



# Convenience Station

200 Woodhill Rd  
Wyzata, MN 55391

## SHEET INDEX

- A0.0 Title Sheet
- A0.1 Location Plan
- A0.2 Site Plan - Hole 5  
Survey
- A1.0 Floor Plan
- A1.1 Roof Plan
- A2.0 Exterior Elevations

## PROJECT TEAM

Owner: Brian Edmiston  
200 Woodhill Rd  
Wayzata, MN 55391  
brian.edmiston@woodhillcc.com  
952.345.0784

Architect: PLAAD  
Matt Byers  
1229 Tyler St NE  
Suite 140  
Minneapolis, MN 55413  
matt@plaadoffice.com  
651.336.1393

Builder: Markku Ravaska  
Nordea Homes  
markku@nordeahomes.com  
320.237.7067

Surveyor: Nicholas Hillmer  
Anderson Engineering of Minnesota  
13605 1st Avenue North, Suite 100  
Plymouth, MN 55441  
763.412.4000



1229 Tyler St NE  
Minneapolis, MN 55413

## Certification

FOR COORDINATION  
NOT FOR  
CONSTRUCTION

## Issue Chart

No.	Date	Description
1	03/06/26	CUP Application
2	03/13/26	SD Pricing
3	03/18/26	CUP Application
4	03/27/26	CUP Updates
5	04/01/26	CUP Updates

## Owner

Woodhill Country Club  
200 Woodhill Rd  
Wayzata, MN

## Project

## Woodhill CC

## Issue Name

## CUP Application

## Issue Date

Friday, March 27, 2026

## Sheet Title

Title Sheet

## Sheet Number

# A0.0

## APPLICABLE CODES AND REGULATIONS WITH LOCAL AMENDMENTS

Building Codes  
2020 Minnesota Residential Code  
2020 Minnesota Energy Code  
2020 Minnesota Mechanical and Fuel Gas Code  
2020 Minnesota Plumbing Code  
2020 Minnesota Electrical Code  
2020 Minnesota Provisions to the State Building Code

Land Use Codes  
TBD

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**Sheet Title**

Location Plan

**Sheet Number**

**A0.1**



Orono

Wayzata

DASHED RED LINE  
DENOTES CITY  
BOUNDARY

APPROXIMATE  
BOUNDARY OF SITE  
PLAN (A0.2)

