



A PROPOSAL FOR

# City Planner Services

FOR SPRING LAKE PARK

May 5, 2025

Daniel Buchholtz  
Administrator, Clerk/Treasurer  
dbuchholtz@slpmn.org



Re: Qualifications for Planning and Zoning Consultant for the City of Spring Lake Park

Dear Daniel,

On behalf of WSB, thank you for the opportunity to submit our qualifications for Consultant Planning Services for the City of Spring Lake Park. We look forward to working with the City as you continue to manage your community growth in a reasonable, orderly, and thoughtful manner. WSB's experience in a variety of communities means we can draw from various cities and townships and their circumstances to provide Spring Lake Park with the best advice and guidance, whether it be for planning applications, project review, or responsible zoning regulations.

■ **Personal Connection to the Community:** Spring Lake Park has been a highly valued client for WSB through the years, and we understand the culture and the values of your community. Beyond this connection, I have worked across the border in Blaine for 24 years of my career, and I understand the issues in a community like yours. I understand the community's way of life and the values it possesses. I would take the lead as your planning expert for WSB. In short, WSB and I would be grateful for the opportunity to expand our partnership with the City of Spring Lake Park.

■ **Breadth of Planning Experiences:** We have over 18 municipal clients presenting both simple and complex planning and zoning problems to work through. This means that our WSB Planning Team has a wide range of experiences and are prepared to address any issue that may arise throughout the course of working with the City. Since you have the potential to experience major redevelopment of properties within the City, Kim Lindquist's knowledge and experience will help guide you through successful and financially purposeful redevelopment projects.

■ **Cost Conscious and Relationship Oriented:** As stated previously, WSB understand the needs, and the budgets, of your community, as you have been a valued customer for many years. We also have many contracts in cities like Spring Lake Park. We know how important relationships and communication are when working for our city clients. Our goal is to be conscious of your budgetary needs while continuing to build a lasting and trusting relationship for the years ahead.

Thank you for the opportunity to submit our proposal and we encourage you to contact our existing and past clients to get a better understanding of our level of knowledge, expertise, and efficiency in providing technical excellence, over-the-top customer service and integrity in our work. If you have any questions, please feel free to contact me directly at [ljohnson@wsbeng.com](mailto:ljohnson@wsbeng.com) or at 612.364.3029.

Sincerely, WSB

A handwritten signature in black ink that reads "Lori Johnson". The signature is fluid and cursive, with the first name "Lori" being more prominent than the last name "Johnson".

Lori Johnson, AICP  
Client Representative and Senior Planner





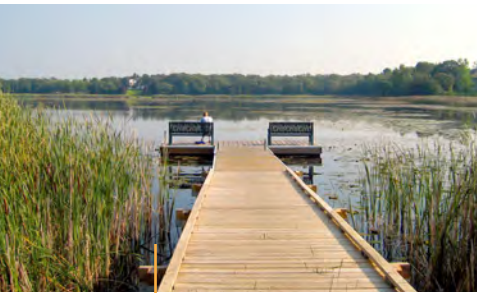
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Work Sample - City of Tonka Bay

# Consultant Profile



## Forge ahead.

WSB is a design and consulting firm specializing in engineering, community planning, environmental, and construction services. Together, our staff improves the way people engage with communities, transportation, infrastructure, energy and our environment. We offer services that seamlessly integrate planning, design and implementation.

**We share a vision to connect your dreams for tomorrow to the needs of today— the future is ours for the making.**

### ONGOING PLANNING AND ECONOMIC DEVELOPMENT SERVICES FOR:

- Long Lake
- Mahtomedi
- Tonka Bay
- Wyoming
- Monticello
- Denmark Township
- Sunfish Lake
- East Gull Lake
- Howard Lake
- Annandale
- Spring Park
- Dundas
- West Lakeland Township
- Vermillion Township
- Le Seuer
- St. Paul Park
- Bethal
- Delano
- Eureka Township
- Litchfield

**1,500+**

STAFF

**50+**

SERVICE AREAS

**45+**

OFFICES

**10**

STATES

Alternative Project Delivery | Asset Management | Biogas | Bridges & Structures | City Engineering | Community Planning | Constructability Review | Construction Materials Testing & Special Inspection | Contractor Modeling | Drinking Water | Economic Development | Environmental Compliance | Geohazard Risk Management | Geospatial | Geotechnical Engineering | GIS Services | Grants & Funding | Health & Safety Compliance | Intelligent Transportation Systems | Investigation & Remediation | Land Development | Landscape Architecture | Managed Services | Natural Resources | Pavement Management | Pipeline | Project Management & Construction Administration | Public Engagement | Public Works Management | Right of Way | Roadway Design | Smart Cities | Solar | Survey | Sustainability | Technology Solutions | Traffic Engineering | Transit Planning | Transportation Planning | Urban Design | Vibration Monitoring | Visualizations | Water Resources | Water Reuse | Wind

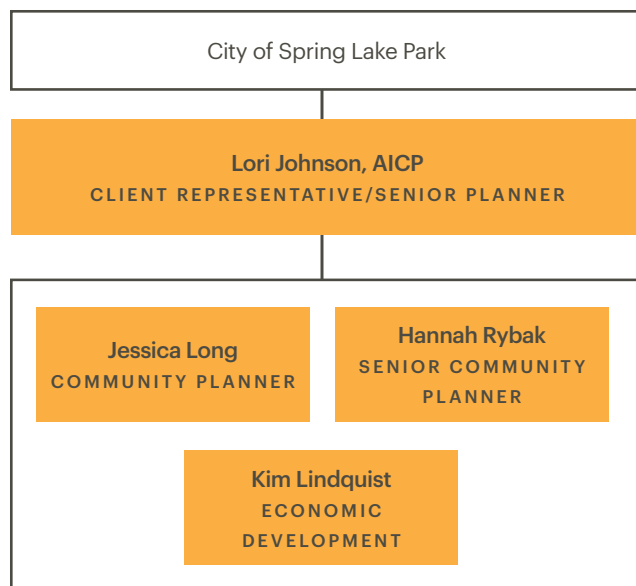


# WSB Qualifications



## Organizational Chart

The structure of WSB continues to emphasize collaboration and engagement and the team selected is a core group that will provide seamless responsiveness for Spring Lake Park's needs.



It is our understanding that much of the work can be accomplished in the WSB offices, and the Team will review permits and field public inquiries regarding planning and zoning. WSB will attend Planning Commission and City Council meetings as appropriate, making planning presentations and fielding questions. WSB will review submitted applications and write a staff report with recommendation, publish for the public hearing and send out hearing notices as needed.

**Lori Johnson** will be the primary contact for planning and zoning activities for Spring Lake Park, MN. She will fulfill required tasks upon direction from the City. **Hannah** and **Jessica** will provide back up support for Lori and will assist with staff reports, research, presentations or other work to be done on the City's behalf.





## Lori Johnson, AICP

CLIENT REPRESENTATIVE/SENIOR PLANNER



Lori has over 29 years of experience in municipal planning, having advanced to City Planner at the City of Blaine. In this role, Lori supervised two planners, managed daily operations, and oversaw application processes for the Planning Commission and City Council. Lori is proficient in project management, site plan review, public participation, and long-range planning. With extensive experience in residential, commercial, and industrial plan review and implementation, Lori excels in navigating approval processes and communicating effectively with city councils, planning commissions, developers, real estate professionals, and residents.

### EDUCATION:

BA in Political Science,  
Luther College, IA

Master of Community and  
Regional Planning, Iowa  
State University, IA

### CERTIFICATIONS:

AICP Certification

### ASSOCIATION/ ORGANIZATION:

American Planning  
Association - MN Chapter  
Secretary

Sensible Land Use Coalition

### Staff Augmentation/Lead Planner | Sunfish Lake, Tonka Bay, and Spring Park, MN

**CLIENT:** VARIOUS MN CITIES

**PROJECT DURATION:** 2021 - CURRENT

Lori serves as the full-service staff planner for each of these clients and enforces the Zoning Ordinances and Comprehensive Plans of each community. She provides planning review services for land use applications, writes staff reports, and presents applications to Planning Commissions and City Councils. As part of full-service planning augmentation for these clients, she coordinates reviews with residents and developers, conducts on-site property inspections, and provides code enforcement services. For the City of Sunfish Lake, she maintains escrow accounts and fee schedules with the assistance of the City Treasurer.

### Planning and Land Use Regulations Update | Oronoco, MN

**CLIENT:** CITY OF ORONOCO, MN

**PROJECT DURATION:** APR 2024 - 2025

The City of Oronoco has hired WSB, with Lori as the project manager, to update its zoning ordinance due to changes from a new sewer and water infrastructure project. To ensure smart growth that respects public opinion and enhances the community, WSB has collaborated with staff and a steering committee on a public engagement process, including pop-up events, informational takeaways, and online surveys. The Steering Committee is guiding the development of future standards based on public feedback. WSB is drafting the ordinance for review by the Steering Committee, Planning Commission, and City Council. The final ordinance will provide clear language and visual aids to support the city's rapid growth and transformation.

### City Planner | Blaine, MN\*

**CLIENT:** CITY OF BLAINE, MN

**PROJECT DURATION:** APR 1997 - SEP 2021

Hired as the Neighborhood Program Coordinator in 1997, Lori led efforts to establish a neighborhood organization to collaborate with the City Council on development projects, facilitating large-scale stakeholder engagement events. Promoted to City Planner, Lori supervised two planners, managed daily Planning Department functions, and served as the department's representative at City Council meetings. Lori reviewed complex site plans, coordinated Administrative Review Committee meetings, and facilitated the development of many large scale residential, commercial, and industrial projects. In 2020, Lori directed a comprehensive zoning ordinance update and led public meetings on zoning and subdivision applications.

\*Work performed prior to  
WSB





## Kim Lindquist, AICP

### ECONOMIC DEVELOPMENT

Kim is a planning professional with over 35 years of experience overseeing a variety of complex planning and economic development projects. Kim has worked in high-growth communities, working with community residents, stakeholders, and developers in processing planning applications and project development for residential, commercial, and industrial land uses. She has assisted several client communities with small area plans, planning review, and zoning ordinance amendments. Communities have benefited from her economic development experience, helping to revitalize Rosemount's downtown, including affordable housing and desired retail commercial uses, and bringing new industrial and commercial businesses into communities.

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## Jessica Long

### COMMUNITY PLANNER

Jessica has experience in developing, researching, and publishing work in Planning, Community Development, and Geography. Along with performing typical day-to-day planning tasks and long-term research and comprehensive planning projects, Jessica enhances her work with GIS techniques to aid in visualization of trends within a community or region. Jessica's multiple publications have developed her writing skills and allowed her to disseminate dense topics to interested audiences. Jessica enjoys working with residents and community officials to develop strategies for sustainable growth and development.

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## Hannah Rybak

### SENIOR COMMUNITY PLANNER

Hannah has been a Planner with WSB for 9 years. Her primary role has been day-to-day planning and zoning administration for a variety of cities. Hannah has extensive experience with code enforcement and ordinance amendments. Through her education and work experience, Hannah has developed a passion for understanding challenges that face today's communities. She takes great pride in finding solutions to enhance life for the residents of the communities she serves.

# Project Approach



Our planners have experience in developing the full spectrum of plans, policies, and ordinances for communities of all sizes. We implement these policies through day-to-day zoning administration and development review. Our team is committed to practical, implementable plans and ordinances because we are on the front lines as community planners and/or planning support for many of our clients.


WSB's Community Planning Group is made up of seven community planning staff with a wide range of experience, expertise, and passions. Our group works collaboratively alongside other service groups within the company to ensure the best value and over-the-top customer service for our clients.

## Day-to-Day Planning

- Consultations with residents, business owners and developers
- Review and processing of land use applications
- Building permit reviews
- Assist in economic and redevelopment projects, especially for community downtowns
- Zoning administration/front counter assistance
- Code enforcement
- Ordinance auditing and amendments
- Staffing, presentation, and preparation of packets for township council, planning commission, and economic development authority meetings
- Development of application processing policies and handouts to assist the public
- In-office, office hours for planning meetings and public interface

## Long-Range Planning

- Comprehensive Plan Amendments
- Community engagement
- Downtown planning
- Housing studies
- Comprehensive planning
- Coordination with adjoining or regulating jurisdictions including Metropolitan Council
- Preparation of a variety of planning, economic development, environmental and transportation grant applications
- Professional code reviews



Our team's depth of experience in a variety of planning and zoning services, along with our collaborative and cross-functional office environment, will be an asset to Spring Lake Park's overall land use and planning needs.



# Relevant Experience



WSB's core service is municipal engineering and planning. We are proud of the projects that we have been involved with and the lasting relationships that we have developed in the communities we serve.

The City of Spring Lake Park will benefit from the wealth of knowledge and experience that our planning staff has obtained through developing broad-based projects and serving such a diverse group of cities. Highlighted below are a few communities that the WSB Spring Lake Park team members have provided planning and zoning services and their typical work tasks.

## City of Sunfish Lake

- Serve as the full-service staff planner for the City, and review all planning applications and zoning inquiries.
- Attend Planning Commissions and City Council meetings as needed.
- Staff coordination for development meetings and conduct property inspections for code enforcement.
- Provide planning review services for land use applications, including review of applications, staff report preparation, presentation of application and recommendation at Planning Commission and City Council meetings.
- Assist with Zoning Ordinance and Comprehensive Plan updates.

## City of East Gull Lake

- Lead day-to-day planning, including reviewing planning applications for completeness, Planning Commission review, and City Council approval. Also manage Land Use Application permits for zoning compliance
- Rewriting existing zoning and subdivision ordinance.
- Aid in creation of policies, procedures, applications and checklists
- Serve as the zoning administrator for the community and answer resident questions about planning and zoning and code interpretation
- Work with individual property owners and applicants to address application requirements and zoning ordinance standards

## Cities of Tonka Bay and Spring Park

- Provides planning review services for land use applications, writes staff reports, and presents applications to the Planning Commissions and City Councils
- Coordinates reviews with residents and developers
- Conducts on-site property inspections
- Provides code enforcement services
- Maintains escrow accounts and fee schedules with the assistance of the City Treasurer

## City of Mahtomedi

- Serve as the full-service planner for the City, and review all planning applications and zoning inquiries
- Serve as a staff resource for Planning Commission and City Council members and serve as an extension of their staff by attending department meetings whenever necessary
- Provide weekly office hours to complete planning related work (development review, preparation of staff reports for all land use applications, and meetings with residents/business owners
- Updates to the City of Mahtomedi's Comprehensive Plan, leading an ordinance amendment process

## Work Sample

In the Appendix, we have provided a report that WSB has created for the City of Tonka Bay.

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## Availability



Our team is confident that our current work load will not impede any work that will be done for the City of Spring Lake Park. Customer service is of utmost importance to our company and this team was chosen with consideration given to each individual's current workload.





# Fee Proposal



WSB is recommending Lori Johnson as the primary city contact with a billing rate of \$200/hour. Hannah Rybek (\$174/hour) and Jessica Long (\$100/hour) will assist Lori. Kim Lindquist will assist with economic and redevelopment projects within the community, upon request, at \$200/hour. WSB strives to have the appropriate person conduct work for the community to reduce overall billings for the City. WSB is proposing a flat fee of \$300 per Planning Commission or City Council meeting. Additional staff used for city projects, upon approval of the City, will be billed at the 2025 rates below.

