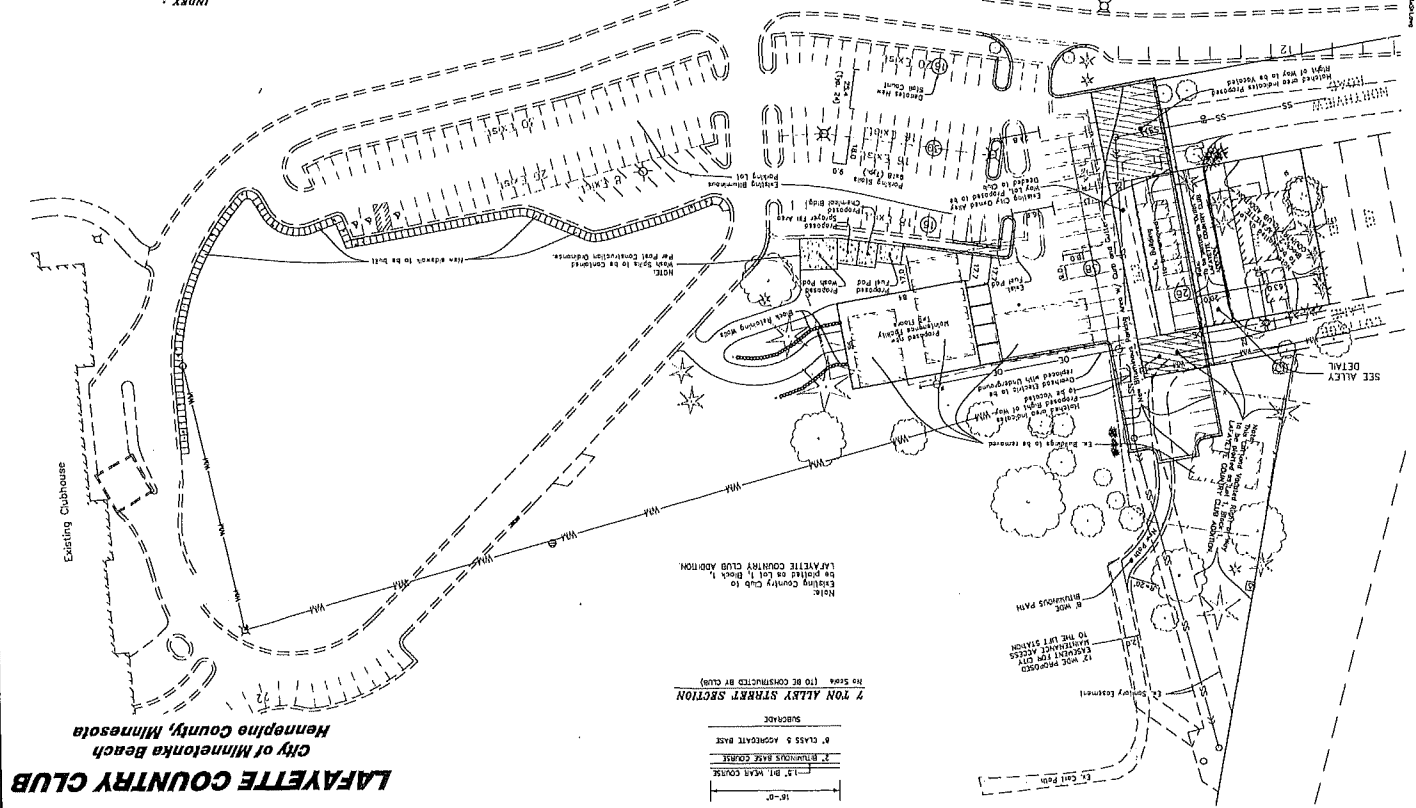
Note:
 1. Project shall be prepared in accordance with the provisions of the City Code.
 2. All utility lines shown are approximate and shall be verified by the contractor.
 3. Existing structures and other features shown are for information only.

Note:
 1. All existing structures and other features shown are for information only.
 2. Existing structures and other features shown are for information only.

PARKING REQUIREMENTS:
 Minimum 100 spaces
 Minimum 50 spaces
 Minimum 25 spaces
 Minimum 10 spaces
 Minimum 5 spaces
 Minimum 2 spaces
 Minimum 1 space

Scale 1" = 30'
PRELIMINARY
 NOT FOR CONSTRUCTION

INDEX:
 C-1) CONSTRUCTION PLAN
 C-2) GRADING PLAN
 C-3) LANDSCAPE PLAN



LAFAYETTE COUNTRY CLUB
 City of Minneapolis Beach
 Hennepine County, Minnesota

7 TON ALBY STREET SECTION
 SURCHARGE
 0' CLASS 5 ASPHALT BASE
 2" BITUMINOUS ASK CONCRETE
 15" BIT. MASS CONCRETE
 18'-0"

Note:
 Existing Country Club to be located on Lot 1, Block 1, LAFAYETTE COUNTRY CLUB ADDITION.

Note:
 New work to be built.

Note:
 New work to be built.

