

A G E N D A

CALL TO ORDER

ROLL CALL / (LIAISON) SCHEDULE

GORHAM () _____
EGGENBERGER (AUG) _____
HUSKINS (JULY) _____
HOLKER () _____
JOHNSON () _____
COUNCIL LIAISON MADDY (JAN-JUNE)
COUNCIL LIAISON CALLIES (JULY-DEC)

1. APPROVAL OF AGENDA

2. APPROVAL OF MINUTES

- ♦ June 6, 2023

3. MATTERS FROM THE FLOOR

(This portion of the meeting allows members of the public the opportunity to bring up items that are not on the agenda. Each speaker has a maximum of three minutes to present their topic. Multiple speakers may not bring up the same points. No decisions would be made on the topic at the meeting except that the item may be referred to staff for more information or the City Council.)

4. PUBLIC HEARINGS

- A. PUD Development Stage and Preliminary Plat (Lake Park Villas)
Location: 24250 Smithtown Road.
Applicant: TSML Properties LLC.

5. Other BUSINESS

- A. Liaisons for September 25, October 23, and November 27

6. REPORTS

- A) Council Meeting Report
B) Draft Next Meeting Agenda
C) Update sign code amendments

7. ADJOURNMENT

MINUTES

CALL TO ORDER

Chair Gorham called the meeting to order at 7:00 P.M.

ROLL CALL

Present: Chair Gorham; Commissioners Eggenberger, Huskins, and Holker; Planning Director Darling; and Council Liaison Maddy

Absent: Commissioner Johnson

1. APPROVAL OF AGENDA

Huskins moved, Holker seconded, approving the agenda for June 6, 2023, as presented. Motion passed 4/0.

2. APPROVAL OF MINUTES

- **May 2, 2023**

Commissioner Holker noted a small change needed on page 2 under Review C, where it should state “may be amended from time to time”.

Holker moved, Huskins seconded, approving the Planning Commission Meeting Minutes of May 2, 2023, as amended. Motion passed 4/0.

3. MATTERS FROM THE FLOOR – NONE

4. PUBLIC HEARINGS - NONE

5. OTHER BUSINESS

- A. Variance to Setback from Side yard Abutting a Public Street
Location: 4805 Rustic Way
Applicants: John and Amanda Lhotka

Planning Director Darling gave an overview of the request for a variance to the setback for a side yard abutting a public street at 4805 Rustic Way. She explained that the applicants would like to expand their home by constructing an addition on the west side to provide a 3-stall garage, including a storage area and a bonus room upstairs. She stated that their request requires about a 9 foot variance. She noted that the on street parking in this area is very constrained so the hope is that the 3-stall garage would provide adequate parking for the family and allow for guest parking outside the garage area. She stated that it was inaccurately noted in the staff report that this property was riparian and clarified that it is not. She gave a brief overview of the analysis of the variance request and explained that staff is proposing that

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they reduce the amount of the variance request for storage area from about 9 feet to about 4 feet. Staff recommends approval of the variance request subject to the condition that they reduce the request to about 4 feet and acquire all necessary permits.

Commissioner Huskins asked about the neighboring properties that have less than code requirements for setback. He asked if those properties were considered legally non-conforming.

Planning Director Darling stated that she believed that most of them are legally non-conforming. She noted that one of them was constructed in the last 10-15 years and believes that they probably had a variance in order to construct.

Commissioner Huskins asked if the other setbacks on the property conformed to code.

Planning Director Darling stated that the other setbacks are conforming.

Commissioner Huskins stated that the application is for more than just a 3-car garage and asked what the practical difficulties are that the Commission should be paying attention to.

Planning Director Darling stated that when she looks at the application, the mud room that they are proposing meets required setbacks so she did not include any practical difficulties on that item. She stated that the only portion of the application where they need a variance is the portion outlined in the report and is primarily for the storage room and a bit of the garage space and upper level.

Chair Gorham reviewed the recommendation presented by staff for the change in the variance.

Commissioner Eggenberger asked which version of the proposed plan had been circulated to the neighbors.

Planning Director Darling stated that it was the original plan and noted that the new updated plans were just received by the City earlier today.

John Lhotka, 4805 Rustic Way, stated that they moved here in 2018 and love the neighborhood and the home. He stated that they have just had ongoing challenges when it comes to the space that they have, in particular, the garage area and explained some of the reasons why they had asked for the additional area for storage. He stated that he does not like this latest revised design because of the loss of the storage area that they had wanted. He stated that staff had mentioned that they may be able to put their stuff in a shed, but because of the lot he is not sure where they could put a shed, because the only real buildable area on the lot is where they are proposing the garage. He stated that both he and his wife work from home and noted that he has been working from his son's room and the plans are for the upstairs space to be used for office space as well we extra storage for their home. He reiterated that he would prefer the original proposal rather than the alternative with the smaller amount of storage space available.

Commissioner Huskins stated that in the drawings there are proposed decks and asked if there were currently decks.

Mr. Lhotka stated that currently there is a deck off the back that they will lose and the front deck will be replaced in essentially the same location, but with different materials. He stated

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that they have spoken with basically all of their neighbors who are all in support of their request. He noted that he believed that many of them had submitted letters to the City.

Tommy Everson, Everson Architects, Edina, reviewed the survey information that showed the buildable area of the lot, the footprint of the house, the proposed addition, and the setbacks. He stated that they could not find a similar situation in the City where the home on a peninsula with essentially 3 front yard setbacks. He stated that the lot is also irregularly shaped which makes much of it unbuildable. He stated that the solution proposed by City staff solves the parking issue, but does not solve the storage issue. He stated that Mr. Lhotka does not want to build a garage just for 3 cars and nothing else, so what staff has proposed is not practical.

Commissioner Holker stated that he mentioned a few times that with the alternative plan that they would remain short on storage space, but there would be an extra stall.