**Site Context / Location Plan**

\*Darker area represents approximate Woodhill Country Club property

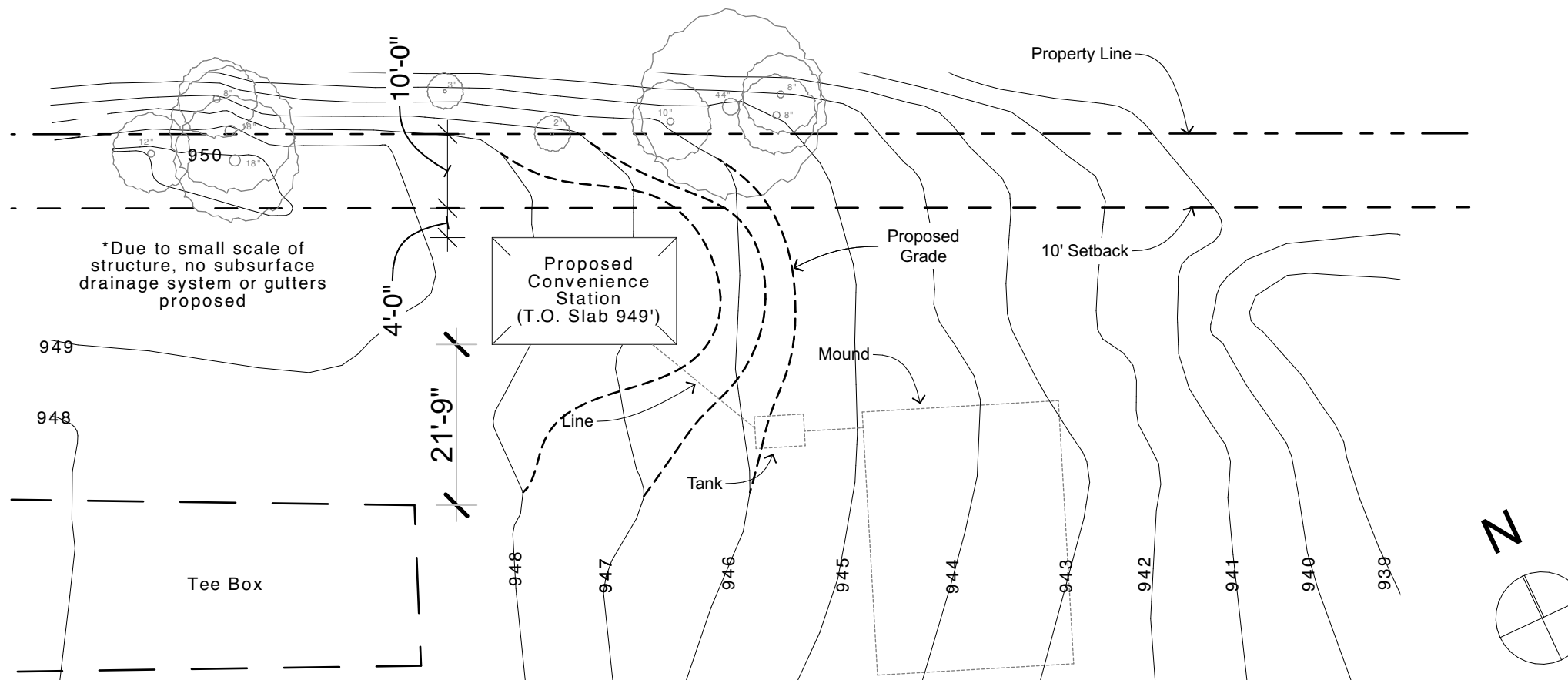
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CONSTRUCTION

**EGEND**

- — — — — PROPERTY LINE
- - - - - SETBACK
- EXISTING TOPOGRAPHY
- - - - - PROPOSED TOPOGRAPHY
- ..... SEPTIC SYSTEM
- — — — — TEE BOX

**Burlington Northern  
Railroad**



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**Sheet Title**

Site Plan - Hole 5

**WOODHILL COUNTRY CLUB  
TEE 5 CONVENIENCE STATION - BUILDING PERMIT SURVEY**

**ADDRESS:**

200 Woodhill Road, Wayzata, Minnesota 55391.

**DESCRIPTION:**

Lot 67, Auditor's Subdivision No. 184, Hennepin County,

And

The Northeast Quarter of the Southeast Quarter of Section 2, Township 117 North, Range 23 West, Hennepin County, Minnesota,

**PARCEL IDS:**

111723230002 and 0211723120001, Hennepin County

**CERTIFICATION:**

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

Dated: March 25, 2026

Revised: April 1, 2026

Anderson Engineering of Minnesota, LLC

by: *Nicholas M Hillmer*

Nicholas Hillmer  
Minnesota License No. 45774

**SURVEY NOTES:**

1. The horizontal datum and bearings are based on the Hennepin County Coordinate System NAD83(2011).
2. The vertical datum is NAVD 88.
3. Proposed building dimensions per PLAAD Architects plan set, sheet A1.1, dated March 13th, 2026.
4. This is a partial boundary survey. The property lines are depicted nearest the survey area.
5. The location and extent of underground utilities, if shown, are based upon above ground evidence and Gopher State One Call markings per ticket number 260480005. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. The size and location of utilities shown should be considered approximate. Additional underground utilities may be present. Verification of the existence and location of all utilities should be obtained from the utility owners prior to any planning or design. In accordance with State Statute, the location of utilities shall be confirmed prior to any demolition or construction.
6. According to the City of Wayzata, the subject property is zoned R-1 and has the building setback requirements listed below. It is recommended that the property owner obtain a zoning letter from the City to verify all conditions that affect the property through the city zoning ordinance. This survey does not purport to describe all conditions contained in said ordinance.