## 2025 WSB RATE SHEET

BILLING RATE/HOUR	
PRINCIPAL   ASSOCIATE	\$195 - \$281
SR. PROJECT ENGINEER   SR. PROJECT MANAGER	\$195 - \$251
PROJECT MANAGER	\$171 - \$191
PROJECT ENGINEER   GRADUATE ENGINEER	\$115 - \$190
PROJECT MANAGER ASSISTANT	\$95 - \$155
ENGINEERING TECHNICIAN   ENGINEERING SPECIALIST	\$76 - \$189
LANDSCAPE ARCHITECT   SR. LANDSCAPE ARCHITECT	\$86 - \$182
ENVIRONMENTAL SCIENTIST   SR. ENVIRONMENTAL SCIENTIST	\$77 - \$180
PLANNER   SR. PLANNER	\$89 - \$188
GIS SPECIALIST   SR. GIS SPECIALIST	\$86 - \$188
CONSTRUCTION OBSERVER	\$117 - \$152
SURVEY	
SURVEY OFFICE TECHNICIAN	\$136 - \$169
DRONE PILOT	\$197
ONE-PERSON CREW	\$197
TWO-PERSON CREW	\$265
OFFICE TECHNICIAN	\$67 - \$147

Costs associated with word processing, cell phones, reproduction of common correspondence, and mailing are included in the above hourly rates. Vehicle mileage is included in our billing rates [excluding geotechnical and construction materials testing (CMT) service rates] | Reimbursable expenses include costs associated with plan, specification, and report reproduction; permit fees; delivery costs; etc. | Multiple rates illustrate the varying levels of experience within each category. | Rate Schedule is adjusted annually.

# References



## ■ City of Tonka Bay

**DURATION: 2022 - CURRENT**

### **REFERENCE:**

CJ Holl | City Administrator

952.474.7994 | choll@cityoftonkabay.net

Lori provides planning review services for land use applications in the City of Tonka Bay. She writes staff reports and presents them to the Planning Commission and City Council. Lori coordinates reviews with residents and developers, conducts on-site property inspections, and provides code enforcement services. Additionally, she maintains escrow accounts and fee schedules with the assistance of the City Treasurer.

## ■ City of Spring Park

**DURATION: 2023 - CURRENT**

### **REFERENCE:**

Mike Anderson | City Administrator

952.999.7493 | manderson@ci.spring-park.mn.us

In the City of Spring Park, Lori manages planning review services for land use applications. She prepares and presents staff reports to the Planning Commission and City Council. Lori coordinates with residents and developers, conducts on-site property inspections, and provides code enforcement services. She also collaborates with the City Treasurer to manage escrow accounts and fee schedules.

## ■ City of Sunfish Lake

**DURATION: SEP 2021 - CURRENT**

### **REFERENCE:**

Dan O'Leary | Mayor

651.238.0904 | olearytriallaw@yahoo.com

Lori serves as the full-service staff planner for the City of Sunfish Lake, reviewing all planning applications and zoning inquiries. She attends Planning Commission and City Council meetings as needed, coordinates staff for development meetings, and conducts property inspections for code enforcement. Lori provides planning review services for land use applications, including application reviews, staff report preparation, and presenting recommendations at Planning Commission and City Council meetings. Additionally, she assists with updates to the Zoning Ordinance and Comprehensive Plan.







Appendix

## Work Sample - City of Tonka Bay

## City of Tonka Bay Memorandum

**To:** City Council Members  
Dan Tolsma, City Administrator

**From:** Lori Johnson, City Planner  
Adam Gadbois, City Engineer

**Date:** May 4, 2023  
City Council Regular Meeting May 9, 2023

**Project:** 021191-000, Phase 04

**Request:** The applicant is requesting the following for the property at 24320 Smithtown Road:

- Comprehensive Plan Amendment to change the future land use of the property from Mixed Use to Multi-Family.
- Rezoning from C-2 General Commercial to R-3 Medium Density
- Conditional Use Permit for a residential Planned Unit Development (PUD)

**PID:** 3311723140040

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### GENERAL INFORMATION

Applicant(s)/Owner(s):	Owner:	Thomas Higgins
	Applicant:	TSML Properties, LLC
Subject Property:	24320 Smithtown Road	
Existing Zoning:	C-2 General Commercial	
Comprehensive Plan:	The Tonka Bay 2018-2040 Comprehensive Plan guides this lot for Mixed Use.	
Deadline for Agency Action:	Application Complete Date:	March 30, 2023
	60 Days:	May 29, 2023
	Extension Letter Mailed:	N/A
	120 Days:	N/A
Attachments:	Location Map/Aerial Development Plans Building Elevations and Floor Plans Fire Truck Turn Exhibit Hennepin County notes Correspondence from MCWD Narrative	

### CONSIDERATIONS RELATED TO THE REQUEST

#### 1. Overview.

The applicant, TSML Properties, LLC, has submitted three land use applications for the property at 24320 Smithtown Road. The applications consist of a comprehensive plan amendment, rezoning and a conditional use permit for a residential Planned Unit Development (PUD).

The applicant is proposing to develop an 11-unit twinhome project that includes property in Tonka Bay and in Shorewood. This project is unique in that 4 twinhomes (2 structures) will be located on 24320

Smithtown Road, which is in the City of Tonka Bay, and 7 twinhomes will be located on 24250 Smithtown Road which is in the City of Shorewood. The city boundary falls on the west side of the north/south private drive that is shared between the four units in Tonka Bay and the 7 units in Shorewood. This project requires various land use approvals from both cities before development can occur. A condition of approval is that the development is contingent on land use approvals from the City of Shorewood.

The applicant is proposing that an association be created for this project to handle maintenance of the site.

#### Existing Site Details

24320 Smithtown Road in Tonka Bay has a gross site area of 1.12 acres. The site is currently zoned C-2 General Commercial and has a current land use designation of Mixed Use. 24250 Smithtown Road in Shorewood has a gross site area of 1.46 acres. This site is currently zoned R2-A Single/Two Family Residential and has an existing land use of Medium Density.

This report will focus solely on the Tonka Bay portion of the project. The City of Shorewood has their own approval process that is ongoing at this time but has been scheduled to coincide with Tonka Bay's process to the extent possible.

Currently there is an existing home on site that has been used for the chocolate shop for some time. The access to the home is shared with the commercial property to the west of the property and there is a shared access agreement in place for this shared road connection. The home and the existing bituminous drive area will be removed with the redevelopment of this site.

#### Tree Removal

All of the trees to be removed on site are in alignment with where streets, utilities, buildings, parking and drainage areas are to be constructed, and the zoning ordinance allows for this removal. There are six trees that will be saved on site along the western border of the development. Tree protection efforts will be required as part of the resolution of approval for these six trees.

#### Access/Filtration Basin

The existing private access location to the site will be reused but the access itself will be redesigned to accommodate a 90-degree angle. An existing retaining wall adjacent to the concrete walkway and current access to the site will be moved to accommodate the proposed filtration basin and new access proposed to the site. The existing retaining wall falls within a Hennepin County public road easement in some locations so Hennepin County would need to vacate the portion of the easement which will no longer be necessary for the retaining wall. The new retaining wall will be solely on private property.

Hennepin County has provided preliminary comments on the plan, and these comments are provided for your review. Specifically, Hennepin County has indicated support for the redesigned, 90-degree access and the removal/reconstruction of the retaining wall. Other comments include the County's support of the reconstruction of existing sidewalks and curb ramps to be directional, and county staff has asked the developer to provide dimensions from back of sidewalk to the right-of-way/filtration basin to determine if a drainage easement and or trail easement can be accommodated in this area.

A filtration basin will be constructed on the northeast corner of the access location, and this basin will straddle the Tonka Bay/Shorewood city line. A condition of approval includes the requirement for a shared access easement for this basin between the two cities to ensure the basin functions properly and the cities can adequately access the basin when necessary. The shared access with the commercial area to the west will remain in place but a new shared access agreement reflecting the new ownership will need to be in place between the two property owners prior to construction.

A private drive will be utilized to serve the 11 townhomes that are proposed. The portion of the private drive in the City of Tonka Bay includes the curve of the drive coming off the access and 7 new parking stalls to provide additional parking for the units. It also includes a small turn around area on the north



side of unit 4 for emergency vehicle access. Staff requested that the applicant provide evidence that emergency vehicles can safely access all units and be able to turn around within the development. The applicant submitted a drawing that indicates the largest emergency vehicle that could be used in this area (fire truck) can be accommodated with this proposed development.

#### Utilities

The overall development, including the portion of the project in Shorewood, will be serviced by watermain from Tonka Bay and sanitary sewer from Shorewood. The resolution of approval should include language that requires a service agreement between the two cities and the developer for the shared utilities.

#### Parking

The Tonka Bay zoning ordinance, for multi-family developments, requires two (2) fee free parking spaces for each living unit, of which one (1) is to be enclosed. Each unit has a garage which would count towards the one enclosed space. These units will have two car garages so the parking requirement for the site is met. With that being said, the developer has proposed seven additional parking stalls along the private drive south of the four units in Tonka Bay. These parking stalls also meet the size requirements of the zoning ordinance.

#### Landscaping

The zoning ordinance does not provide specific planting calculations for multi-family sites. It does, however, emphasize that boundaries or perimeters of the site be the focus of the new proposed landscaping. The plan that has been presented does provide conifer trees on the west side of the site to screen the commercial area from the twinhomes. Conifer trees are also planted around the hammerhead turn around on the north side of the site to block headlights from cars turning around at this location. There are overstory trees sprinkled throughout the site. A homeowner's association is required and proposed for this development to ensure ongoing maintenance of landscaping and snow removal.

#### Proposed Units

The units being proposed are approximately 8,900 square feet in size. The buildings are one level and are 28 feet in height, which meets the requirements of the ordinance. The materials used on the building include James Hardie siding, board and batten, soffit and fascia and architectural shingles.

#### Future Processes

If the comprehensive plan amendment, rezoning and conditional use permit are approved by the City Council, the applicant will subsequently submit a preliminary and final plat that appropriately subdivides the property into lots, blocks and outlots where necessary.

## **2. Approvals**

#### Comprehensive Plan Amendment

For the development to be constructed as proposed, a comprehensive plan amendment is required to change the current land use of the property (Mixed Use) to Multi-Family to accommodate a twinhome development.

Because the site has been used commercially in the past but has also historically been a single-family home, the site was previously given the Mixed Use land use designation. With this development proposal, the commercial aspect of the property is being removed, and the land will be used entirely for residential purposes. The multi-family nature of the proposal fits the definition of the Multi Family land use category in the Comprehensive Plan. The description of the Multi Family category is as follows: A land use category intended to provide for a wide variety of housing styles at differing residential densities and their directly related complementary uses.

All comprehensive land use plan amendments that are in jurisdictions within the seven-county metro area under the administration of the Metropolitan Council, must also be approved by the Metropolitan Council. If the City Council chooses to approve the amendment, staff will prepare an application to the Met Council for its review. It is staff's hope that due to the small size of the project, the Met Council will decide to provide administrative approval, though this is not guaranteed. Administrative approval could possibly be achieved within 30-40 days, while the review process involving the Met Council Board might take 60 days. The process involves staff sending in an application for review along with a resolution of approval from the City Council. The Met Council staff will review the information and make a determination on the type of approval that is required for this project.

#### Rezoning

A rezoning of the parcel would be required to provide an underlying zoning district that is compatible with the proposed development of the property. The applicant has submitted a rezoning application that would change the zoning of the property from C-2 to R-3 Medium Density Residential.

The purpose of the R-3 Medium Density Residential District is intended to provide for a greater variety in housing type by allowing medium density residential development at an overall density ranging up to seven (7) units per acre. The density of the Tonka Bay portion of the development is 3.5 units per acre, which fits within density requirement of the R-3 zoning district.

#### Conditional Use Permit

The proposed project includes setbacks, lot areas and other standards that are not compatible with the requirements of the R-3 Medium Density Residential zoning district. The R-3 standards include residential planned unit developments as a conditional use, and the appropriate conditional use permit application has been submitted.

Tonka Bay's zoning ordinance provides direction on how to process residential planned unit developments allowed with a conditional use permit. There are generally three phases to a planned unit development approval. These phases include concept plan approval, development stage approval and final approval. The ordinance allows the concept plan approval and development plan approval to be processed at the same time if the development is not proposed in stages. The final approval is the approval granted by staff prior to issuance of building permits. For this development, the conditional use permit will include the concept plan and development stage approvals as this project will be developed in one phase.

As stated earlier, a conditional use permit for a PUD is required for this development because the project does not meet all requirements of the R-3 Zoning District. It also does not meet certain standards of the PUD ordinance, but these deviations would also be allowed with the conditional use permit. The deviations proposed by this development are as follows:

#### Setback Deviations:

The R-3 zoning district requires a front yard building setback of 30 feet, a side yard building setback of 8 feet, and a rear yard building setback of 15 feet.

Because this development includes a private road, there is a lot line in the middle of the public street rather than at a right-of-way line. The distance between the front of the homes to the back of the curb for the private road is 30.2 feet. In typical residential neighborhoods, the property line would be located 30 feet from the home, and the distance between the property line and the street would be approximately five or ten feet. Thus, the twinhomes in this development would be much closer to the street than in a typical neighborhood.

The setbacks proposed for the twinhomes include a 6-foot side yard setback rather than the 8 foot required side yard building setback.

The rear yard setback proposed for this development is 25 feet which exceeds the zoning ordinance requirement and no deviation is required.

Lot Width Deviations:

The R-3 zoning district requires a lot width of not less than 65 feet. The proposed development has a lot width of 41 feet.

Allowance of a Private Road:

The PUD ordinance requires that there be no private roads allowed in a PUD. The applicant is proposing this road as a private drive, which makes sense from a maintenance standpoint. The city will have an agreement in place with the townhome association to maintain the utilities under the street so public right-of-way is not required.

Impervious Surface Deviation:

The zoning ordinance requires an impervious surface coverage of no more than 25% and the impervious surface coverage proposed for this development is 39.4%. The applicant is providing the necessary storm water treatment for this site with the filtration basin which is typically required when sites exceed this requirement through the variance process.

Floor Area Ratio Deviation:

The zoning ordinance requires a Floor Area Ratio (FAR) of no more than 30% on all residential sites. This development is proposing a FAR of 39%.

The purpose of considering a Planned Unit Development within the city of Tonka Bay is to provide flexibility in the development of neighborhoods by incorporating design modifications that are not consistent with typical zoning ordinance requirements. A PUD allows the city to approve creative, flexible, market driven developments that would not typically conform to current standards. In this particular instance, the city would be allowing the deviations listed above in return for the development of twinhomes with increased landscaping and a private road that does not burden the City's street maintenance system. It allows for a type of unit that is driven by the market now with setbacks that are typical of this type of development in different areas of the metro.

### **3. Ordinance Authority**

*SECTION 1021* sets forth the requirements for the R-3, Medium Density Residential District.

*SECTION 1006* sets forth the requirements for the establishments of Planned Unit Developments.

Section 1003 sets forth the procedural requirements for zoning map amendments, land use amendments and conditional use permits.