Mr. Everson stated that was true, but there is no street parking and the driveway is not conducive to parking and noted that the home is essentially a rambler with a lookout basement.

Mr. Lhotka noted that the home is not even 3,000 square feet and noted that it may look larger than that because they have tall ceilings and a high/steep roofline. He noted that he feels that they have tried to do everything they can to minimize the impact and feels that their original plan did that but also provided the storage they need.

Commissioner Eggenberger stated that he did not have a problem with the original plan as presented. He stated that he does not think the additional storage space changes site lines. He stated that the neighbors have all seen the original plan and were in favor of it. He would suggest that the Commission recommend approval of the original plan without the staff recommendation to reduce the size of the variance request.

Chair Gorham asked about his thoughts on the minimum to alleviate the difficulty.

Commissioner Eggenberger stated that he feels their original proposal to have storage space just makes sense. He stated that if he were a neighbor, he would rather have things in the storage space than just sitting out. He noted that to him, it is a common sense kind of situation and not that big of a deal.

Commissioner Huskins stated that he agreed and noted that many of the other homes in the area do not conform with the setbacks for the zoning in the area. He stated that he had been persuaded by the applicants description of what their true needs are. He stated that given the character of the neighborhood and the support of the neighbors, he would be comfortable recommending approval of the original proposed plans without the changes recommended by staff.

Commissioner Eggenberger noted that one of the overriding factors for him was that this property essentially has 3 front yards.

Commissioner Holker stated that she is a bit on the fence because while a 3-car garage is great, many people live without them.

Chair Gorham stated that one of the things that resonated with him was not being able to locate a shed on the property. He stated that the site is awkward and there are three front

setbacks. He stated that the applicant appears to be trying to do the minimum, and he believes that there is enough practical difficulty present for him to vote for approval.

Commissioner Holker stated that she was fine approving this request but questioned when the Commission would 'put their stake in the ground' and say this is the code.

Chair Gorham stated that he wanted to make sure that there was a unique-enough situation here in order to justify granting this request.

Eggenberger moved, Huskins seconded, to recommend approval of the variance to setback from side yard abutting a public street located at 4805 Rustic Way for John and Amanda Lhotka, as originally proposed by the applicant, with the conditions as proposed by staff without the reduction in the variance request suggested by staff. Motion passed 4/0.

Planning Director Darling noted that this would come before the Council on June 26, 2023.

6. REPORTS

A. Council Meeting Report

Council Liaison Maddy gave an overview of the discussion and action taken at recent Council meetings. He noted that Councilmember Callies would be the liaison to the Commission for the remainder of the year.

B. Draft Next Meeting Agenda

Planning Director Darling stated that there are currently two incomplete applications in process. She noted that Councilmember Patrick Johnson has resigned which leaves an opening on the Council. She suggested that any interested Commissioners apply on the City's website and noted that the deadline is June 9, 2023.

C. Update Sign Code Amendments

Planning Director Darling noted that she needs a bit more time to take a look at this information before bringing the amendments back to the Commission.

7. ADJOURNMENT

Huskins moved, Holker seconded, adjourning the Planning Commission Meeting of June 6, 2023, at 8:00 P.M. Motion passed 4/0.



Planning Commission Meeting Item

Item
4A

Title/Subject: Lake Park Villas – PUD Development Stage and Preliminary Plat
Meeting Date: July 18, 2023
Prepared by: Marie Darling, Planning Director
Attachments: Applicant’s narrative and plan

APPLICANT: TSML Properties LLC.
LOCATION: 24250 Smithtown Road (and 24320 Smithtown Road, Tonka Bay)
REVIEW DEADLINE: October 5, 2023
COMPREHENSIVE PLAN: Medium Density Residential (6-8 units per acre)
ZONING: R-2A
FILE NO.: 23.05

REQUEST

Earlier this year, the applicant requested and received approval of a PUD concept plan for seven homes on the Shorewood side of the development. This application is for the second phase of the application of the subdivision and includes the PUD development plan and the preliminary plat.

The applicant proposes to subdivide the subject property into seven lots and an outlot for common improvements to allow the construction of seven new single- and two-family dwellings.



This development would impact both a parcel in Shorewood (outlined in blue in the above aerial) as well as a lot in Tonka Bay. The entire affected site is outlined in red. This review is for the portion of the site within Shorewood, although there is mention of improvements on the Tonka Bay side of the development. The applicant has also submitted an application for review to the City of Tonka Bay.

Notice of the application was published in the official newspaper at least 10 days prior to the public hearings (both this public hearing and a second public hearing to be held at the City Council meeting on July 24, 2023). Mailed notice of the two public hearings was sent to all property owners within 750 feet of the subject property.

BACKGROUND

Property Information: The lot was created as part of the Auditors Subdivision No 133 recorded in 1924 and was further subdivided in 1987 to create the subject property and the property that was eventually developed with the public works and public safety buildings. The existing home was built in 1936.

There are no wetlands, 100-year floodplain, or shoreland overlay district on the property. The site contains mature trees and is subject to tree preservation.

Neighborhood: The properties to the west are located in the city of Tonka Bay and guided and zoned for commercial uses. The properties to the north and east are zoned R-2A and contain the city's public works facility and the Public Safety building housing both the Excelsior Fire District and the South Lake Minnetonka Police Department. The properties to the south are developed with commercial uses and are zoned C-1.

APPLICANT'S PROPOSAL

The applicant is proposing to subdivide the Shorewood property to create seven lots for three two-family homes (1 dwelling on each lot), one single-family lot, and one lot for common improvements. The common improvements include area for landscaping, the storm water features (the basin is currently shown on the Tonka Bay side of the development and the pipes affect both properties), the private drive servicing all the homes and guest parking (on the Tonka Bay side of the development).