**PRINCIPAL BUILDING SETBACKS**

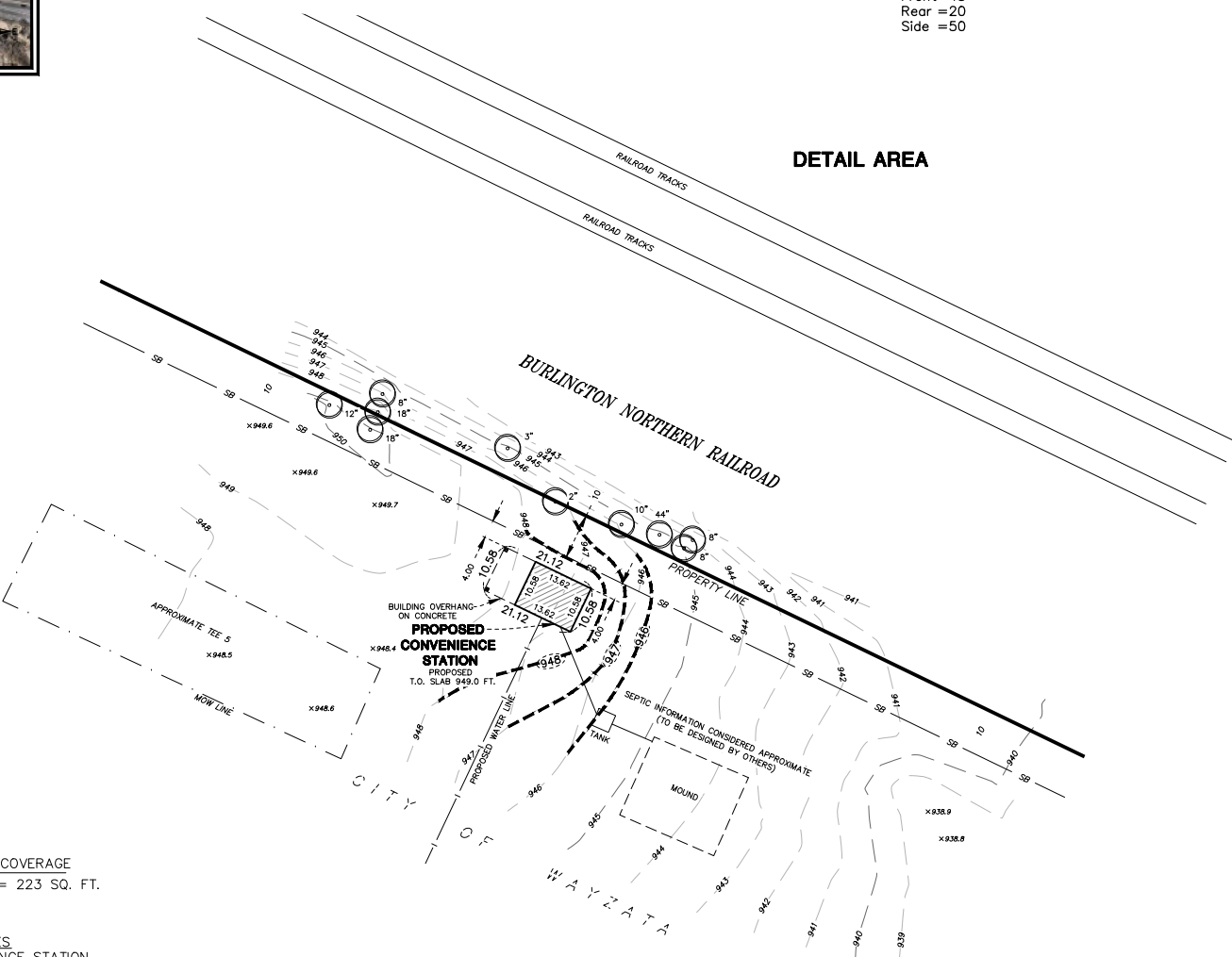
Front=45  
Rear =20  
Side =50

**ACCESSORY BUILDING SETBACKS**

Front=50  
Rear =10  
Side =10



NO SCALE



**DETAIL AREA**

**LEGEND**

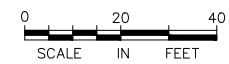
- ELECTRIC BOX
- ELECTRIC OUTLET POST
- CONIFEROUS TREE
- DECIDUOUS TREE
- BUILDING SETBACK
- FENCE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- TREE TO BE REMOVED AS NEEDED
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- PROPOSED WATER MAIN