### **POTENTIAL ACTION**

- A) DIRECT STAFF TO PREPARE RESOLUTIONS APPROVING THE COMPREHENSIVE PLAN AMENDMENT, REZONING AND CONDITIONAL USE PERMIT REQUESTS based on the Applicant's submittals and findings of fact.
- B) DIRECT STAFF TO PREPARE A RESOLUTION DENYING THE COMPREHENSIVE PLAN AMENDMENT, REZONING AND CONDITIONAL USE PERMIT REQUESTS based on the Applicant's submittals and findings of fact.
- C) TABLE THE ITEM and request additional information.



## RECOMMENDATION

Staff recommends approval of the comprehensive plan amendment, rezoning and conditional use permit based on the conditions or rationale listed below for each application. The City Council, based on the information in this report and public testimony, will need to make a motion to approve these requests and motions of approval are provided below for consideration.

### Motion of **Approval**:

"I move that we direct staff to prepare a resolution of approval for the **comprehensive plan amendment**, which changes the land use from Mixed Use to Multi Family for 24320 Smithtown Road, based on the following rationale:

1. The proposed land use change from Mixed Use to Multi Family is consistent with the proposed development at 24320 Smithtown Road.
2. The Multi Family land use category is intended to provide for a wide variety of housing styles at differing residential densities and their directly related complementary uses, and the twinhome proposal at 24320 Smithtown Road is consistent with this purpose.
3. The comprehensive plan amendment approval by the Tonka Bay City Council is contingent upon approval from the Metropolitan Council regarding the land use change.
4. The comprehensive plan amendment is consistent with the criteria set forth in Section 1003.01 Subd. 8 for amendment approval.

"I move that we direct staff to prepare a resolution of approval of the **rezoning**, changing the zoning from C-2 to R-3 for 24320 Smithtown Road, based on the following rationale:

1. The existing zoning cannot accommodate residential development as proposed for this property.
2. The R-3 zoning designation is consistent with the type of construction and residential density proposed for the project at this property.
3. The rezoning is consistent with the criteria set forth in Section 1003.01 Subd. 8 for the approval of rezoning applications.

"I move that we direct staff to prepare a resolution of approval for the **conditional use permit** for the Planned Unit Development consisting of four twinhomes, the establishment of a homeowners association, a private road and access changes, for 24320 Smithtown Road based on the following conditions:

1. The construction of all townhomes to be generally guided by the approved conditional use permit resolution and consistent with all the depictions, drawings and information on the plans attached to the staff report dated May 9, 2023, for this project. This includes building elevations for the twinhomes.
2. The approval of this conditional use permit is conditioned upon the approval of all necessary land use applications from the City of Shorewood. No work can begin on site until these approvals have been secured.
3. All site plan and unit plans require approval from the City Engineer and City Planner prior to any work being performed on site.
4. All site work to meet the requirements of Section 1011 of the zoning ordinance.
5. The landscape plan must be installed as depicted on the plans presented for approval for the May 9, 2023 City Council meeting, and it shall also meet all requirements of Section 1011.05 Subd. 4 and 6.

6. Underground irrigation must be used for all landscaped areas.
7. No detached accessory structures allowed except if needed to house underground irrigation controls.
8. Any entrance signage for the development requires a separate permit.
9. A new shared access agreement must be provided to the city and recorded at Hennepin County that is in reference to the shared driveway between this property and the commercial property to the west of this development. The agreement must include the consent of both property owners.
10. A shared maintenance agreement must be established over the infiltration basin that allows both the City of Tonka Bay and the City of Shorewood to access the pond for maintenance purposes. The routine maintenance of the infiltration basin would be the requirement of the HOA.
11. A shared easement agreement must be executed between the developer, and the cities of Shorewood and Tonka Bay for the maintenance of the shared utilities in the development.
12. All residential dwellings must be built in conformance with the current edition of the Minnesota State Building Code.
13. The twinhome association must be responsible for all snow removal on individual driveways, the private drive and all landscaping.
14. Tree protection fencing must be installed around all trees to be preserved. An inspection of the fencing will be required prior to any work being performed on site.
15. The applicant must secure the necessary permits from Hennepin County for all work done in Hennepin County right-of-way.
16. The applicant must obtain a permit and approval from the Minnehaha Creek Watershed District prior to any work being performed on site.
17. The approval of this conditional use permit is contingent upon the approval of the comprehensive plan amendment for this site by the Metropolitan Council. No work can begin on site prior to Met Council approval.
18. Per Section 1011.08 of the zoning ordinance a plan agreement must be established between the city and the applicant prior to work being performed on site. This agreement will include the submission of a cash escrow to cover 100% of the site work.
19. The approval and execution of any and all additional agreements that may be required upon further review of staff for the City of Tonka Bay and the City of Shorewood.

## Location Map for 24320 Smithtown Road





## Aerial for 24320 Smithtown Road



# SMITHTOWN ROAD REDEVELOPMENT

SHOREWOOD / TONKA BAY, MINNESOTA

ISSUED FOR: PUD / CONCEPT PLAN CITY SUBMITTAL

PRELIMINARY:  
NOT FOR  
CONSTRUCTION

PROJECT  
24320 & 24250 Smithtown Road

Tonka Bay & Shorewood, Minnesota 55331

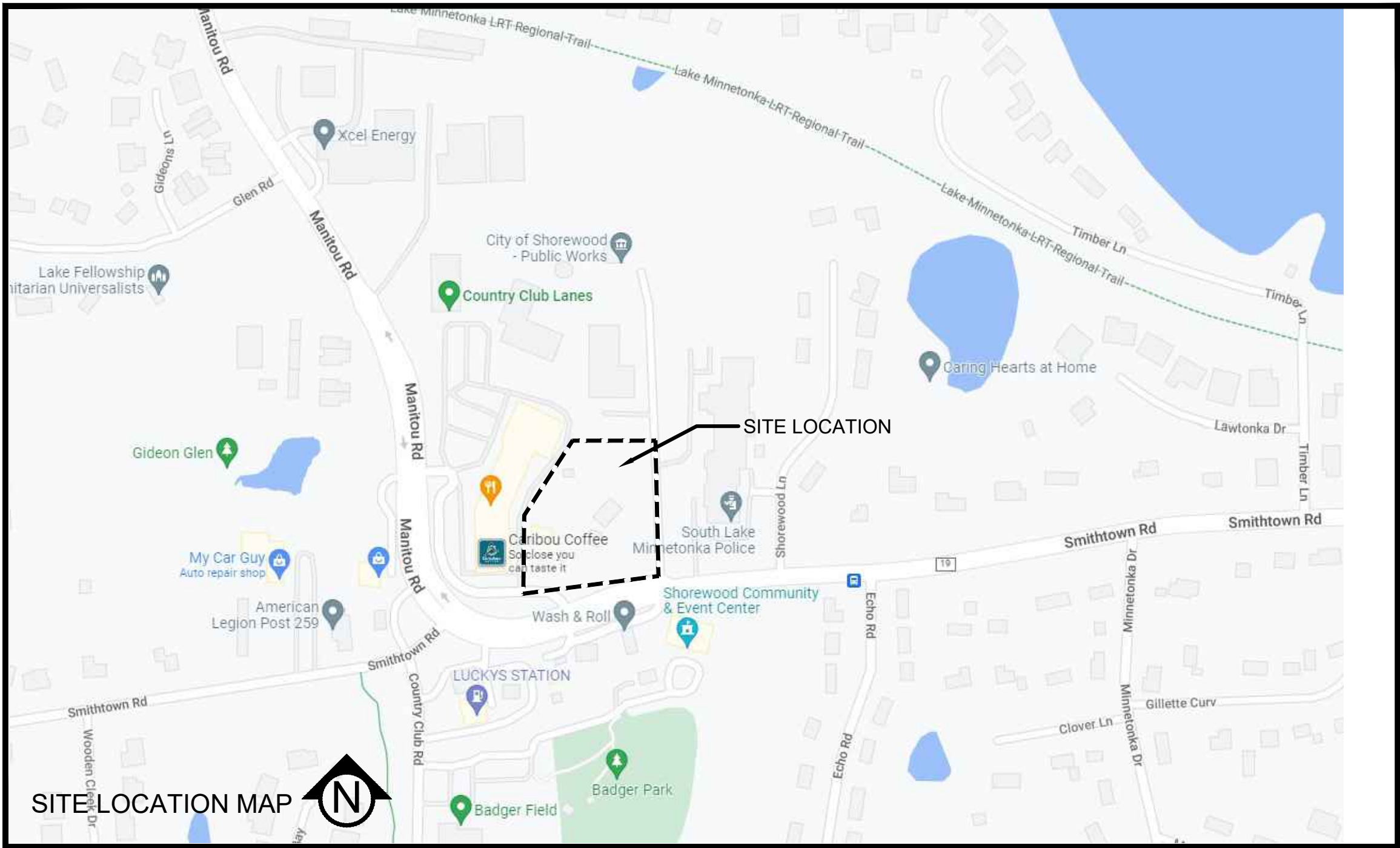
TSMI PROPERTIES, LLC  
10014 ORLEANS LANE N., MAPLE GROVE, MN 55369

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
01-24-2023	SKETCH / CONCEPT SUBMITTAL
03-21-2023	CITY RESUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION

TITLE SHEET

C0.0



DEVELOPER / PROPERTY OWNER:

TSMI PROPERTIES, LLC  
10014 ORLEANS LANE N.  
MAPLE GROVE, MN 55369  
CONTACT: RYAN LUNDGREN  
218.393.6940

ENGINEER / LANDSCAPE ARCHITECT:

CIVIL SITE GROUP  
5000 GLENWOOD AVE  
GOLDEN VALLEY, MN 55422  
CONTACT: KEVIN TEPPEN  
612-615-0060

SURVEYOR:

CIVIL SITE GROUP  
5000 GLENWOOD AVE  
GOLDEN VALLEY, MN 55422  
CONTACT: RORY SYNSTELIEN  
612-615-0060

GEOTECHNICAL ENGINEER:

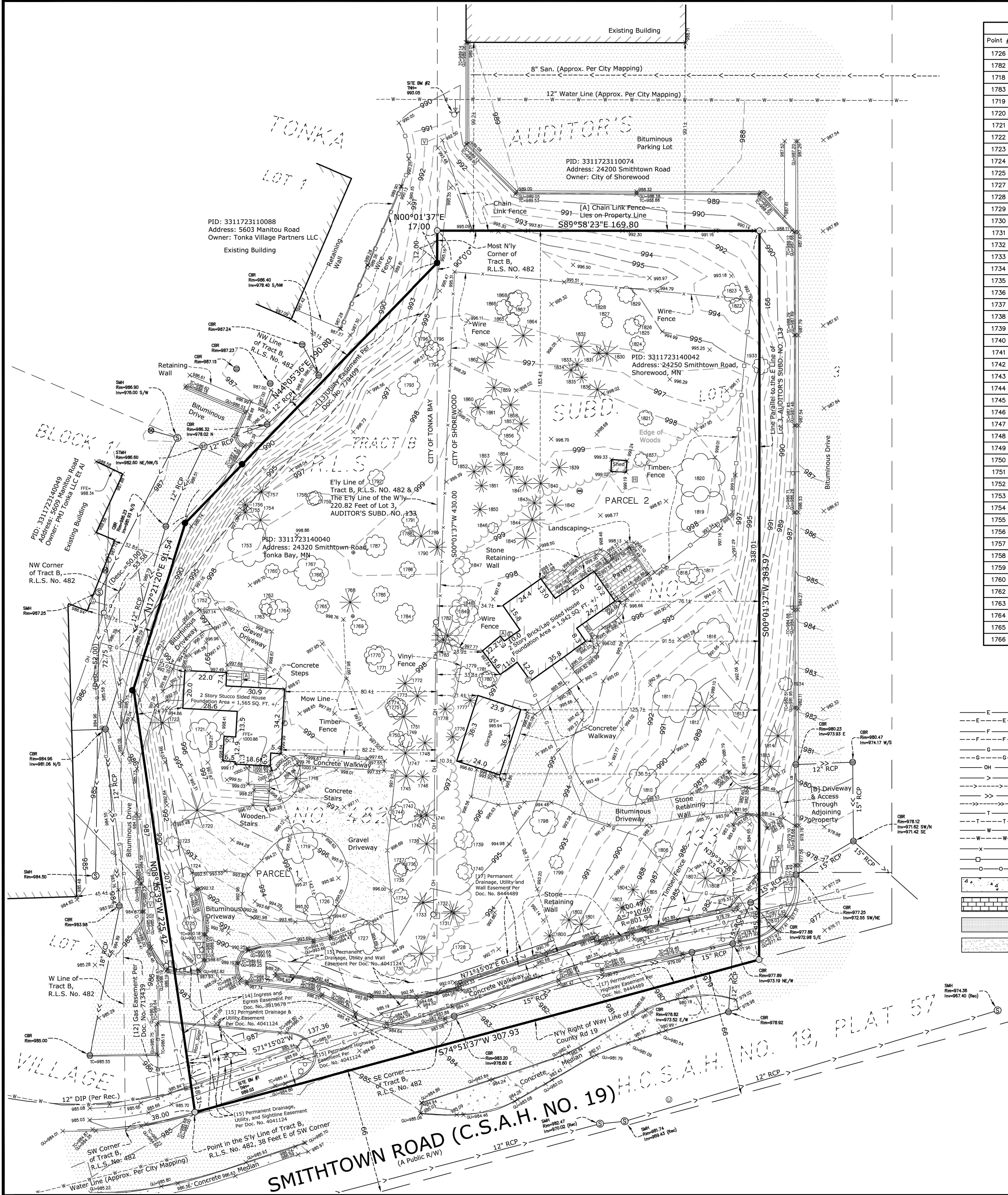
HAUGO GEOTECHNICAL SERVICES  
2825 CEDAR AVENUE S.  
MINNEAPOLIS, MN 55407  
CONTACT: PAUL GIONFRIDDO, PE  
612.729.2959

ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.



Know what's below.  
Call before you dig.