The Shorewood parcel (the subject property) contains 1.43 net acres (62,290 square feet). The applicant's narrative is attached.

The applicant indicates the dwellings would likely be marketed at or above \$1 million dollars each and would include homes with walkout and lookout units. An HOA would be needed to provide maintenance and care of the private drive and the common areas, including a monument sign and shared mailboxes, which will also be provided on the Tonka Bay side of the development. Staff recommend that the HOA documents be submitted prior to approval of the final plat.

The applicant proposes providing two parking spaces in the garage with two on the driveway and six guest parking spaces. Seven guest parking spaces are shown on the plans, but the Tonka Bay codes have a conflict with the location of one parking space and as a result, one space will be removed with the final development plans. The arrangement is consistent with city code.

No street lights are proposed with this development.

ANALYSIS

PUD DEVELOPMENT STAGE PLAN:

The purpose of a PUD development stage application is to depict and outline the proposed implementation of the general concept plan stage by providing more detail of the development.

PUD Flexibility: The applicant's PUD concept plan was approved with flexibility not possible under a standard zoning district. As a reminder, the flexibility allowed five items:

- Providing a development with less than six units to the acre
- Constructing a private street instead of a public street
- Reducing the lot area per unit requirement

- Reducing the setbacks between the private street and the homes, between the units, and from Smithtown Road
- Increasing the impervious surface coverage on the property

Design of the homes/height: The applicant has provided a design that appeals to many empty-nesters but has not proposed an age-restricted development. The main level has the majority of the living area with the lower level providing additional bedrooms and gathering spaces. The design is in keeping with the architectural trends found in Shorewood and the metro area and are consistent with the city’s height restrictions for single- and two-family homes (35 feet).

Setbacks:

The concept plan was approved with the following setbacks:

- Setback to the internal private drive: 25 feet to the garage;
- Setback between structures: 16 feet;
- Setback to north property line: 40 feet;
- Setback to east property line: 45 feet;
- Setback to Smithtown Road right-of-way: 35 feet for structure, 32 feet for deck.
- No dwelling or other structure attached to the principal dwelling may cross a property line.

Additionally, staff would also recommend that the PUD allow window wells and air conditioners to be located between the homes or for units 1 and 7 into the common area no farther than 4 feet from the building.

Grading/Export of Fill. The applicant is proposing to lower the central and southern portions of the site and raise the northern portion to level the site, see exhibit to the right. They anticipate roughly 13,000 cubic yards of material to be removed from the entire development with about 4,500 cubic yards of material that would be exported from the Shorewood side of the development. Although Section 1201.03 Subd. 8 of the zoning regulations require a conditional use permit to export more than 400 cubic yards of material to the site, with a PUD application, review is part of the overall development application.



Staff (including the City Engineer and the Building Official) recommend the following conditions for exporting in the amount of fill proposed:

- The applicant shall submit a soils/geotechnical report from a licensed professional engineer prior to issuance of any permits that indicates the soils are adequate to support the construction of the structures (homes, private streets, public utilities, etc.)

- The applicant shall restore all disturbed portions of the property with slopes no steeper than 3:1.
- Erosion control must be provided and maintained on the site until vegetation is established on the property.
- The applicant shall restore erosion control ground cover within seven days after grading is completed.
- The streets will be swept daily during grading and hauling and as needed or directed for the remainder of the construction process.
- The applicant shall submit a construction management plan to control the negative impacts of the site including the general maintenance like street sweeping as well as dust control.
- The truck route shall be determined with the final plat application, although the likely route would be Smithtown to Hwy 7 via the Oak Street intersection and would be the shortest distance to and from the site.

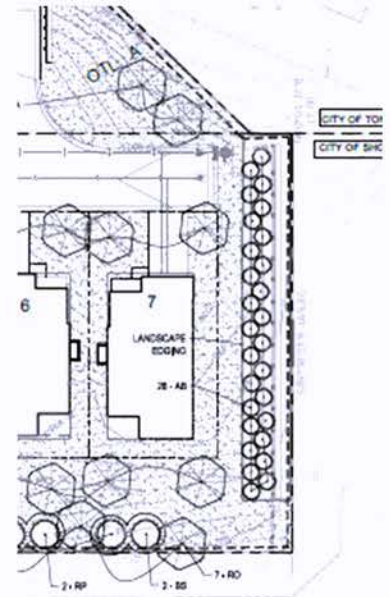
Impervious Surface Coverage/Stormwater Run-Off: The PUD concept plan approved nearly 43 percent impervious surface coverage on the property. The applicant has submitted an exhibit showing the amounts of impervious surface coverage assigned to each lot to keep the development consistent the amount of impervious surface approved and with the infiltration basin design (See exhibit dated July 13, 2023).

The stormwater feature shown on the Tonka Bay side of the development will serve all the homes in the development and both cities (and the watershed) are reviewing the drainage plans to ensure the feature is adequately sized and meets the requirements. The preliminary design is consistent with the intent of the regulations, but they would need to provide final design and full specifications of the feature with the final plat and PUD final plan. The feature is currently within a Hennepin County easement and the applicant has proposed to vacate that easement with Hennepin County. Design details are required to be submitted with the development and final stage PUD applications and are included in the engineer's memo.

Staff would require a maintenance agreement for the infiltration basin and storm sewer pipes, assigning the responsibility to the HOA for cleaning and maintaining the storm water system proposed.

Tree Preservation/Landscaping: The site has a substantial number of significant trees on the property, including eight on the Shorewood property that are 20 caliper inches or greater, which are primarily in the center of the site. All the trees on the Shorewood parcel would be removed to regrade the site and build new homes. Trees removed would be required to be replaced as shown in the city's Tree Preservation policy and the applicant's plan indicates 122 trees would be replanted on the site, which is greater than what would be required. The applicant proposes the extra trees to help provide the necessary landscaped buffer the new residents from traffic at the public works facility, the public safety building and Smithtown Road.