**PROPOSED BUILDING COVERAGE**  
PAVILION BUILDING = 223 SQ. FT.

**IMPERVIOUS SURFACES**  
PROPOSED CONVENIENCE STATION  
TOTAL ADDITIONAL IMPERVIOUS SURFACE = 223 SQ. FT.

**CUT/FILL SUMMARY**

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
VOLUME SURFACE	1.000	1.000	1466.35 Sq. Ft.	0.04 Cu. Yd.	34.86 Cu. Yd.	34.82 Cu. Yd.<Fill>
Totals			1466.35 Sq. Ft.	0.04 Cu. Yd.	34.86 Cu. Yd.	34.82 Cu. Yd.<Fill>

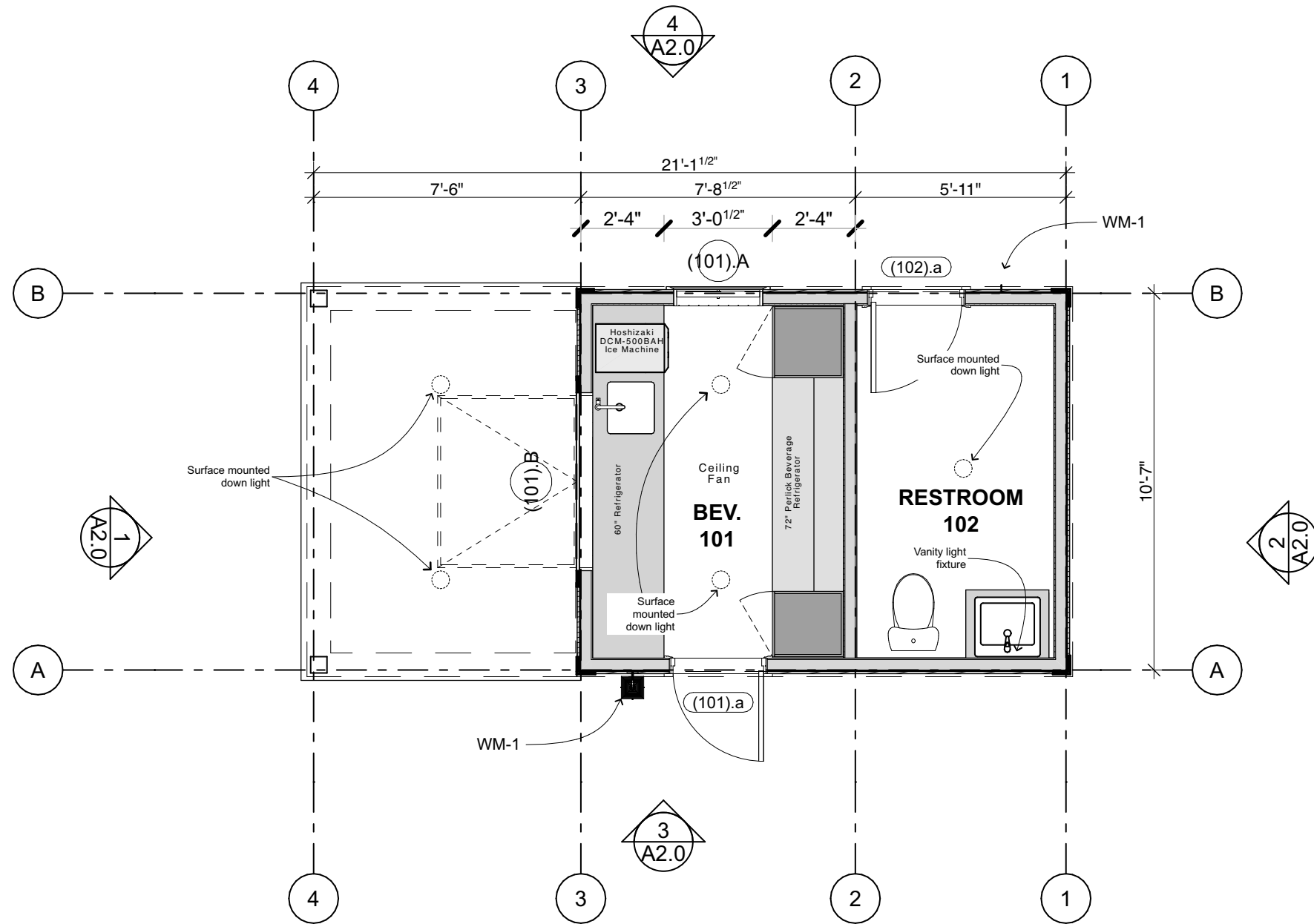


**ANDERSON**  
ENGINEERING • ARCHITECTURE • LAND SURVEYING  
ENVIRONMENTAL SERVICES • LANDSCAPE ARCHITECTURE  
Anderson Engineering of Minnesota, LLC  
13605 1st Avenue North, Suite 100  
Plymouth, MN 55441  
763-412-4000 (o) 763-412-4090 (f)  
www.ae-mn.com

## KEYNOTES

### DIVISION 16 ELECTRICAL

WM-1 Wall Mounted Exterior Fixture  
Dark sky compliant



1

## Floor Plan

1/4" = 1'-0"