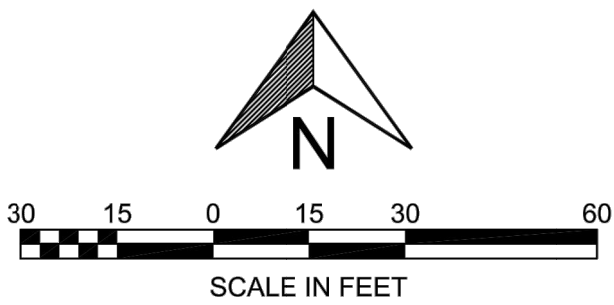




Tree Table		Tree Table		Tree Table	
Point #	Raw Description	Point #	Raw Description	Point #	Raw Description
1726	TRD 24 MAP	1767	TRD 24 ELM Z	1820	TRD 34 WALNUT Z
1782	TRC 21 SPR Z	1768	TRC 14 SPR Z	1821	TRD 11 MAP
1718	TRC 15 SPR	1769	TRD 12 WAL Z	1822	TRD 11 ASH Z
1783	TRC 16 SPR Z	1770	TRD 14 ELM	1823	TRD 14 ASH
1719	TRD 28 MAP	1771	TRD 20 WALNUT Z	1824	TRD 11 MAP Z
1720	TRC 25 SPR	1772	TRC 12 SPR Z	1825	TRD 12 BOX
1721	TRD 24 MAP	1773	TRC 13 SPR Z	1826	TRD 8 BOX Z
1722	TRC 17 SPR Z	1774	TRD 14 BOX Z	1827	TRD 8 BOX Z
1723	TRD 11 ASH	1775	TRD 15 BOX Z	1828	TRD 12 BOX Z
1724	TRD 12 Walnut	1776	TRC 9 SPR Z	1829	TRD 12 ASH Z
1725	TRD 10 MAP	1777	TRC 9 SPR Z	1830	TRC 18 SPR Z
1727	TRD 24 MAP	1778	TRC 9 SPR Z	1831	TRC 10 SPR Z
1728	TRD 15 WALNUT Z	1779	TRD 12 BOX Z	1832	TRC 14 SPR Z
1729	TRC 18 CED	1780	TRD 12 BIR Z	1833	TRC 9 SPR Z
1730	TRD 10 HAC Z	1781	TRD 12 BIR Z	1834	TRC 11 SPR Z
1731	TRC 17 SPR Z	1784	TRD 14 HAC Z	1835	TRC 8 SPR Z
1732	TRC 11 SPR Z	1785	TRD 12 HAC Z	1836	TRC 13 SPR
1733	TRD 14 SPR Z	1786	TRD 12 BOX Z	1837	TRD 10 HAC
1734	TRD 11 LOC	1787	TRD 16 HAC Z	1839	TRC 12 SPR
1735	TRD 10 MAP	1788	TRD 12 ELM Z	1840	TRC 12 SPR
1736	TRD 10 HAC Z	1789	TRC 16 SPR Z	1841	TRC 11 SPR Z
1737	TRD 9 WALNUT Z	1790	TRD 12 BOX Z	1842	TRC 10 SPR
1738	TRC 14 SPR	1791	TRD 12 ELM Z	1843	TRC 10 SPR
1739	TRD 14 MAP	1792	TRD 12 HAC Z	1844	TRC 17 SPR
1740	TRD 12 MAP Z	1793	TRD 16 ELM Z	1845	TRC 14 SPR Z
1741	TRC 14 SPR Z	1794	TRD 14 BOX Z	1846	TRD 8 BOX Z
1742	TRD 10 SPR Z	1795	TRD 12 BOX Z	1847	TRD 13 BOX Z
1743	TRD 18 ASH	1796	TRD 12 BOX Z	1848	TRD 20 BOX Z
1744	TRD 11 MAP Z	1798	TRD 20 WALNUT	1849	TRD 10 BOX Z
1745	TRC 14 SPR Z	1799	TRD 10 MAP Z	1850	TRC 10 SPR Z
1746	TRC 9 SPR Z	1800	TRC 8 PIN Z	1851	TRC 9 SPR Z
1747	TRC 17 SPR Z	1801	TRC 11 PIN Z	1852	TRC 10 SPR Z
1748	TRC 11 SPR Z	1802	TRC 12 SPR Z	1853	TRC 11 SPR Z
1749	TRD 10 HAC Z	1803	TRC 8 PIN	1854	TRC 12 SPR Z
1750	TRD 12 HAC Z	1804	TRC 8 PIN	1855	TRC 10 SPR Z
1751	TRC 18 SPR Z	1805	TRC 10 SPR	1856	TRD 15 BOX Z
1752	TRD 13 BIR	1806	TRD 13 MAP Z	1857	TRC 11 SPR Z
1753	TRD 30 ELM Z	1807	TRC 13 SPR Z	1858	TRC 12 SPR Z
1754	TRD 13 SPR Z	1808	TRC 11 SPR Z	1859	TRC 12 SPR Z
1755	TRC 11 SPR Z	1809	TRC 15 SPR Z	1860	TRC 11 SPR Z
1756	TRC 9 SPR Z	1810	TRD 24 WALNUT	1861	TRD 24 BOX
1757	TRC 12 SPR Z	1811	TRD 34 MAP Z	1862	TRC 13 SPR Z
1758	TRD 10 BOX	1812	TRC 20 SPR Z	1863	TRC 14 SPR
1759	TRD 10 BOX	1813	TRD 12 MAP Z	1864	TRC 15 SPR Z
1760	TRD 11 ELM	1814	TRC 16 PIN Z	1865	TRD 10 BOX Z
1762	TRD 13 HAC	1815	TRC 14 PIN	1866	TRD 12 BOX Z
1763	TRD 8 HAC	1816	TRD 28 MAP Z	1867	TRD 18 BOX Z
1764	TRD 16 HAC	1817	TRD 12 WALNUT Z	1868	TRD 11 BOX Z
1765	TRD 10 HAC	1818	TRD 16 HAC Z	1933	TRD 12 WALNUT
1766	TRD 10 ELM Z	1819	TRD 36 WALNUT	1934	TRD 10 APPLE

### Linetype & Symbol Legend

—E—E—E—	ELECTRIC LINE	⊠	AIR CONDITIONER	⊠	UTILITY VAULT
---E---E---	ELECTRIC LINE (RECORD)	⊠	CABLE TV BOX	⊠	UTILITY MANHOLE
—F—F—F—	FIBER/COMM. LINE	⊠	ELECTRIC MANHOLE	⊠	ELECTRICAL OUTLET
---F---F---	FIBER/COMM. LINE (RECORD)	⊠	ELECTRIC TRANSFORMER	⊠	HAND HOLE
—G—G—G—	GASMAIN	⊠	ELECTRIC METER	⊠	BOLLARD
---G---G---	GASMAIN (RECORD)	⊠	FIBER/COMM. MANHOLE	⊠	FLAG POLE
—OH—OH—OH—	OVERHEAD UTILITIES	⊠	POWER POLE	⊠	FUEL TANK
—S—S—S—	SANITARY SEWER	⊠	GUY WIRE	⊠	HANDICAP SYMBOL
---S---S---	SANITARY SEWER (RECORD)	⊠	GAS METER	⊠	LIGHT POLE
—SS—SS—SS—	STORM SEWER	⊠	GAS MANHOLE	⊠	MAIL BOX
---SS---SS---	STORM SEWER (RECORD)	⊠	GAS VALVE	⊠	SIGN
—T—T—T—	TELEPHONE LINE	⊠	ROOF DRAIN	⊠	CONIFEROUS TREE
---T---T---	TELEPHONE LINE (RECORD)	⊠	SEWER CLEAN OUT	⊠	DECIDUOUS TREE
—W—W—W—	WATERMAIN	⊠	SANITARY MANHOLE	⊠	SB SOIL BORING
---W---W---	WATERMAIN (RECORD)	⊠	STORM MANHOLE	⊠	FOUND IRON MONUMENT
—X—X—X—	CHAINLINK FENCELINE	⊠	CATCH BASIN	⊠	SET IRON MONUMENT
—O—O—O—	WOODEN FENCELINE	⊠	FLARED END SECTION	⊠	CAST IRON MONUMENT
—O—O—O—	GUARDRAIL	⊠	TELEPHONE BOX	⊠	
⊠	CONCRETE SURFACE	⊠	TELEPHONE MANHOLE	⊠	
⊠	PAVER SURFACE	⊠	TRAFFIC SIGNAL	⊠	
⊠	BITUMINOUS SURFACE	⊠	HYDRANT	⊠	
⊠	GRAVEL/LANDSCAPE SURFACE	⊠	FIRE CONNECTION	⊠	
⊠		⊠	POST INDICATOR VALVE	⊠	
⊠		⊠	WATER MANHOLE	⊠	
⊠		⊠	WATER VALVE	⊠	
⊠		⊠	WELL	⊠	



### DESCRIPTION OF PROPERTY SURVEYED

Parcel 1:  
That part of the following described property:

Tract B, except that part thereof lying Southwesterly of a line drawn from a point in the Southerly line of said Tract distant 38 feet East of the Southwest corner thereof to the Northwest corner of said Tract and except that part of said Tract lying Northwesterly of a line drawn from said Northwest corner to a point on the Easterly line of said tract distant 12 feet South of the most Northerly corner of said Tract, Registered Land Survey No. 482, Hennepin County, Minnesota,

Which lies Easterly of the following described line and its extensions:

Beginning at a point on the Westerly line of said Tract B distant 52.00 feet Southerly from the Northwest corner of said Tract B; thence Northerly to a point on the Northwesterly line of said Tract B distant 50.00 feet Northeastly from said Northwest corner and said line there terminating.

Hennepin County, Minnesota  
Torrens Property

### Parcel 2:

That part of Lot 3, Auditor's Subdivision No. 133, lying East of the West 220.82 feet of Lot 3; and lying Southerly and Westerly of the following described Line A:

Line A: Beginning at a point on the East line of the West 220.82 feet of Lot 3 a distance of 430 feet North of the Northerly boundary of County Road 19; thence East at right angles to a point distant 70 feet West of the East line of Lot 3; thence South parallel to the East line of Lot 3 to the Northerly boundary of County Road 19 and there terminating.

Hennepin County, Minnesota  
Abstract Property

### GENERAL SURVEY NOTES

- Bearings are based on the Hennepin County Coordinate System (1986 Adjustment).
- Elevations are based on the NGVD 29 Datum. Site Benchmark are as follows:  
Site BM #1 - Top nut of the fire hydrant located approximately 35 feet northeast of the most southwesterly corner of subject property. Elevation = 989.03.  
Site BM #2 - Top nut of the fire hydrant located approximately 62 feet northeast of the most northwesterly corner of subject property. Elevation = 993.05.
- We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.

### ALTA/NSPS LAND TITLE SURVEY NOTES

(numbered per Table A)

- Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
- Site Address: 24320 Smithtown Road, Tonka Bay, MN 55331 & 24250 Smithtown Road, Shorewood, MN 55331.
- This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0314F, effective date of November 4th, 2016.
- The Gross land area is 120,840 +/- square feet or 2.774 +/- acres.
- (a) Exterior dimensions of buildings at ground level as shown hereon.
- Substantial features observed in the process of conducting the fieldwork as shown hereon. Please note that seasonal conditions may inhibit our ability to visibly observed all site features located on the subject property.
- We did not observe any parking stripes on the subject property.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Hennepin County GIS Map.

### SURVEY REPORT

- This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Commercial Partners Title, a division of Chicago Title Insurance Company, as agent for Chicago Title Insurance Company, File No. CP70389, dated May 11, 2022. We note the following with regards to Schedule B of the herein referenced Title Commitment:
  - Item no.'s 1-11, and 16 are not survey related.
  - The following are numbered per the referenced title Commitment:
    - Easement for gas mains, service pipes and appurtenances thereto in favor of Minneapolis Gas Company, a Delaware corporation, contained in Easement dated November 15, 1962, filed December 17, 1962, as Document No. 713439, (Parcel 1). **Easement as shown hereon along the westerly portion of Parcel 1.**
    - Easement for gas mains, service pipes and appurtenances thereto in favor of Minneapolis Gas Company, a Delaware corporation, contained in Easement dated July 27, 1964, filed August 26, 1964, as Document No. 779409, (Parcel 1). **Easement as shown hereon along the northwesterly portion of Parcel 1.**
    - Terms and conditions of and easement for ingress and egress purposes in favor of 7901 Brooklyn Boulevard Associates, LLP, a Minnesota limited liability partnership, contained in Easement Agreement dated July 22, 2003, filed August 21, 2003, as Document No. 3619678, (Parcel 1). **Easement as shown hereon in the southwesterly portion of Parcel 1.**
    - Easement for highway purposes, together with easement for drainage, utility and wall purposes in favor of the County of Hennepin, a body politic and corporate of the State of Minnesota, contained in Quitclaim Deed dated October 13, 2004, filed November 12, 2004, as Document No. 4041124, (Parcel 1). **Easements as shown hereon along the southerly portion of Parcel 1.**
    - Subject to Hennepin County State Aid Highway No. 19, Plat 57, filed September 26, 1985, as Document No. 5036415 (Abstract) and filed September 20, 1985, as Document No. 1672825 (Torrens), being directed by Resolution adopted October 28, 1969, filed October 2, 1970, as Document No. 993240 (Torrens), (Parcels 1 and 2). **County State Aid Highway No. 19 as shown hereon lying southerly and adjacent to Parcel 1 and 2.**
    - Easement for highway purposes, together with easement for drainage, utility and wall purposes in favor of the County of Hennepin, a body politic and corporate of the State of Minnesota, contained in Quitclaim Deed dated August 9, 2004, filed September 29, 2004, as Document No. 8444489, (Parcel 2). **Easements as shown hereon along the southerly portion of Parcel 2.**
- Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
  - Chain link fence lies on north line of Parcel 2, as shown hereon.
  - Parcel 2 driveway and access to Smithtown Road crosses through adjacent parcel to the east, as shown hereon. We are unaware of an easement for said driveway and access.

### ALTA CERTIFICATION

To: Thomas C. Higgins (Parcel 1), Mark W. Justinak and Carrie Weinberger Justinak, as joint tenants (Parcel 2); Lifestyle Communities; Commercial Partners Title, a division of Chicago Title Insurance Company; and Chicago 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, and 13 of Table A thereof.

The fieldwork was completed on 06-21-2022.

Dated this 7th day of July, 2022.

Rory L. Synstelen  
rory@civilsitegroup.com

Minnesota License No. 44565

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.

DATE 7-7-2022 LICENSE NO. 44565

QA/QC	
FIELD CREW	DO
DRAWN BY	LB
REVIEWED BY	DO
UPDATED BY	



REVISION SUMMARY	
DATE	DESCRIPTION
12-20-22	Utilities
1-12-23	Update Utilities

PROJECT NO. 22227.00  
**ALTA/NSPS LAND TITLE SURVEY**

**V1.0**



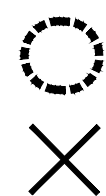






- FURNISH A AND INSTALL TEMPORARY FENCE AT THE TREE'S DRIP LINE OR CONSTRUCTION LIMITS AS SHOWN ON PLAN, PRIOR TO ANY CONSTRUCTION. WHERE POSSIBLE PLACE FENCE 25' BEYOND DRIP LINE. PLACE TREE PROTECTION SIGN ON POSTS, ONE PER INDIVIDUAL TREE (FACING CONSTRUCTION ACTIVITY), OR ONE EVERY 100' LF ALONG A GROVE OR MULTI-TREE PROTECTION AREA.