Staff suggested that the applicant swap the location of the trees and fence on the north side of the property so that the new residents would receive more benefit from the tree row and the applicant has complied with this request and on the grading plan (see the exhibit to the right and the attached grading plan) shows the retaining wall and the fence in close proximity. (The City's chainlink security fence will remain in place.)



Fences in Shorewood are not permitted to exceed six feet in height and when located within five feet of a retaining wall, the height would be measured from the bottom of the retaining wall. The applicant has proposed a fence eight feet in height in order to provide enhanced screening from the adjacent city's property with all the associated activity and the homes until the landscaping has matured. City code section 1201.03 Subd. 2. F. (11) allows fences that vary in construction, height or length in any district by conditional use permit. Similar to the export of material, the City may review the full privacy/eight-foot height as part of the overall development application. Staff recommend approval of the eight-foot privacy fence with the condition that the applicant acquire a building permit and provide a design consistent with the requirements of the building code for wind and snow loads.

Model Home: The applicant proposes to construct and use one unit as a model home. Staff would support the issuance of a model home permit after mass grading has been completed, the public utilities are installed, and one-lift of asphalt is installed.

Staff also recommend conditions be applied to use of the model home, as follows:

- a. The home may be used as a model/sales office until permits are issued for the last structure in the development, at that point the model home must be converted back to a home and any improvements related to the sales office be removed.
- b. One handicapped accessible parking space be provided with a compliant walk-way to the home and a handicapped accessible port-a-potty be provided adjacent of the model home unless handicapped accessible facilities are provided within the unit.
- c. Any lighting for the home shall be limited by the lighting regulations and shall be turned off one hour after the real estate office closes or 8 p.m. whichever occurs first.
- d. Temporary signage for the model is limited to 30 square feet in area, which may be allocated to a maximum of two signs.
- e. No flags (except for one US flag) or pennants shall be installed on the model home property.

PRELIMINARY PLAT:

A preliminary plat is a physical set of plans describing the existing physical characteristics of a parcel of land and illustrating a proposed layout for subdividing the land into lots, blocks, streets and easements for subdividing the land. The purpose of this type of application is to safeguard the best interests of the city and assist developers in harmonizing their interests with those of the city. With a PUD, the plat would implement the development of property based on the approved PUD concept and development plan.

Access: Access to this development would be via a private drive that outlets into the shared drive with the adjacent shopping center in Tonka Bay. The private drive is 26 feet wide as required for a fire lane. The applicant proposes to improve the shared driveway connection to Smithtown Road (County Road 19) by reconstructing the driveway to provide a 90-degree intersection. Prior to recording the final plat, the applicant would need to submit a copy of the agreements that allow the work to be completed and for continued maintenance for the revised driveway. Snow storage is shown in two locations on the Tonka Bay side of the subdivision.

Utilities: The applicant is showing the required watermain and sanitary services conceptually consistent with City requirements and there is adequate capacity/pressure in the Tonka Bay water system to provide water for the development and adequate capacity in the Shorewood sewer system, with a Metropolitan Council main lying directly to the south. A utility agreement with the city of Tonka Bay would be required for this situation and their staff is generally supportive of the plan. However, if no agreement can be reached, the City of Shorewood has a watermain in the vicinity that can be extended to serve the property as well. Detailed comments on the utility plan are included in the engineer's memo. As the utilities will be under a private street. The private street will be within public easements and staff recommend an encroachment agreement so that long-term significant maintenance of the street and utilities may be combined when possible.

Right-of-way dedication/easements: The plat includes dedication of existing land for right-of-way for County Road 19. The area to be dedicated is consistent with the existing easements and no additional right-of-way has been identified.

Park dedication: The Park Commission reviewed the request at their February 14, 2023 meeting and recommended that the park dedication be in the form of fees in lieu of a land dedication. They also recommended that the open space be privately owned and maintained rather than publicly owned and maintained. Park dedication fees for the additional homes will be collected prior to release of the final plat for recording. Current fees are \$6,500 per unit. With credit for the one existing home on the site and based on the current rate, the fee would be \$39,000.

Construction management plan: With each subdivision, the city requires a construction management plan to be submitted to the city to lessen the impacts on surrounding property owners and the adjacent public rights-of-way. The construction management plan must include where the contractors will park, how deliveries will be made, construction materials supported, dust control, prevention/clean-up of dirt tracked into the public street, trash storage and similar on-site issues.

This subdivision is in an area with no parking on the adjacent public street and no parking would be permitted on the City's driveway. Consequently, the applicant would need to submit information

indicating where the contractors will park on site. As an alternative, if the developer has an arrangement with the shopping center for off-site parking, that would need to be identified in the management plan.

Staff also note that the rock construction entrance into the development is too short to provide adequate protection for tracking material into the street and recommend another 20 feet in length be added.

RECOMMENDATION:

Staff recommend approval of the PUD Development Stage Plans and the Preliminary Plat for Lake Park Villas at 24250 Smithtown Road subject to the following conditions:

- The PUD is limited to single-family and two-family homes as shown on the development plans. The accessory uses shall be as allowed by the R-2B district except that the following shall not be permitted:
 - Storage or parking of recreational vehicles or equipment outside the garage
 - Any garage that does not include at least space for one passenger vehicle (not including commercial or recreational vehicles or equipment)
 - Renting garage space to nonresidents of the property
 - Noncommercial greenhouses and conservatories and other accessory structures like storage sheds
- The setbacks and dimensional requirements for the development would be as follows:
 - Setback to the internal private drive: 25 feet to the garage
 - Setback between structures: 16 feet
 - Setback to north property line: 40 feet
 - Setback to east property line: 45 feet
 - Setback to Smithtown Road right-of-way: 35 feet for structure, 32 feet for deck
 - No dwelling or other structure attached to the principal dwelling may cross a property line
 - Air conditioners and egress windows may encroach no greater than four feet into the required setbacks
 - The height of all homes may not exceed 35 feet
- The lot areas and width shall be as shown and approved on the final plat
- The development shall have one provider of trash and recycling for all properties
- The PUD is approved with the following flexibility:
 - Providing a development with less than six units to the acre
 - Using a private drive for access to the units instead of a public street
 - Lot area of about 8,900 square feet per dwelling where the minimum is 10,000 square feet
 - Impervious surface coverage of about 43 percent where the standard is 33 percent
 - A fence of eight feet in height within 5 feet of a retaining wall (subject to a separate permit)
 - Export of 4,500 cubic yards of material
- The City Council hereby authorizes the staff to work cooperatively with Tonka Bay's staff to draft potential agreements for stormwater maintenance, utility agreements and encroachment agreements for private streets over public utilities. All such agreements shall be reviewed, approved and executed by the Shorewood City Council prior to recording the plat or disturbing the site
- Prior to Council review of the final plat, the applicant shall submit the homeowner association documents for the development which must include disclosures on the maximum impervious surface coverage per lot and language addressing maintenance of the infiltration basin and storm water pipes

as well as all other common elements and the limitation that the garages must maintain at least one parking space for a passenger vehicle not including recreational vehicles or equipment, outdoor storage of personal items and storage sheds.

- Prior to recording the final plat, the applicant shall submit plans and materials consistent with the City Code, engineering memo dated July 13, 2023, city standard engineering specifications and the following:
 - Submit the legal descriptions and exhibits for the maintenance and encroachment agreements.
 - Submit the construction management plan including the final haul route for the material to be exported, the location of the contractor parking, construction material storage, how deliveries would be accomplished, dust control, street sweeping, hours of operation (consistent with Chapter 500 of City Code), and reference the erosion control plan. The city reserves the right to prohibit construction parking on the private drive to ensure adequate access of emergency vehicles.
 - Executed development, encroachment and maintenance agreements, financial guarantees as required by the development agreement, and the final draft of the HOA documents.
 - Payment of fees for local sanitary sewer access, watermain area access, and park dedication in the amounts required at the time of final plat approval.
- Prior to grading or construction, the applicant shall submit:
 - Applicable permits required by other jurisdictions.
 - Install silt and tree preservation fencing and request inspections.
- Prior to the issuance of any building permits:
 - The applicant shall submit a soils/geotechnical report from a licensed professional engineer permits that indicates the soils present on the site and brought in are adequate to support the construction of the buildings and other improvements.
 - The applicant shall submit recorded copies of all documents, such as the plat, development agreement, maintenance agreement, separate easements, HOA documents, etc.
 - The applicant shall show each building permit application consistent with the exhibit submitted July 13, 2023
- The applicant shall restore all disturbed portions of the property with slopes no steeper than 3:1
- The applicant shall restore ground cover within seven days after grading is completed
- The HOA shall be responsible for maintaining any landscaping in the CR 19 right-of-way and for any damage to the public sidewalk during construction.
- The city's chainlink security fence shall remain in place, undisturbed through the construction process.
- The permit for the model home shall not be issued until the water, sewer and storm sewer mains are installed and the curbs and one lift of asphalt is complete. One home may be used as a model/sales office until permits are issued for the last structure in the development. At that point the model home must be converted back to a home and the improvements removed. The model home is further restricted as follows:
 - One handicapped accessible parking space be provided with a compliant walk-way to the home and a handicapped accessible port-a-potty be provided adjacent of the model home unless handicapped accessible facilities are provided within the unit.
 - Any lighting for the home shall be limited by the lighting regulations and shall be turned off one hour after the real estate office closes or 8 p.m. whichever occurs first.
 - Temporary signage for the model is limited to 30 square feet in area, which may be allocated to a maximum of two signs.

- No flags (except for one US flag) or pennants shall be installed on the model home property

The Planning Commission may elect to alter, remove or add to the above recommendations (should they recommend approval of the application).

NEXT STEPS:

If the Planning Commission recommends approval and the City Council approves the request, the next steps for the developer within the City of Shorewood would include:

A rezoning, PUD final plan and final plat
Acquire all other permits from applicable jurisdictions.