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NOT FOR  
CONSTRUCTION

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### Sheet Title

Floor Plan

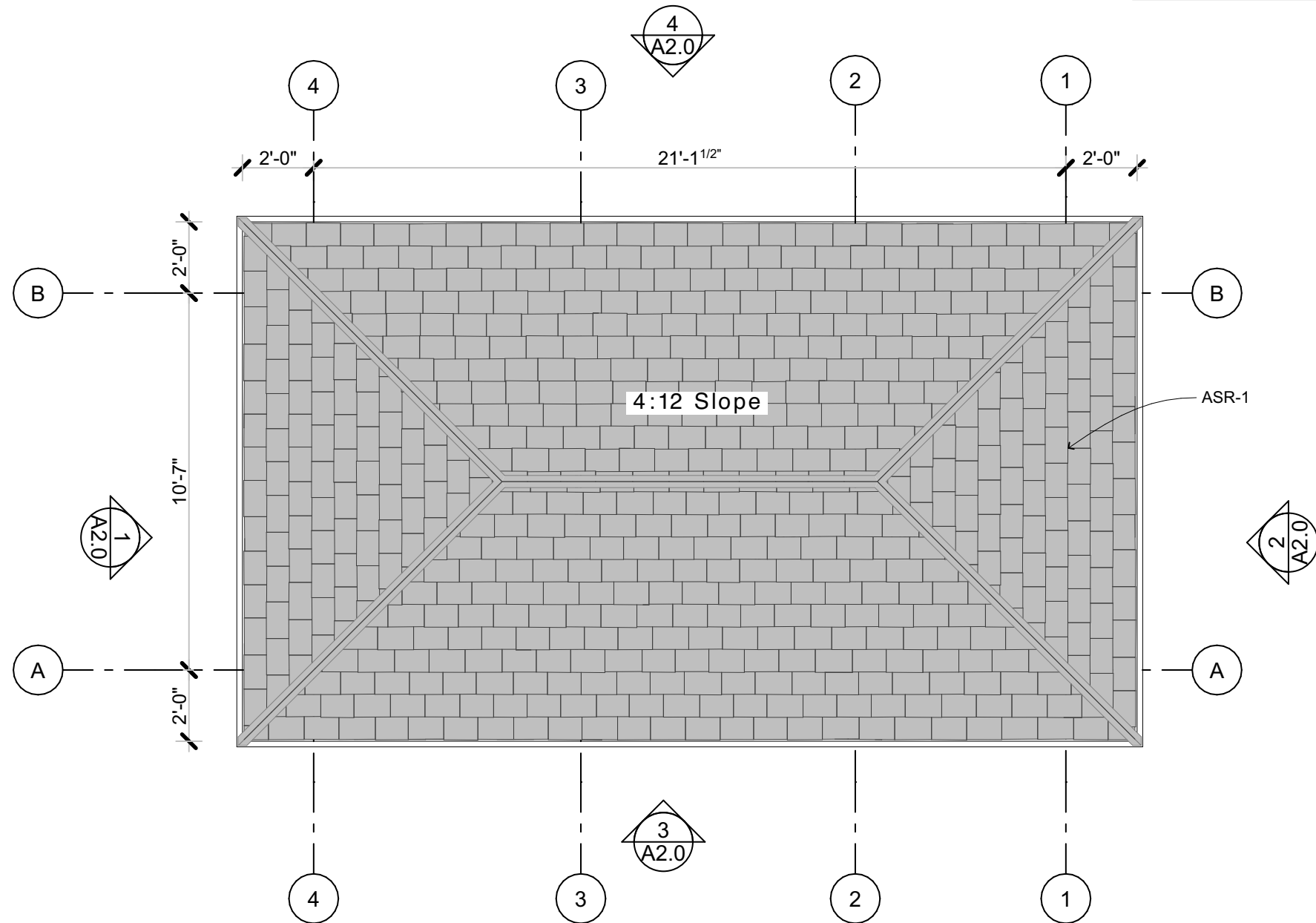
### Sheet Number

# A1.0

## KEYNOTES

### DIVISION 07 THERMAL AND MOISTURE PROTECTION

ASR-1 Asphalt Shingle Roofing  
Manf: GAF  
Style: Timberline  
Color: Charcoal



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### Sheet Title

Roof Plan