## REMOVALS LEGEND:

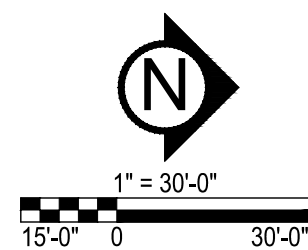


## TREE PROTECTION

TREE REMOVAL - INCLUDING ROOTS AND STUMPS



Know what's below.  
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GROUP

Civil Engineering • Surveying • Landscape Architecture

5000 Glenwood Avenue

civilsitegroup.com

612-615-0060

PRELIMINARY:  
NOT FOR  
CONSTRUCTION

**24320 & 24250 Smithtown Road**

Tonka Bay & Shorewood, Minnesota 55331

**TSML PROPERTIES, LLC**

10014 ORLEANS LANE N., MAPLE GROVE, MN 55369

PROJECT

## ISSUE/SUBMITTAL SUMMARY

[illegible]

DRAWN BY: kit, bj      REVIEWED BY: kit

PROJECT NUMBER: 22227
-----------------------

## REVISION SUMMARY

[illegible]

TREE PRESERVATION  
PLAN

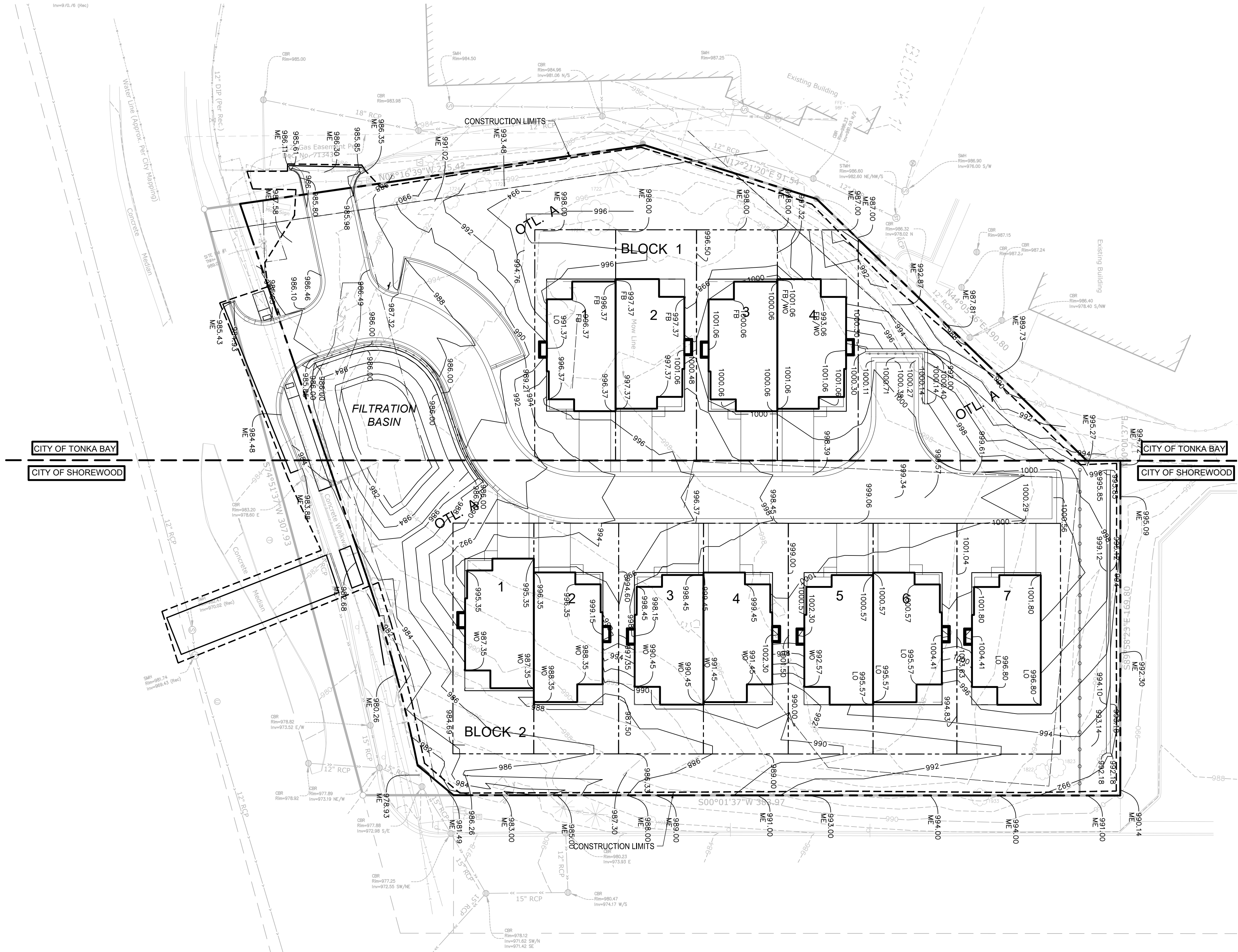
# C1.1

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**CITY OF SHOREWOOD / TONKA BAY GRADING NOTES:**

- RESERVED FOR CITY SPECIFIC GRADING NOTES.

**EROSION CONTROL NOTES:**

SEE SWPPP ON SHEETS SW1.0 - SW1.5

**GENERAL GRADING NOTES:**

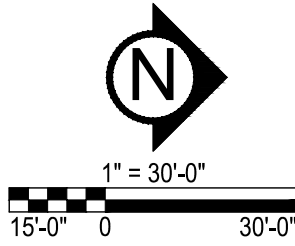
- CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
- THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
- ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR ACQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
- PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
- GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
- PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
- PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
- IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
- EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
- FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
- PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
- TOLERANCES
  - THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
  - THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
  - AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
  - TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
- MAINTENANCE
  - THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
  - CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEED AND MULCHED.
  - WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

**GRADING PLAN LEGEND:**

- |                  |  |
|------------------|--|
| ----- 1125 ----- | EX. 1' CONTOUR ELEVATION INTERVAL                              |
| ----- 1137 ----- | 1.0' CONTOUR ELEVATION INTERVAL                                |
| 41.26            | SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED) |
| 891.00 G         | SPOT GRADE ELEVATION GUTTER                                    |
| 891.00 TC        | SPOT GRADE ELEVATION TOP OF CURB                               |
| 891.00 BS/TS     | SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS            |
| 891.00 ME        | SPOT GRADE ELEVATION MATCH EXISTING                            |
| ⊗                | GRADE BREAK - HIGH POINTS                                      |
| =====            | CURB AND GUTTER (T.O = TIP OUT)                                |
| →                | EMERGENCY OVERFLOW   |



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CONSTRUCTION

PROJECT  
**24320 & 24250 Smithtown Road**

Tonka Bay & Shorewood, Minnesota 55331

**TSML PROPERTIES, LLC**

10014 ORLEANS LANE N., MAPLE GROVE, MN 55369

**ISSUE/SUBMITTAL SUMMARY**

DATE	DESCRIPTION
01.24.2023	SKETCH / CONCEPT SUBMITTAL
03.21.2023	CITY RESUBMITTAL

DRAWN BY: kit, bj

REVIEWED BY: kit

PROJECT NUMBER: 22227

**REVISION SUMMARY**

DATE	DESCRIPTION
2.28.23	CITY COMMENTS

GRADING PLAN

**C3.0**

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LANDSCAPE PLAN

L1.0

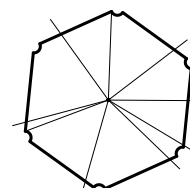
PLANT SCHEDULE - ENTIRE SITE

SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
DECIDUOUS TREES						
SM	12	SUGAR MAPLE	Acer saccharum	3.0" CAL.	B&B	STRAIGHT LEADER, FULL FORM
RM	3	PRESIDENTIAL GOLD GINKO	Ginkgo biloba "The President"	3.0" CAL.	B&B	STRAIGHT LEADER, FULL FORM
HA	6	HACKBERRY	Celtis occidentalis	3.0" CAL.	B&B	STRAIGHT LEADER, FULL FORM
SO	13	SWAMP WHITE OAK	Quercus bicolor	3.0" CAL.	B&B	STRAIGHT LEADER, FULL FORM
RO	7	RED OAK	Quercus rubrum	3.0" CAL.	B&B	STRAIGHT LEADER, FULL FORM
41	TOTAL DECIDUOUS TREES					
EVERGREEN TREES						
AB	28	TECHNY ARBORVITAE	Thuja occidentalis	6' ht	B&B	STRAIGHT LEADER, FULL FORM
RP	12	RED PINE	Pinus resinosa	6' ht.	B&B	STRAIGHT LEADER, FULL FORM
WP	14	WHITE PINE	Pinus strobus	6' ht.	B&B	STRAIGHT LEADER, FULL FORM
BS	17	BLACK HILLS SPRUCE	Picea glauca "Densata"	6' ht.	B&B	STRAIGHT LEADER, FULL FORM
CS	10	COLORADO SPRUCE	Picea pungens 'Glauca'	6' ht.	B&B	STRAIGHT LEADER, FULL FORM
81	TOTAL EVERGREEN TREES					

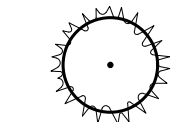
LANDSCAPE NOTES:

- WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED - SEE SCHEDULE BELOW
- ALL TREES SHALL BE MULCHED TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK. SEE MULCH SCHEDULE BELOW.
- IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
- PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
- UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE SCHEDULE SHALL GOVERN AND CONTRACTOR SHALL RECONCILE BETWEEN THE TWO BEFORE INSTALLATION.
- CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE MIN. 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
- REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
- PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
- CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

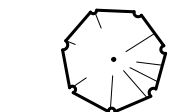
LEGEND



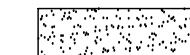
PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES



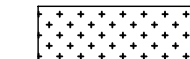
PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES



PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES



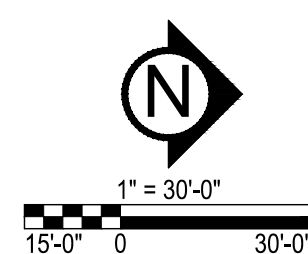
LAWN - SOD

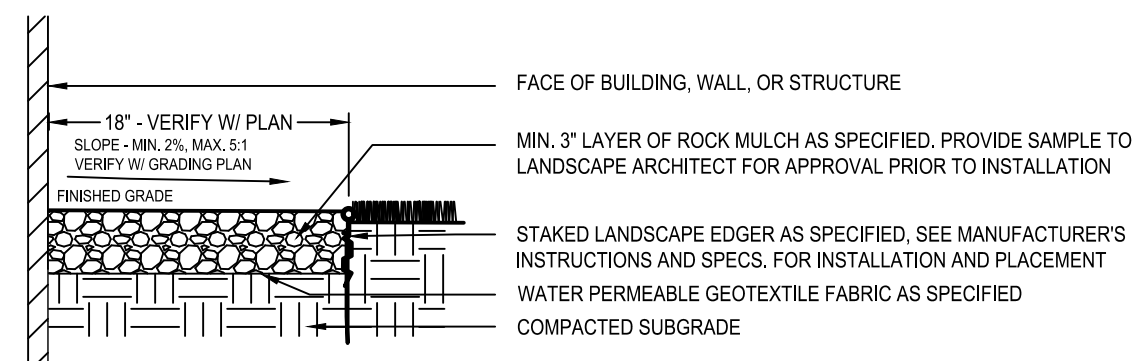


SEED TYPE 1 - MNDOT 34-262 WET PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)

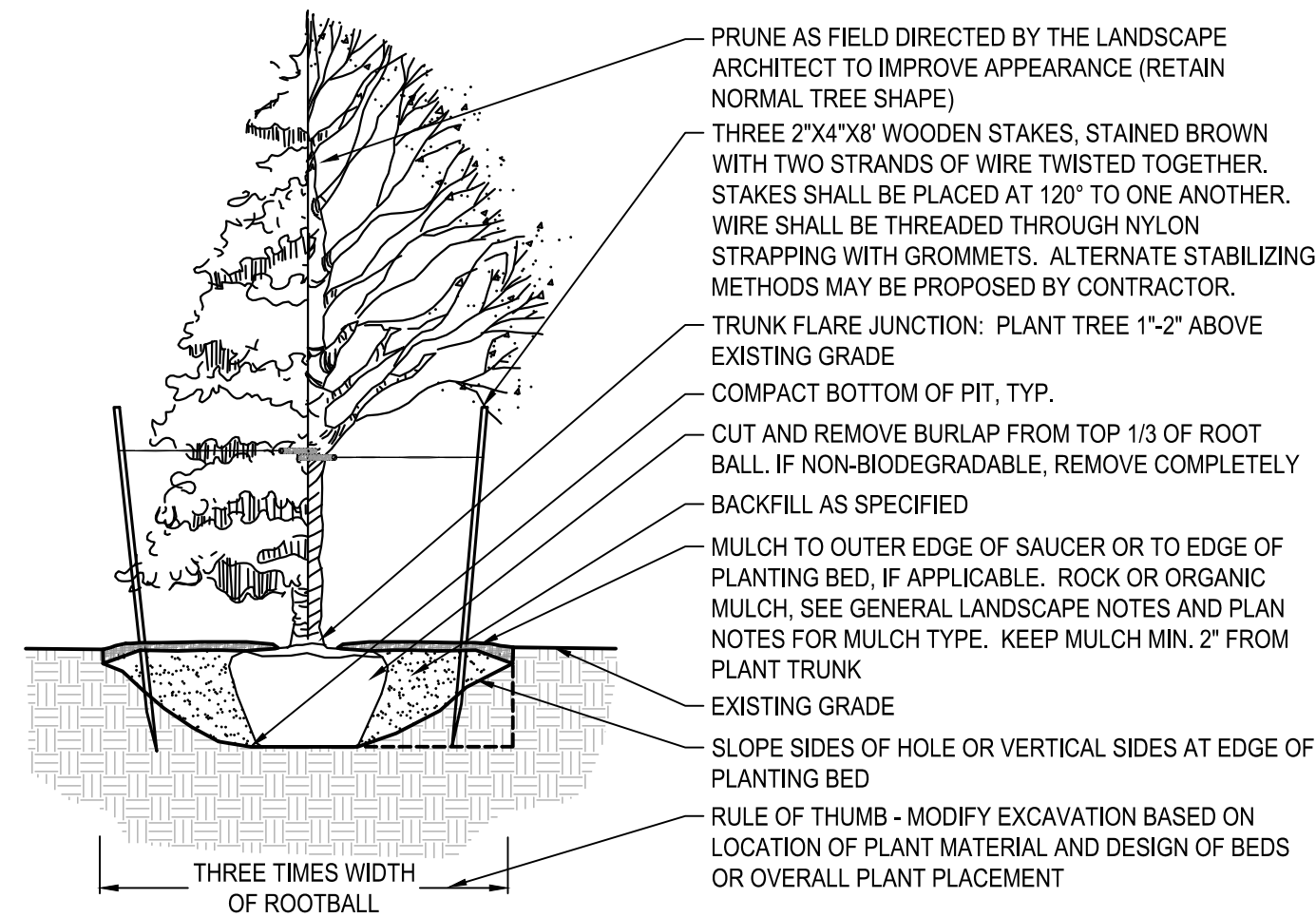


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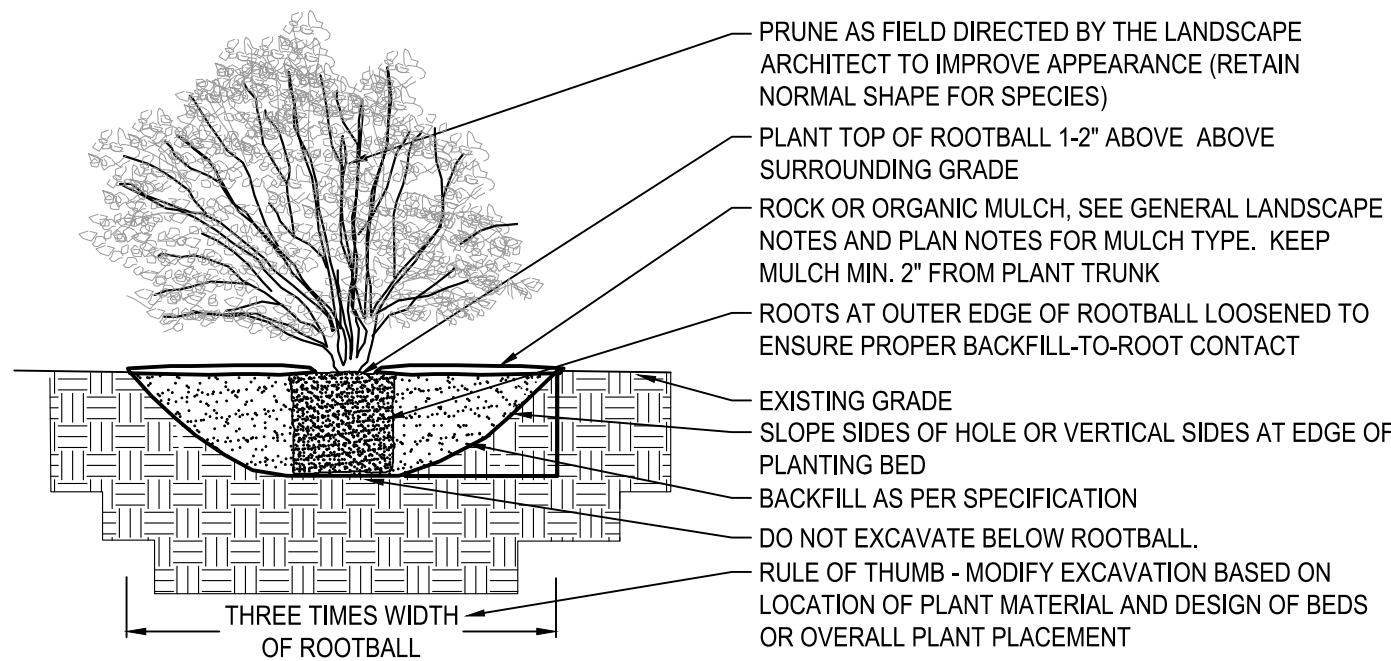