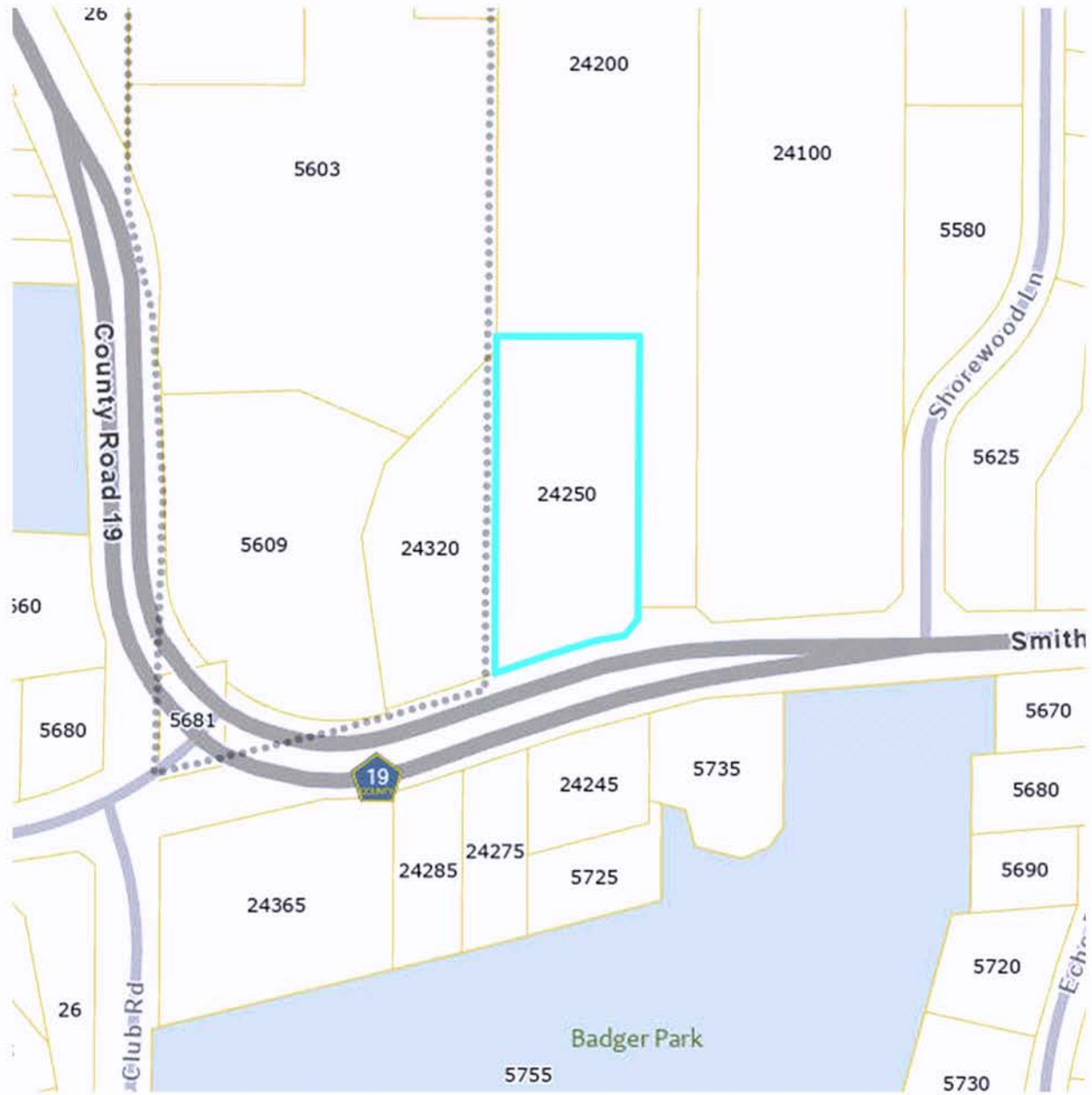
The next steps for the developer within the City of Tonka Bay would include:
Final plat and PUD final plan (staff at Tonka Bay confirmed that they have received an application.)

Additionally, the two cities would need to negotiate a utility agreement between the two cities and would need encroachment agreements to address maintenance of the public utilities below the private street.

ATTACHMENTS:

Location map
Engineer's memo
Exhibit dated 7/13/2023
Applicant's narrative and plans