### Sheet Number

# A1.1

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**Sheet Title**

Exterior Elevations

**Sheet Number**

# A2.0

**KEYNOTES**

**DIVISION 06 WOOD, PLASTICS AND COMPOSITES**

CTE-1 Composite Trim Exterior  
Manufacturer: JamesHardie  
Product: Hardie Trim  
Texture: Smooth  
Size: 5/4" x dimension shown in drawings  
Color: Arctic White

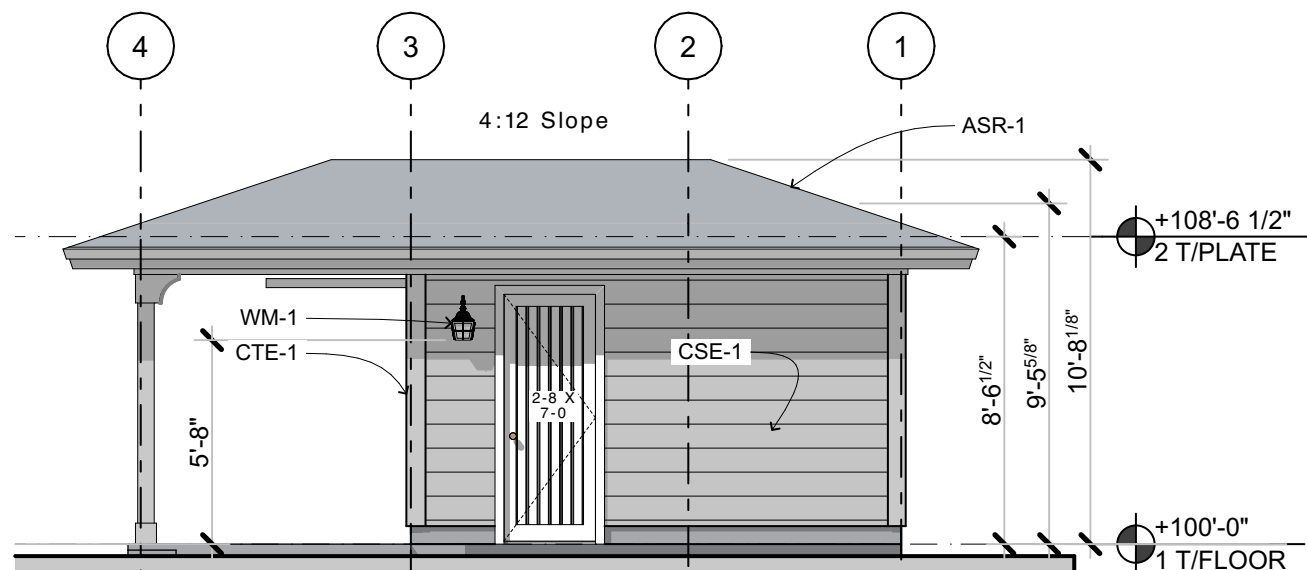
**DIVISION 07 THERMAL AND MOISTURE PROTECTION**