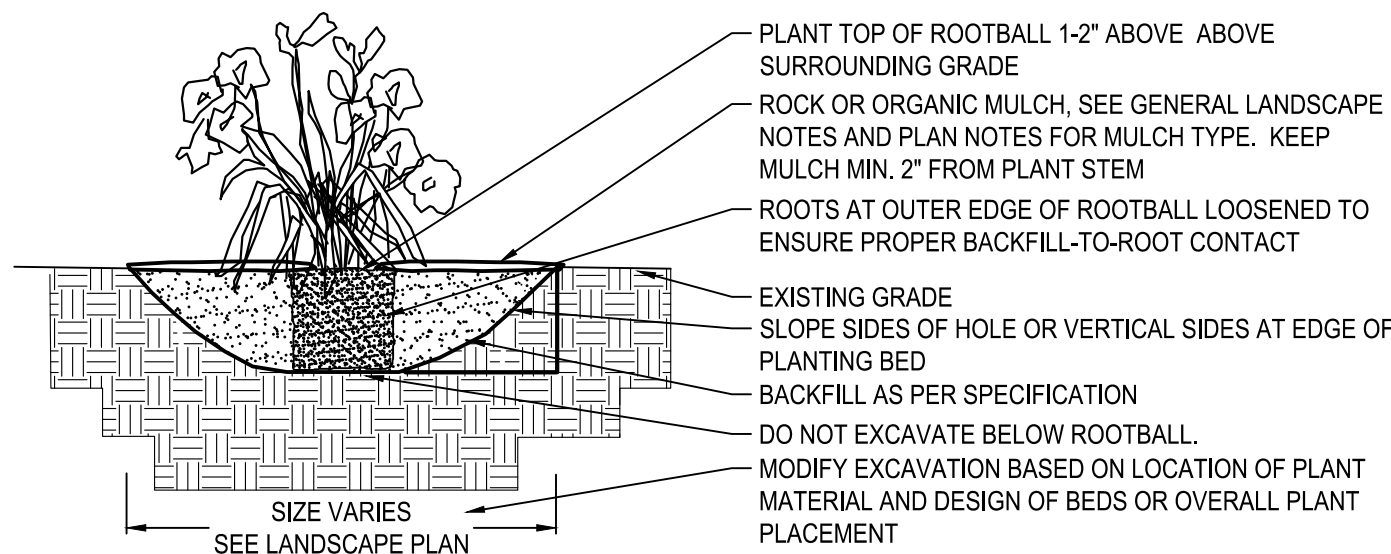
## 1 AGGREGATE MAINTENANCE STRIP



## 2 DECIDUOUS & CONIFEROUS TREE PLANTING



### 3 DECIDUOUS & CONIFEROUS SHRUB PLANTING



## 4 PERENNIAL BED PLANTING

IRRIGATION NOTES:

4. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
6. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
7. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
8. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
9. IRRIGATION WATER LINE CONNECTION SIZE IS 1-3/4" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.
10. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
11. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
12. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
13. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
14. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
15. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
16. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
17. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
18. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
19. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
20. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
21. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
22. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
23. USE SCREENS ON ALL HEADS.
24. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
25. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
26. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3' BEYOND PERIMETER OF VALVE BOX.
27. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.



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Tonka Bay & Shorewood, Minnesota 55331

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10014 ORLEANS LANE N., MAPLE GROVE, MN 55369

PROJECT

ISSUE/SUBMITTAL SUMMARY

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03/21/2023	CITY RESUBMITTAL

DRAWN BY: kit bj REVIEWED BY: kit  
PROJECT NUMBER: 22227

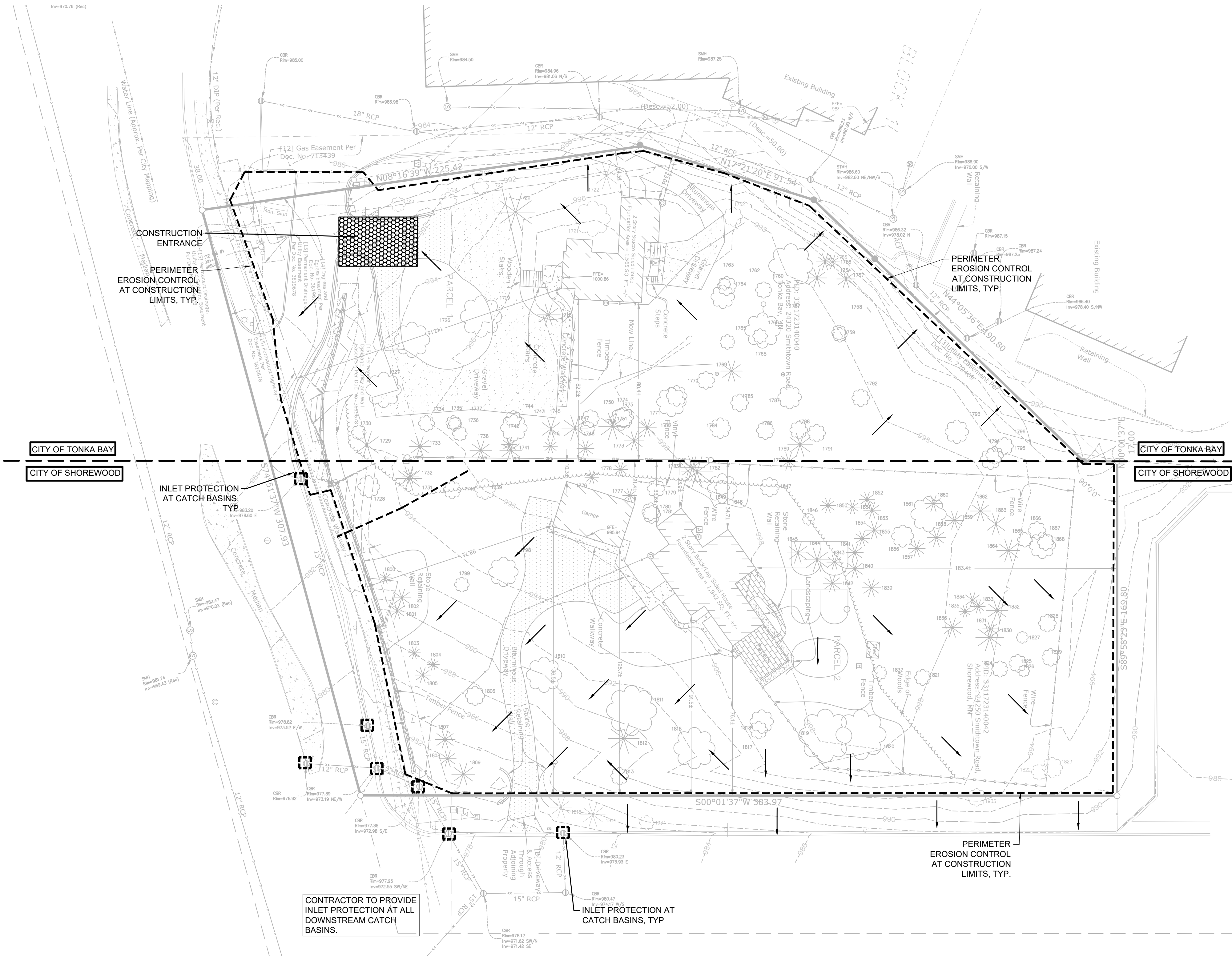
REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - EXISTING  
CONDITIONS

SW1.0

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Tonka Bay & Shorewood, Minnesota 55331

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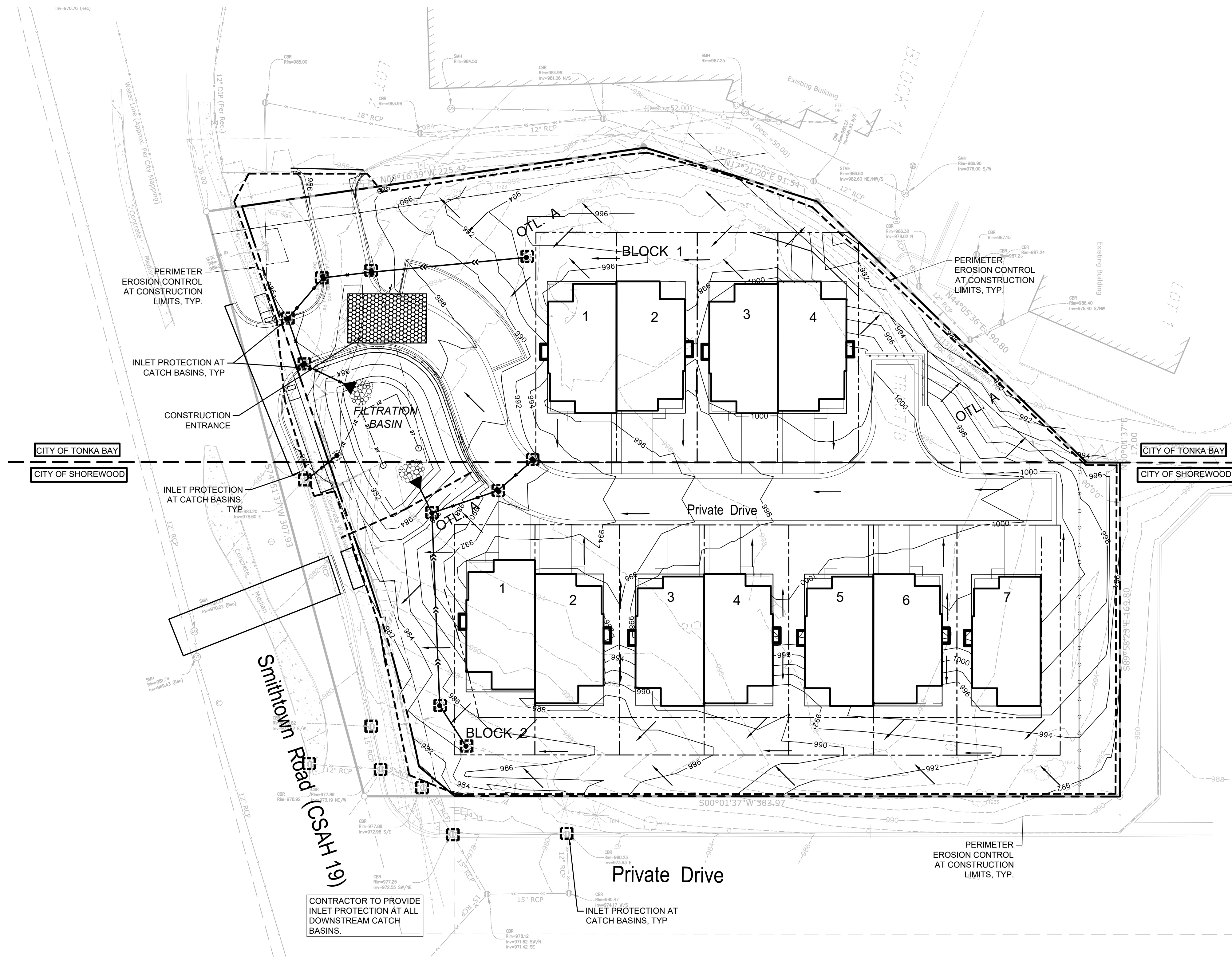
DRAWN BY: kit, bj      REVIEWED BY: kit  
PROJECT NUMBER: 22227

## REVISION SUMMARY

[illegible]SWPPP - PROPOSED  
CONDITIONS

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## CITY OF TONKA BAY / SHOREWOOD EROSION CONTROL NOTES:





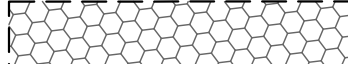
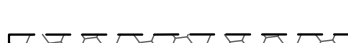
1. RESERVED FOR CITY SPECIFIC EROSION CONTROL NOTES.

## SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS AND COMPLIANCE WITH NPDES PERMIT.

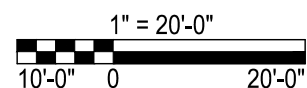
ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

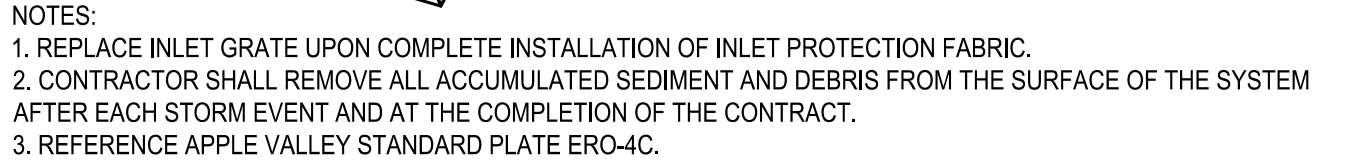
LEGEND:

	EX. 1' CONTOUR ELEVATION INTERVAL 1.0' CONTOUR ELEVATION INTERVAL
	DRAINAGE ARROW
	SILT FENCE / BIOROLL - GRADING LIMIT
	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET

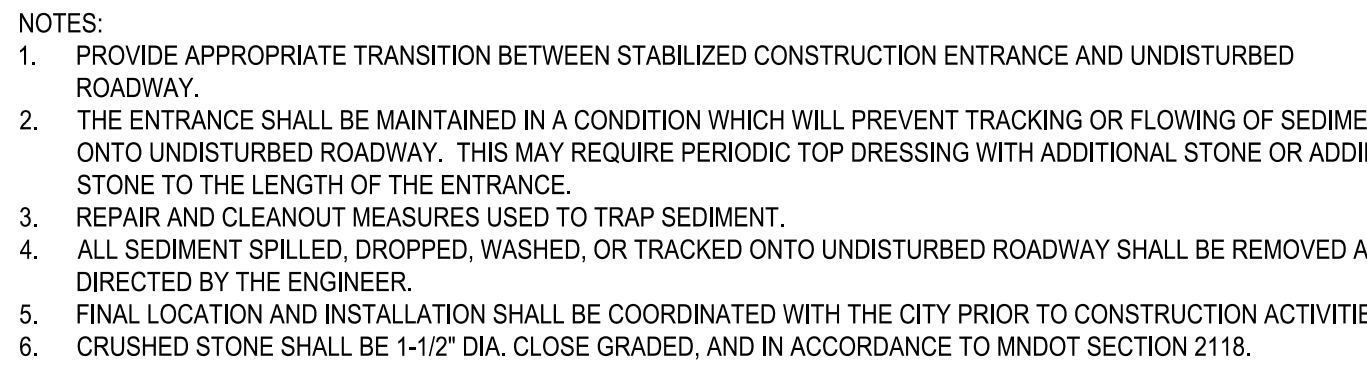


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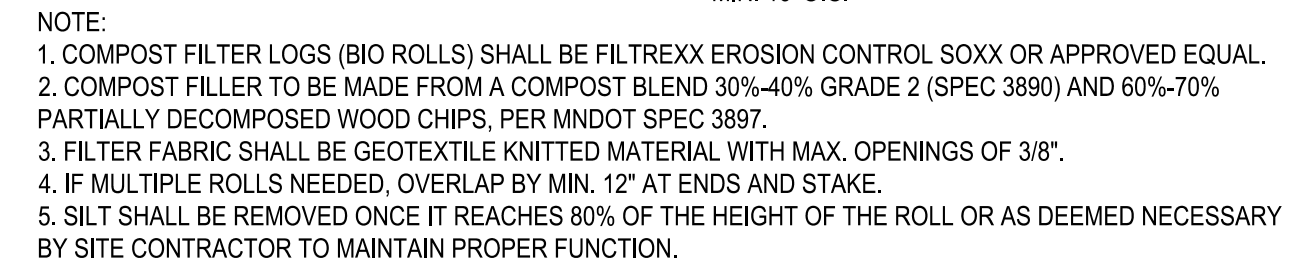




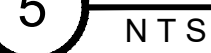
## NTS



(2) NTS



4) NTS



**TSML PROPERTIES, LLC**  
10014 ORLEANS LANE N., MAPLE GROVE, MN

REVISION SUMMARY	
DATE	DESCRIPTION
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10

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- GENERAL EXTERIOR NOTES:**
1. ALL EXT. TRIM TO BE FLASHED PER CODE.
  2. SUPPLY DRIPCAPS ON ALL WINDOWS AND DOORS.
  3. SUPPLY SEPARATION BETWEEN WOOD, COMPOSITE WOOD AND ANY OTHER WOOD MATERIAL PER SPECIFICATIONS.
  4. SUPPLY AT LEAST 6" OF SPACE BETWEEN BOTTOMS OF WINDOWS AND ROOFS.
  5. GRADE CONDITIONS MAY VARY ON SITE.
  6. PROVIDE ROOF AND SOFFIT VENTS PER IRC CODE REGULATIONS.
  7. ALL FURNACE FLUES, PLUMBING VENTS, FIREPLACE VENTS AND OTHER PENETRATIONS THROUGH ROOF OR WALLS TO EXTEND THROUGH REAR OF HOME WHENEVER POSSIBLE.
  8. ALL PENETRATIONS THROUGH EXTERIOR WALLS OR ROOFING MUST BE SEALED AND FLASHED PER MANUF. SPECIFICATIONS AND IRC CODE REGULATIONS.
  9. DOTTED AREA ON ROOF PLAN INDICATES LOCATION OF ICE/WATER BARRIER.
  10. HOLD STONE OFF GRADE MINIMUM OF 3".
  11. REFER TO MANUF. SPECIFICATIONS FOR STONE.
  12. GARAGE BUCK BOARD MATERIAL IS TO BE COMPOSITE WOOD AND SIZED TO COVER THE EDGE OF STONE.
  13. ALL BEAMS HOLDING UP PORCH ROOFS ARE TO BE DROPPED UNLESS OTHERWISE NOTED.



REVISION:	REV. DATE:	DRAWING TITLE:	ALL PLANS & DESIGNS SHOWN ARE THE PROPERTY OF LITTFIN DESIGN. USE OF THESE PLANS ON ANY OTHER PROJECT/LOT OTHER THAN NOTED ON THIS TITLEBLOCK WITHOUT THE WRITTEN CONSENT OF LITTFIN DESIGN IS PROHIBITED.	LITTFIN   DESIGN	LITTFINDESIGN.COM MLITTFIN@HOTMAIL.COM 320-224-7844 WINSTED, MN	CURRENT DATE:	PAGE	PAGE DESCRIPTION:
		ADOR HOMES - TWINHOMES				2-22-23	L A1 ID	FRONT ELEVATION
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STRUCTURAL NOTES:

1. ALL HEADERS TO BE SUPPORTED BY A MINIMUM OF (1) TRIMMER, (UNLESS NOTED OTHERWISE)
2. ALL HEADERS TO HAVE AT LEAST (1) KING STUD (UNLESS NOTED).
3. ALL STUD CALLOUTS @ SIDES OF WINDOWS/DOORS ARE TRIMMERS, MINIMUM (1) KING STUDS @ SAID LOCATIONS TO BE INCLUDED AS WELL.
4. BLOCKING @ ROOF & FLOOR PLAN PER TRUSS MANUFACTURER.
5. POINT LOADS TO BE CARRIED THROUGH FLOOR AREAS AND DOWN TO FOUNDATION FOR SUPPORT.
6. ALL HANGERS & CONNECTORS PER TRUSS MANUFACTURER, SUPPLIERS & CONTRACTOR.
7. ALL EXTERIOR SHEATHING TO BE 7/16" OSB OR PLYWOOD SHEATHING & NAILED PER CODE (MAY BE REFERRED TO AS 1/2" NOMINAL THICKNESS).
8. ROOF DECKING TO BE 3/4" NOMINAL (OR 5/8" OSB DECKING W/ CLIPS, NAILED TO ROOF FRAMING W/ MIN. 6d COMMON NAILS, 6" O.C. @ EDGES/12" O.C. @ FIELD.
9. FLOOR DECKING TO BE 3/4" PLYWOOD DECKING, NAILED OR SCREWED TO FLOOR SYSTEM PER CODE W/ ADHESIVE PER SPEC. (OR) MIN. 6d COMMON NAILS 6" O.C. @ EDGES/12" O.C. @ FIELD (CODE MINIMUM).
10. REFER TO WALL BRACING PLANS FOR ADDITIONAL FRAMING INFORMATION.

GENERAL FRAMING NOTES:

1. ALL NON-BEARING FRAMING IS TO BE 16" O.C. UNLESS OTHERWISE NOTED.
2. ALL WALLS TO HAVE A DOUBLE TOP PLATE UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS WITH 7/16" OSB SHEATHING, UNLESS NOTED OTHERWISE.
4. ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS UNLESS NOTED OTHERWISE.
5. ALL COLUMN SIZES ARE TO BE CONTINUED THROUGH FLOOR TRUSS SPACES WHEN SPANNING MORE THAN 1 FLOOR.
6. ALL WOOD MATERIALS ARE TO BE PROTECTED PER CODE & MANUF. SPECIFICATIONS WHILE BEING STORED ON SITE.

WINDOW & DOOR SIZE NOTES (EXAMPLES)

- SH3050 = SINGLE HUNG 3'0" BY 5'0"
- FX2646 = FIXED 2'6" BY 4'6"
- CASE3050 = CASEMENT 3'0" BY 5'0"
- 2868 @ DOOR =2'8" WIDE BY 6'8" TALL
- 2880 @ DOOR =2'8" WIDE BY 8'0" TALL

- 110V, INTERCONNECTED SMOKE DETECTOR
- 110V, INTERCONNECTED SMOKE DETECTOR / CARBON MONOXIDE DETECTOR COMBO
- EXHAUST FAN

FLOOR PLAN NOTES:

1. FOR EASE OF UNDERSTANDING GRADE IS CONSIDERED 0'0" ON THIS FOUNDATION PLAN
2. ALL STAIRWAYS (INTERIOR AND EXTERIOR) ARE TO BE ILLUMINATED AT EACH LANDING PER CODE
3. SUPPLY CONTINUOUS HANDRAIL PER CODE AT ALL STAIR LOCATIONS, CODE HANDRAIL IS TO CONTINUE TO LANDINGS/ TOP & BOTTOM OF STAIRS. CONTRACTOR & INSTALLER TO VERIFY IF ADDITIONAL GRASPABLE HANDRAIL IS INSTALLED OR IF DECORATIVE HANDRAIL TO CONTINUE.
4. 3/4" GYPSUM BOARD TO BE APPLIED TO UNDERSIDE OF STAIRS PER CODE.
5. INDICATES INTERIOR BEARING WALL, 16" O.C. STUDS
6. INDICATES EXTERIOR WALL STUDS SPACED AT 12" O.C. TIMBERSTRAND MATERIAL OR BETTER (2-PLY TIMBER-STRAND KING STUDS @ EACH SIDE OF OPENINGS IN WALL)
7. INSTALL DRAFT STOPPING WITHIN FLOOR SYSTEM PER IRC CODE SECTION 302.12. MIN. 3/4" GYPSUM BOARD (OR) 5/8" STRUCTURAL BOARD ADEQUATELY SUPPORTED BY 2X4 MIN. MATERIAL, PARALLEL WITH FLOOR FRAMING, SEPARATING AREAS WITH MAXIMUM SPACE OF 1000 SQ.FT.-SEPARATE INTO EQUAL SPACES.



2 PROPOSED UNIT BASEMENT PLAN  
1348 FINISHED SQUARE FEET PER UNIT / 200 UNFINISHED SQUARE FEET PER UNIT/ 1548 TOTAL SQUARE FEET (PER UNIT)

TOTAL FIRST FLOOR CALCULATIONS  
2696 FINISHED SQUARE FEET / 400 UNFINISHED SQUARE FEET / 3096 TOTAL SQUARE FEET

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		2-22-23				L A7 ID	FINISHED BASEMENT	
							SCALED PRINT @ 24X36	



1. ALL HEADERS TO BE SUPPORTED BY A MINIMUM OF (1) TRIMMER. (UNLESS NOTED OTHERWISE)
2. ALL HEADERS TO HAVE AT LEAST (1) KING STUD (UNLESS NOTED)
3. ALL STUD CALLOUTS @ SIDES OF WINDOWS/DOORS ARE TRIMMERS. MINIMUM (1) KING STUDS @ SAID LOCATIONS TO BE INCLUDED AS WELL.
4. BLOCKS @ RISE & FLOOR PLAN PER TRIM MANUFACTURER.
5. POINT LOADS TO BE CARRIED THROUGH FLOOR AREAS AND DOWN TO FOUNDATION FOR SUPPORT.
6. ALL HANGERS & CONNECTORS PER TRIM MANUFACTURER, SUPPLIERS & CONTRACTOR.
7. ALL EXTERIOR SHEATHING TO BE 7/16" OSB OR PLYWOOD SHEATHING & NAILED PER CODE (MAY BE REFERENCED AS 1/2" NOMINAL THICKNESS).
8. ROOF DECKING TO BE 1/2" NOMINAL (OR 3/8") DECKING @ CLIPS, NAILED TO JOISTS @ 12" O.C. @ COMMON NAILS, 6" O.C. @ EDGES/12" O.C. @ FIELD.
9. FLOOR DECKING TO BE 3/4" PLYWOOD DECKING, NAILED OR SCREWED TO FLOOR SYSTEM PER CODE W/ ADHESIVE PER SPEC. (OR) MIN. 6d COMMON NAILS 6" O.C. @ EDGES/12" O.C. @ FIELD (CODE MINIMUM).
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**SD CO** 110V, INTERCONNECTED SMOKE  
DETECTOR / CARBON  
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 EXHAUST FAN


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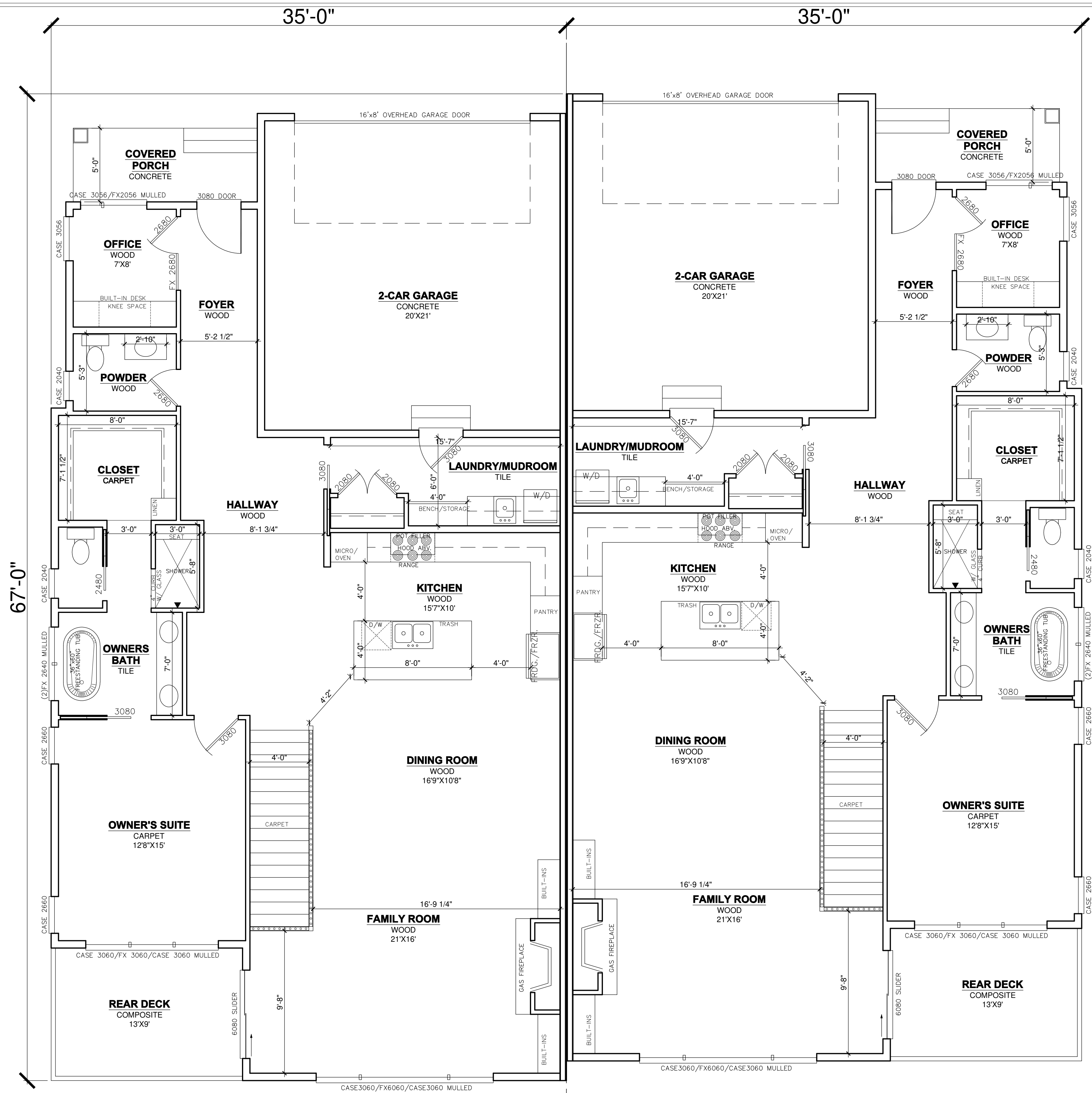
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**1 PROPOSED UNIT FIRST FLOOR PLAN**  
1640 FINISHED SQUARE FEET PER UNIT / 444 GARAGE SQUARE FEET PER UNIT/ 2263 TOTAL FOOTPRINT (PER UNIT)