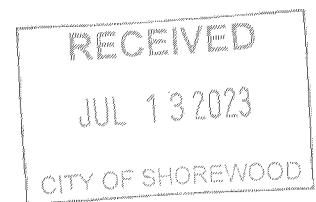
24250 Smithtown Road Location Map

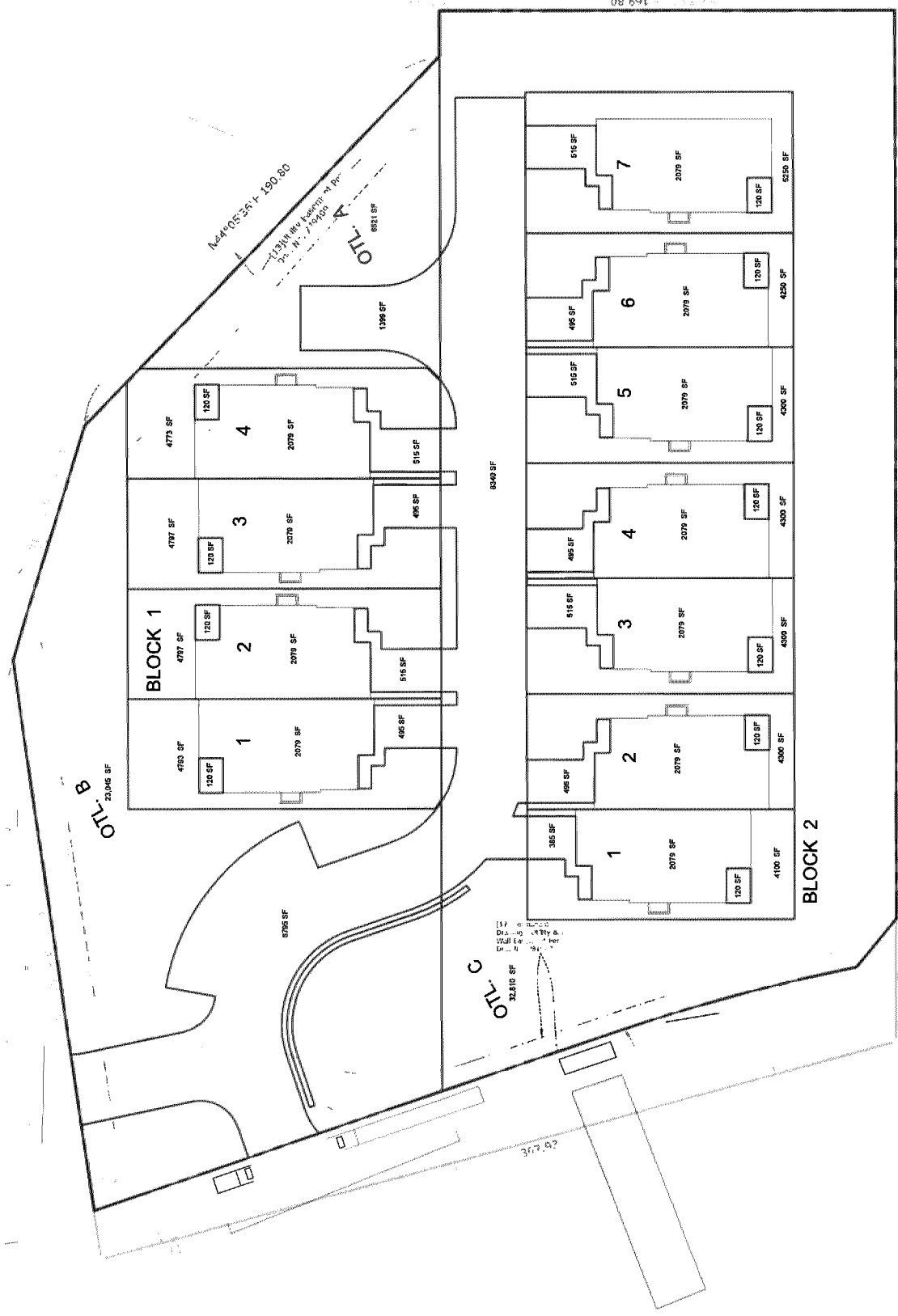


**22227 - Smithtown Subdivision -
Hard Cover Tabulations**

July 13, 2023

	LOT NO.	LOT AREA (SF)	BLDG HC (SF)	LOT PVMT HC (SF)	SF PATIO HC (SF)	TOTAL LOT HC	% LOT HC	
TONKA BAY	BLOCK 1	1	4793	2079	495	120	2694	56.21%
		2	4797	2079	515	120	2714	56.58%
		3	4797	2079	495	120	2694	56.16%
		4	4773	2079	515	120	2714	56.86%
	OTL. A		6521	0	1400	0	1400	21.47%
	OTL. B		23045	0	6795	0	6795	29.49%
TONKA BAY SUB-TOTAL			48726	8316	10215	480	19011	39.02%
SHOREWOOD	BLOCK 2	1	4100	2079	385	120	2584	63.02%
		2	4300	2079	495	120	2694	62.65%
		3	4300	2079	515	120	2714	63.12%
		4	4300	2079	495	120	2694	62.65%
		5	4300	2079	515	120	2714	63.12%
		6	4250	2079	495	120	2694	63.39%
		7	5250	2079	515	120	2714	51.70%
	OTL. C		32810	0	8340	0	8340	25.42%
TONKA BAY SUB-TOTAL			63610	14553	11755	840	27148	42.68%
OVERALL TOTAL			112336	22869	21970	1320	46159	41.09%







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MEMORANDUM

Date: July 13, 2023
To: Marie Darling, Planning Director
From: Matt Bauman, PE
Subject: 24250 Smithtown Road/Lake Park Villas – PUD Preliminary Plat Application
City of Shorewood
Project No.: 0C1.130016

The following documents were submitted for review of compliance with the City of Shorewood's Local Surface Water Management Plan and Engineering Standards:

- Civil Plans revised dated 6/30/2023
- Stormwater Drainage Report dated 5/11/2023
- Geotechnical Report dated 2/1/2023
- Preliminary Plat dated 6/28/2023

This review only included the documents listed above, primarily dealing with grading, utilities and stormwater management.

General

1. Public infrastructure owned by the City of Shorewood shall be constructed in accordance with City Standard Details and Specifications.
2. Confirm construction method and its approval by Hennepin County (including traffic control plan) to connect the sanitary sewer to the metropolitan council manhole in Smithtown Road.
3. Receive approval of plans by Fire Department.

Storm Sewer and SWPPP

4. Insulation shall be provided between watermain and storm sewer if there is less than 3-feet of separation.
5. Regarding Block 2, Lots 1 and 2, the City of Shorewood Stormwater Management Plan requires any new or redevelopment building construction within the City will maintain a minimum building opening elevation three feet (3') above the projected 100-year high water elevation for the area. If this three-foot building opening freeboard requirement is considered a hardship, the standard could be lowered to two feet (2') if the following can be demonstrated:
 - a. That, within the two-foot freeboard area, stormwater storage is available which is equal to or exceeds 50% of the stormwater storage currently available in the basin below the 100-year elevation.
 - b. That a 25% obstruction of the basin outlet over a 24-hour period would not result in more than one-foot (1') of additional bounce in the basin.

- c. An adequate overflow route from the basin is available that will provide assurance that one foot of freeboard will be maintained for the proposed low building opening.

Notes/comments to be addressed prior to construction/during Final Plat:

1. Prior to the start of any construction, permits shall be secured with the following at a minimum:
 - a. Hennepin County utility work in right of way
 - b. Minnehaha Creek Watershed District
 - c. MPCA Construction General Permit
 - d. Minnesota Department of Health
 - e. Metropolitan Council Environmental Services
2. Complete an encroachment agreement for coordination between the development and City(ies) for future roadway and utility repairs.
3. Retaining walls over 4' high shall be designed by a registered professional engineer.
 - a. Ensure adequate fall protection for the retaining walls.
4. Irrigation mains are not allowed in City Right of Way without an encroachment agreement and subject to the approval of the City Engineer.
5. Submit construction cost estimates.
6. Include profiles views of water and sewer mains
7. Recommend to include profile views of the storm sewer runs.
8. Comments SWPPP to be provided during final plat, but will include:
 - a. List person who will oversee implementation once Contractor is selected.
 - b. Provide training documentation for person to conduct inspections.
9. Provide cross section of filtration basin.
10. Verify OCS detail in the plans matches proposed invert and pipe information.
11. The storm sewer and stormwater management features will be owned and maintained by the homeowner's association.
 - a. Owners of private stormwater facilities shall enter into an agreement with the City of Shorewood (and jointly with Tonka Bay) describing responsibility for the long-term operation and maintenance of the stormwater facilities and shall be executed and recorded with the final plat. An operations and maintenance plan for the proposed stormwater system should be included with future submittals.