ASR-1 Asphalt Shingle Roofing  
Manf: GAF  
Style: Timberline  
Color: Charcoal

CSE-1 Composite Exterior Siding  
Manufacturer: JamesHardie  
Product: Hardie Plank Lap Siding  
Texture: Smooth  
Color: Arctic White

**DIVISION 16 ELECTRICAL**

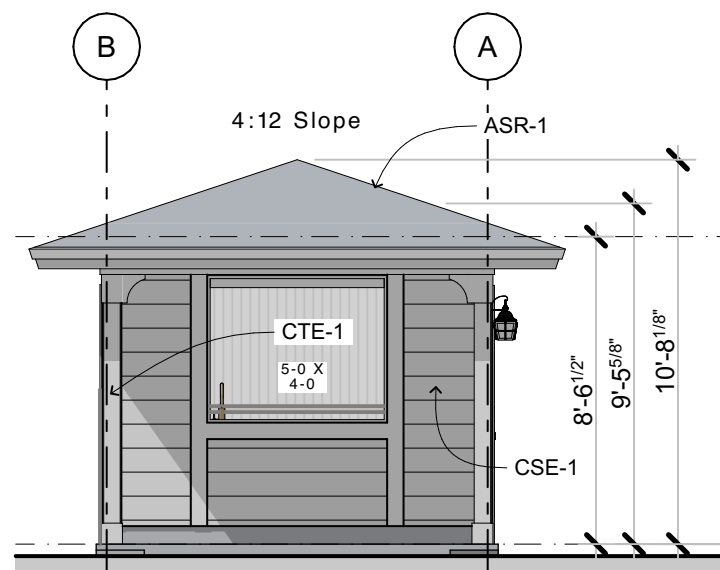
WM-1 Wall Mounted Exterior Fixture  
Dark sky compliant