PROJECT NUMBER: 81C-111

DATE: 05/06/11

SCALE: 1" = 30'

C-1

LAFAYETTE COUNTRY CLUB
SITE PLAN

DESIGNED BY: HEDLUND
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

DATE: 05/06/11

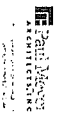
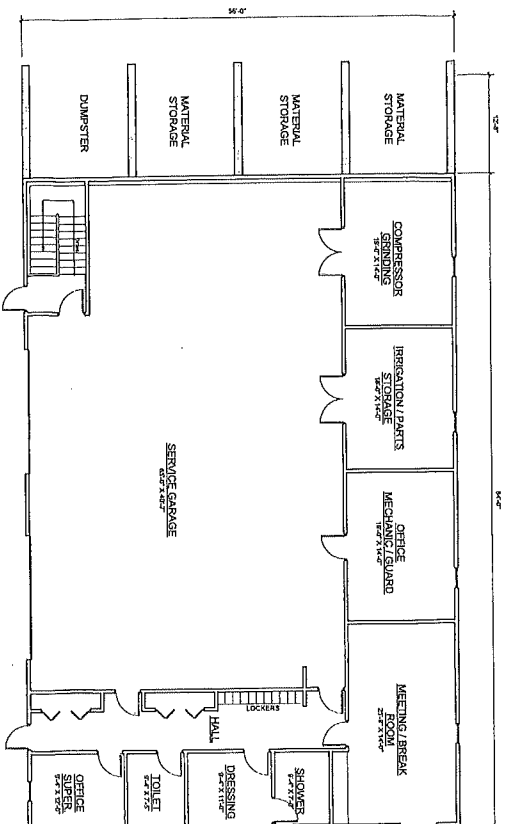
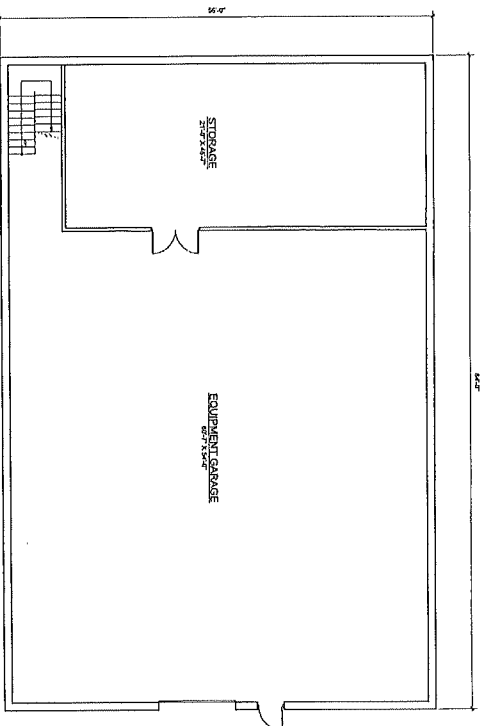
PROJECT LOCATION: 7 TON ALBY STREET, MINNEAPOLIS, MN

CLIENT: LAFAYETTE COUNTRY CLUB

PROJECT DESCRIPTION: CONSTRUCTION OF NEW BUILDINGS AND PARKING LOTS.

DATE: 05/06/11

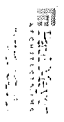
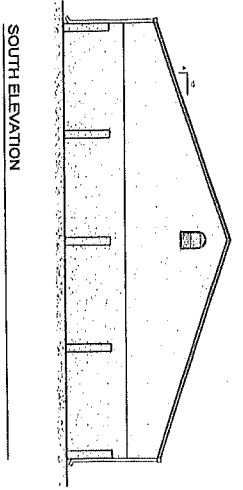
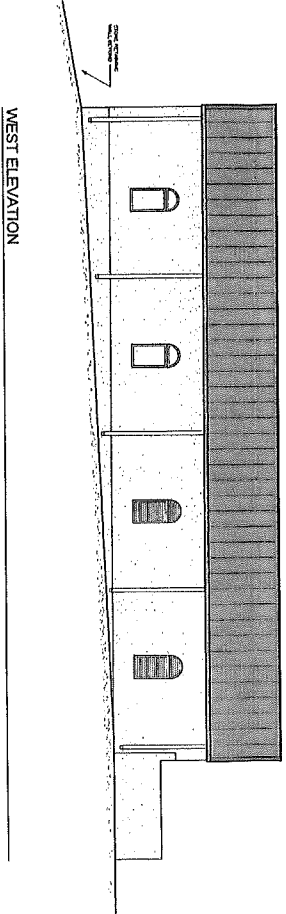
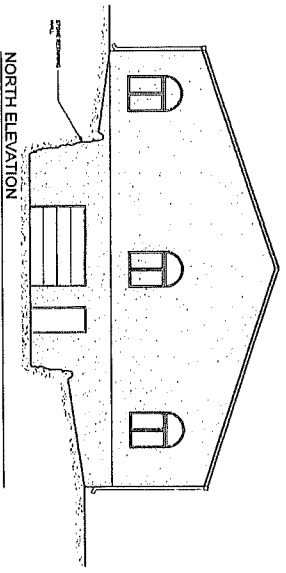
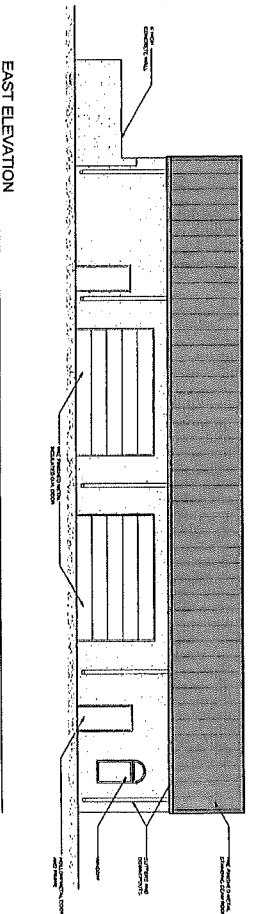
PROJECT NUMBER: 81C-111



FLOOR PLANS



Proposed Maintenance Facility for
LAFAYETTE CLUB
 Minnetonka Beach, MN



EXTERIOR
ELEVATIONS



Proposed Maintenance Facility for
LAFAYETTE CLUB
Minnetonka Beach, MN