3280 FINISHED SQUARE FEET / 888 GARAGE SQUARE FEET / 4526 TOTAL FOOTPRINT

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		ADOR HOMES - TWINHOMES				2-22-23	L A8 D	FIRST FLOOR PLAN
		LOCATION: SMITHTOWN TOWNHOMES						SCALED PRINT @ 24X36



Turning Performance Analysis

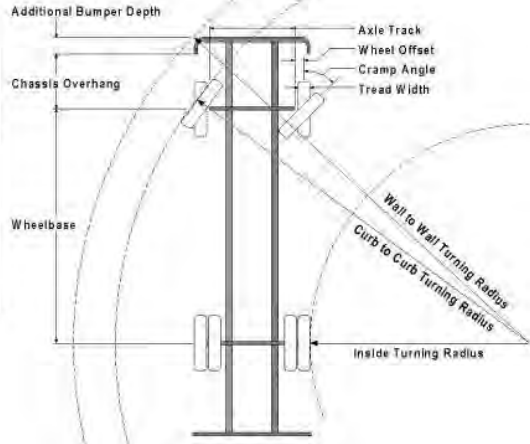
04/23/2019

Bid Number: 760  
Department: Excelsior Fire District

Chassis: Enforcer Chassis, Aerials, Single Axle, Ascendant  
Body: Aerial, HD Ladder 107' ASL Single, Quint, Alum Body

Parameters:	
*Inside Cramp Angle:	50"
Axle Track:	81.92 in.
Wheel Offset:	4.68 in.
Tread Width:	16.3 in.
Chassis Overhang:	65.95 in.
Additional Bumper Depth:	22 in.
Front Overhang:	92.5 in.
Wheelbase:	233.5 in.

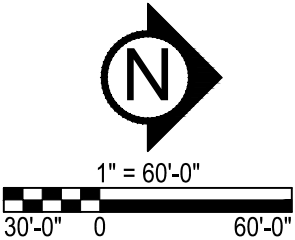
Calculated Turning Radii:	
Inside Turn:	15 ft. 4 in.
Curb to curb:	31 ft. 3 in.
Wall to wall:	36 ft. 4 in.



Category	Option	Description
Axle, Front, Custom	0637883	Axle, Front, Dana, D-2200F, 22,800 lb, Enforcer, (425 Tires)
Wheels, Front	0019611	Wheels, Front, Alcoa, 22.50" x 12.25", Aluminum, Hub Pilot
Tires, Front	0594821	Tires, Front, Goodyear, G296 MSA, 425/65R22.50, 20 ply
Bumpers	0012246	Bumper, 22" Extended, Saber FR/Enforcer
Aerial Devices	0614515	Aerial, 107' ASL, Single Axle, 750# Tip Load

CITY OF TONKA BAY

CITY OF SHOREWOOD



5000 GLENWOOD AVE  
GOLDEN VALLEY, MN 55422  
Office: 612.615.0060  
www.CivilSiteGroup.com

Smithtown

Fire Truck Turn Exhibit

Shorewood / Tonka Bay, Minnesota

Project Number:	22227	Revision Number:	.
Issue Date:	3.08.2023	Revision Date:	.

EX1



## Subject: 24320 & 24520 Smithtown Henn Co Comments



**KC Atkins** <KC.Atkins@hennepin.us>

Tue, Feb

to Marie Darling, ljohnson@wsbeng.com, Transportation.Plats, Dan Patterson, Eric M Drager, Michael D Olmstead, Marc Nevinski, andrew.budde@bolton-menk.com, Matt Bauman

You are viewing an attached message. TSM Capital LLC Mail can't verify the authenticity of attached messages.

Good morning all,

Thank you for connecting with county staff regarding the redevelopment of 34320 & 24520 Smithtown Road. Below are county staff's preliminary comments on the developr

1. County staff support removal of the retaining wall and moving it to private property and ownership. There is an existing retaining wall easement that will likely require : board action to vacate. We have started conversations internally to get this process moving forward. We will provide you with a contact once we have one.
2. County staff supports t-ing the private driveway with CSAH 19 as shown in the concept plans
3. County staff supports the reconstruction of the existing sidewalks and curb ramps to be directional. Please ensure these ramps are ADA compliant
4. County staff requests the developer provide dimensions from back of sidewalk to right-of-way and property/filtration basin to better determine whether a trail and/or dr utility easement will be requested along these properties.

Please let us know if you have any questions.

Thank you,  
KC

KC Atkins, P.E.  
Senior Professional Engineer | she/her/hers  
Public Works – Transportation Planning

Hennepin County Public Works | 1600 Prairie Drive | Medina, MN 55340  
Office: 612-596-0354  
[KC.Atkins@hennepin.us](mailto:KC.Atkins@hennepin.us) | [hennepin.us](http://hennepin.us)

**Disclaimer:** If you are not the intended recipient of this message, please immediately notify the sender of the transmission error and then promptly permanently delete this m from your computer system.

February 1, 2023

Attn: Marie Darling, TSML Properties, LLC:

**RE: Pre-Application Comments for 24250 Smithtown Road, Shorewood, MN**

Dear Ms. Darling,

Thank you for your early coordination with the Minnehaha Creek Watershed District (MCWD or District) for the 24250 Smithtown Road, Shorewood, MN (Project). District staff appreciates your early coordination as it ensures a mutual clarity of project scope, regulatory requirements, and opportunities for collaboration.

#### **Project Understanding**

This project will entail construction of a new multifamily residential development with 12 units. The project will take place on 2 parcels, one in Shorewood and one in Tonka bay, for a total of 2.58 acres. The MCWD has rule authority in both cities.

#### **MCWD Permitting Process**

To ensure a streamlined permitting process, while preserving the potential to identify opportunities for collaboration, the District outlines regulatory requirements for projects during the pre-application phase. Accordingly, our current understanding of the Project and its interaction with the District's natural resource regulations are outlined below for your Project. Following review of this letter, at your discretion, we recommend check-ins to review the Project proposal, and to clarify any point of ambiguity, before submitting a formal application for review. At that time, we can address any remaining questions regarding the formal application process, milestones, and estimated timeline.

**We also request that concept plans and drawings be submitted via email, when available. This will allow MCWD to continue assessing the project for any potential opportunities or risks.**

*We collaborate with public and private partners to protect and improve land and water for current and future generations.*





Below are the current MCWD Rules that may be triggered based on our current understanding of the Project scope. The District is currently in the process of revising its rules with the intention of implementing new rules by Q2, 2023. If application materials are received after new rules are implemented, this letter may no longer be applicable.

#### *Erosion Control Rule*

The Erosion Control Rule is triggered when a project proposes 5,000 square feet or more of land disturbance, or 50 cubic yards or more of excavation/fill on a property. The Project, as currently proposed will meet those thresholds and will trigger this rule. This rule will require that an erosion and sediment control plan be submitted to the District for review and approval.

#### *Stormwater Management Rule*

The development or redevelopment of a multi-unit residential project that creates new or replaces existing hardcover is subject to the District's Stormwater management rule. This project appears to propose an increase in impervious surface, disturbing more than 40% of the site, so phosphorous, rate, and volume control will be required for the entire sites impervious surface.

#### *Floodplain Alteration Rule*

The District's floodplain alteration rule is triggered if land is disturbed at or below the 100 year flood elevation of the waterbody. This project does not appear that it will disturb land below that elevation, so this rule will likely not be triggered.

#### *Waterbody Crossings & Structures Rule*

The Waterbody Crossings & Structures rule is triggered by installation of a bridge, boardwalk, or associated structure in contact with the bed or bank of any waterbody (either by the pilings of the boardwalk in contact with the lakebed AND/OR by the boardwalk connection to existing/future trail at the bank of the lake). This project will not trigger this rule.

#### *Shoreline & Streambank Stabilization Rule*

The Shoreline & Streambank Stabilization rule is triggered by any project that alters the shoreline, this includes riprap, biological stabilization, bioengineering, retaining walls, sheet piling, and boat ramps. This rule is not applicable to this project.

#### *Wetland Protection Rule*

The Wetland Protection Rule is triggered for any proposed impact to a wetland and the buffer provisions of the rule are triggered whenever the Stormwater Management and Waterbody & Crossings Structures rules are triggered. Based on District staff's current understanding of the Project, the buffer provision will not be triggered.

#### *Other Considerations*

- The project will take place on 2 parcels in separate cities. Are all parties in coordination on regulation?

*We collaborate with public and private partners to protect and improve land and water for current and future generations.*



**MCWD Application Submittal:** MCWD has an online permitting portal for applicants to apply for, track, modify, and pay for permit all in one location. Again, the District recommends a formal pre-application meeting to prior to submittal. Once an MCWD permit application is received, staff have 15 business days to deem the application complete or incomplete. In the event that the application is deemed incomplete, the timeline would commence upon a resubmittal. Once the application is deemed complete, a 14-day public notice will be sent out to property owners within 600 feet of the project site. During this time period, residents have the option to contact staff and/or request that the permit application be considered by the Board of Managers. In the event that a Board consideration is requested, the permit application would be scheduled for the next available meeting. The Board of Managers typically meet on the 2nd & 4th Thursday monthly. If there are no comments received, once the public notice period ends, a Letter of Conditional Approval will be sent outlining the required administrative items. Administrative items typically include, but are not limited to reimbursement of fees, submission of financial assurance, and submission of a recorded declaration for stormwater facilities and wetland buffers.

**Regulatory and Opportunity Coordination**

As the Project moves forward, I will be your main point of contact. I am available discuss with you and your consultant your Project timeline and how to streamline with MCWD's permit permitting process. The District appreciates the opportunity to coordinate in the early stages of the Project. In addition, to providing the District's preliminary assessment of potential rule triggers and the respective application process, the District would like to continue in parallel its conversations regarding potential partnership opportunities. At this time and based on our current understanding of the Project, staff would appreciate continuing our on-going discussions to explore coordination and/or partnership opportunities as the Project continues to move forward in planning and design.

Thank you for your on-going coordination and please reach out if you have any questions regarding MCWD's rules and permit process as it applies to your Project. In addition, we look forward to also coordinate with the RES Staff, Civitas, and the City to determine if there are additional opportunities in parallel with your Project.

Sincerely,

Trey Jonas  
Permitting Technician, MCWD

*We collaborate with public and private partners to protect and improve land and water for current and future generations.*



## **Tonka Bay Project Narrative**

Project Name – TBD by marketing/real estate professionals

Applicant – TSML Properties, LLC

Address – 24320 Smithtown Road, Tonka Bay, MN

### **Project Outline**

TSML Properties, LLC is looking to develop 24320 Smithtown Road, Tonka Bay, MN alongside 24250 Smithtown Road, Shorewood, MN. These two properties make up 2.58 acres known as the gross site area and 1.12 acres of Tonka Bay gross site area. The current zoning is C-2 General Commercial and is being utilized as the Truffle Hill Chocolate Shop. The 2040 Land Use Guide has the property zoned as mixed use proposing planned unit development (PUD) land use and we are applying for a Comprehensive Plan Amendment to Multi-Family. Based on comments from the city we would request PUD Concept approval and to rezone the underlying property to R-3 Medium Density.

- The plan requires the current structure at 24320 Smithtown Road to be demolished.
- We plan to conserve as many trees as possible on the west side for privacy with plans to plant additional trees (see landscape plans).
- The entry from Smithtown Road into the private drive is proposed to be adjusted to 90° degrees which creates an optimal and safer traffic layout compared to existing layout.
- The filtration basin is within the easement of Hennepin County which we have had positive discussions with. The reason we located the infiltration basin in the location we had shown is because it is at the low point of the site and adjacent to the only storm sewer we can connect to. Our plan is to completely remove the existing retaining wall and lower grades along that area in order to install the Stormwater basin. In the end there will be no wall along the county road, lower grades and better visibility.
- Each unit shall offer parking for two (2) cars in the garage, and two (2) cars in the driveway. We have proposed seven (7) additional parking at the start of the project to ensure future homeowners have adequate space.

Our concept plans have gone through several iterations after discussions with Tonka Bay, Shorewood, and Hennepin County. The project is proposed to have eleven (11) units in six (6) structures. The pads are approximately 35' x 67'. We plan to offer association maintained units with the idea of "one level living".

We understand that our proposed project does not meet all code in the R-3 Medium Density so we are asking for PUD flexibility on the following items.

- Side yard setbacks: We are proposing a 6' side setback and 8' is required per code. 6' is common in a twin/townhome type development.
- Lot Area per unit: We are proposing 9,148 sf per unit (0.84Ac. / 4 units) and the code requires 8,000 sf required.
- Front Yard setback: We are proposing a 25' front setback to the private drive. Code requires 30' front setback from public ROW. On a private street, 25' front setback is common in a twin/townhome development.

**3. Explain how the project is in harmony and consistent with the general purposes and intent of the comprehensive plan and the zoning ordinance**

The key plan features in the 2040 Comprehensive Plan includes selective new development near county road 19 and north of Smithtown Road. The proposed project aims to remain harmonious with as many areas possible within the comprehensive plan. It will address the issues and needs of residential chapter of comprehensive plan through smooth redevelopment on an older lot due to a closing business that was operating in a converted residential building. The resulting redevelopment will bring improvements and additions of new and existing streets and utilities. All of which being examples for areas of the infrastructure improvement comprehensive plan goal. Furthermore, the proposed project will increase the housing supply of townhouses/multi-family that will bring in long term net increase of tax revenue and provide a more affordable product in the local real estate market given the statistical land values and new construction home values in the area.

**4. Explain how the proposed project will not adversely affect the health, safety, or general welfare of the neighborhood**

The proposed redevelopment aims to provide a greater highest and best use of the existing usable land that complements the existing single-family zoning of the eastern adjacent parcel. With the development and redevelopment that has occurred on all sides of the subject property, the proposed project aims to create exceptional quality additional housing that the comprehensive plan shows are needed. The proposed project seeks maintain the health, safety, and general welfare of the neighborhood through maximizing the utilization of the usable land generating a net increase of surrounding land values, surrounding building values, and city population all of which performed in a way that will not create potential issues of higher vehicle traffic and or pedestrian traffic that may otherwise occur if the redevelopment resulted in a larger commercial use building per the existing zoning.

We are extremely excited to work with the city of Tonka Bay to ensure this development brings years of prosperity to the city!