**3 South Elevation** 3/16" = 1'-0"

**PERCENTAGE OF CSE VS. WINDOW/DOORS**

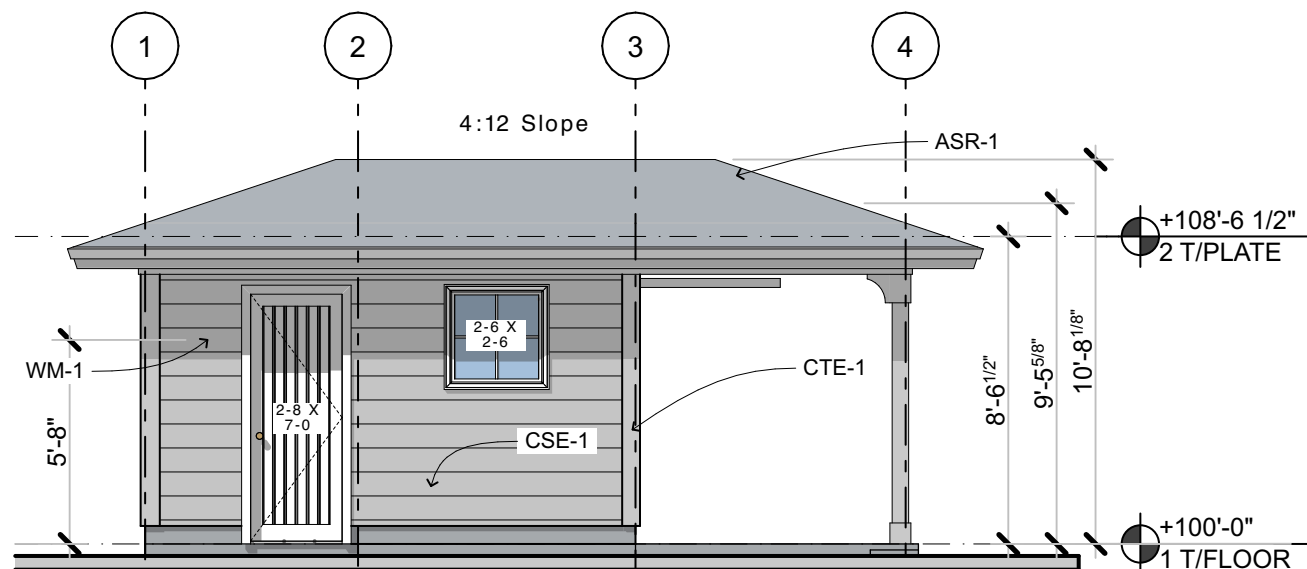
TOTAL WALL AREA: 106 SF  
DOOR: 18.7 SF  
WINDOW: 6.25 SF  
TOTAL OPENING AREA: 24.95 SF  
PERCENTAGE DOOR+WINDOW VS. OVERALL WALL AREA: 24.95SF/106SF = 23%



**1 West Elevation** 3/16" = 1'-0"

**PERCENTAGE OF CSE VS. WINDOW/DOORS**

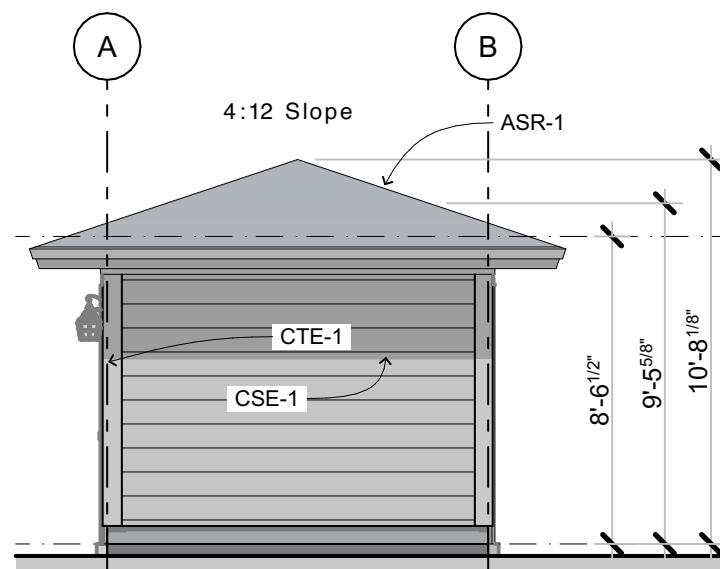
TOTAL WALL AREA: 77 SF  
DOOR: 0 SF  
WINDOW: 20 SF  
TOTAL OPENING AREA: 20 SF  
PERCENTAGE DOOR+WINDOW VS. OVERALL WALL AREA: 20SF/77SF = 26%



**4 North Elevation** 3/16" = 1'-0"

**PERCENTAGE OF CSE VS. WINDOW/DOORS**

TOTAL WALL AREA: 106 SF  
DOOR: 18.7 SF  
WINDOW: 6.25 SF  
TOTAL OPENING AREA: 24.95 SF  
PERCENTAGE DOOR+WINDOW VS. OVERALL WALL AREA: 24.95SF/106SF = 23%



**2 East Elevation** 3/16" = 1'-0"

**PERCENTAGE OF CSE VS. WINDOW/DOORS**

TOTAL WALL AREA: 77 SF  
DOOR: 0 SF  
WINDOW: 0 SF  
TOTAL OPENING AREA: 0 SF  
PERCENTAGE DOOR+WINDOW VS. OVERALL WALL AREA: 0SF/77SF = 0%