Shorewood Preliminary Plat and Development Stage PUD Narrative

Project Name – Lake Park Villas

Applicant – TSML Properties, LLC

Address – 24250 Smithtown Road, Shorewood, MN

Project Outline

TSML Properties, LLC is looking to develop 24250 Smithtown Road, Shorewood, MN alongside 24320 Smithtown Road, Tonka Bay, MN into a new twin home community.

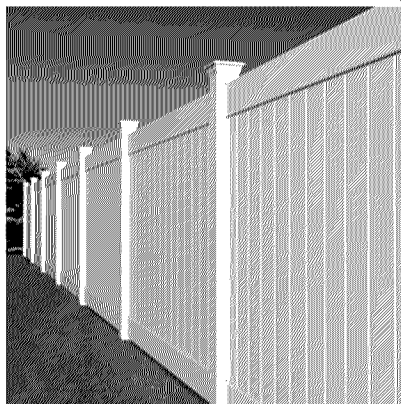
These two properties make up 2.58 acres of gross site area for the overall project with a gross site area of 1.46 acres in Shorewood. The overall net developable area for the project is 2.27 acres, of which 1.43 acres are in Shorewood.

The current zoning of the property is R-2A, Single/ Two-Family Residential District and is currently being utilized as one single family house . The 2040 Comprehensive Plan has the property guided as R-2B, Single/ Two-Family Residential District.

For the project, we are proposing a planned unit development (PUD) with an underlying zoning district for our base development standards of R-2B, Single/ Two family Residential District.

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) twin home units, with seven (7) units within Shorewood. The pads are approximately 35' x 67'. We plan to offer association maintained units with the idea of “one level living”. A few of the highlights of the community are:

- The plan requires the current structure at 24250 Smithtown Road to be demolished.
- We plan to conserve as many trees as possible on the east/north side for privacy with plans to plant additional trees (see landscape plan).
- On the border with public works we plan to install a 8' white vinyl privacy fence and Arborvitae Trees that can grow 20+ ft. tall. All deciduous trees will be 3” caliper in size at time of planting.



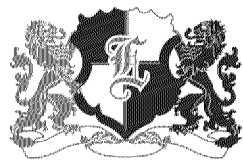
- We also plan to instal a 4' (non engineered) retaining wall that will consist of boulder rocks or concrete blocks
- The entry from Smithtown Road into the private drive is proposed to be reconstructed to 90' degrees which creates an optimal traffic and safety layout compared to the existing layout.
- We proposed to develop our stormwater filtration basin at the low point of the project and adjacent to Smithtown Road. It will discharge into the only existing public storm sewer in the area. The basin will be sized to meet or exceed the city's stormwater requirements. Filtration basin will be planted with native grasses and forbs.
- In preliminary discussions with the county staff, they have been in favor of removing the wall and associated easement. Our plan is to completely remove the existing retaining wall and adjust the grades along Smithtown Road to provide a more natural and appropriate streetscape for the neighborhood .
- Each unit shall offer parking for two (2) cars in the garage, and two (2) cars in the driveway. We have proposed additional parking at the start of the project to ensure the neighborhood will have adequate parking.

For the proposed community, we are requesting PUD flexibility on the following items:

- A reduction of the front setback along the private drive to go from 35' to 25' to the back of the curb. This is a very typical setback for twinhome developments like this and will allow a car to park in the driveway and not hinder the private drive.
- A reduction for the side yard setback between the units from 10' to 8' between units 2/3 and 4/5 and 7.5' between units 6/7. There is adequate space to provide drainage between the units because we have set the high point between the building at the egress wells and directing the stormwater to both the front and rear of the lots..
- Increased impervious surface from 33% to 42.9% on the shorewood side. We will provide a stormwater system that will compensate for the additional impervious.
- We have attached an exhibit below showing the Shorewood export quantity of 4,500 CY (compacted)

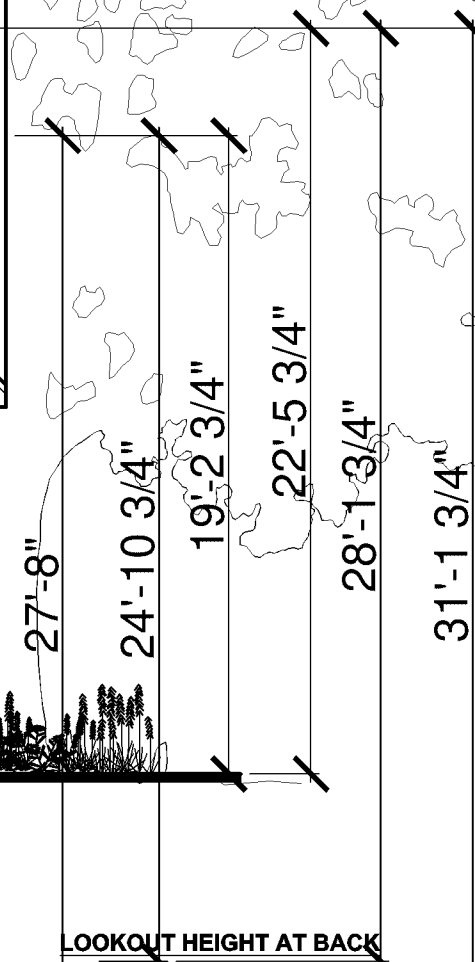
Shorewood earthwork export quantity - 4500 CY (compacted volume)
The total site is 13,000 CY

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



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LOOKOUT HEIGHT AT BACK



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REAR WALKOUT BASEMENT



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REAR WALKOUT/FULL BASEMENT



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REAR WALKOUT/LOOKOUT BASEMENT



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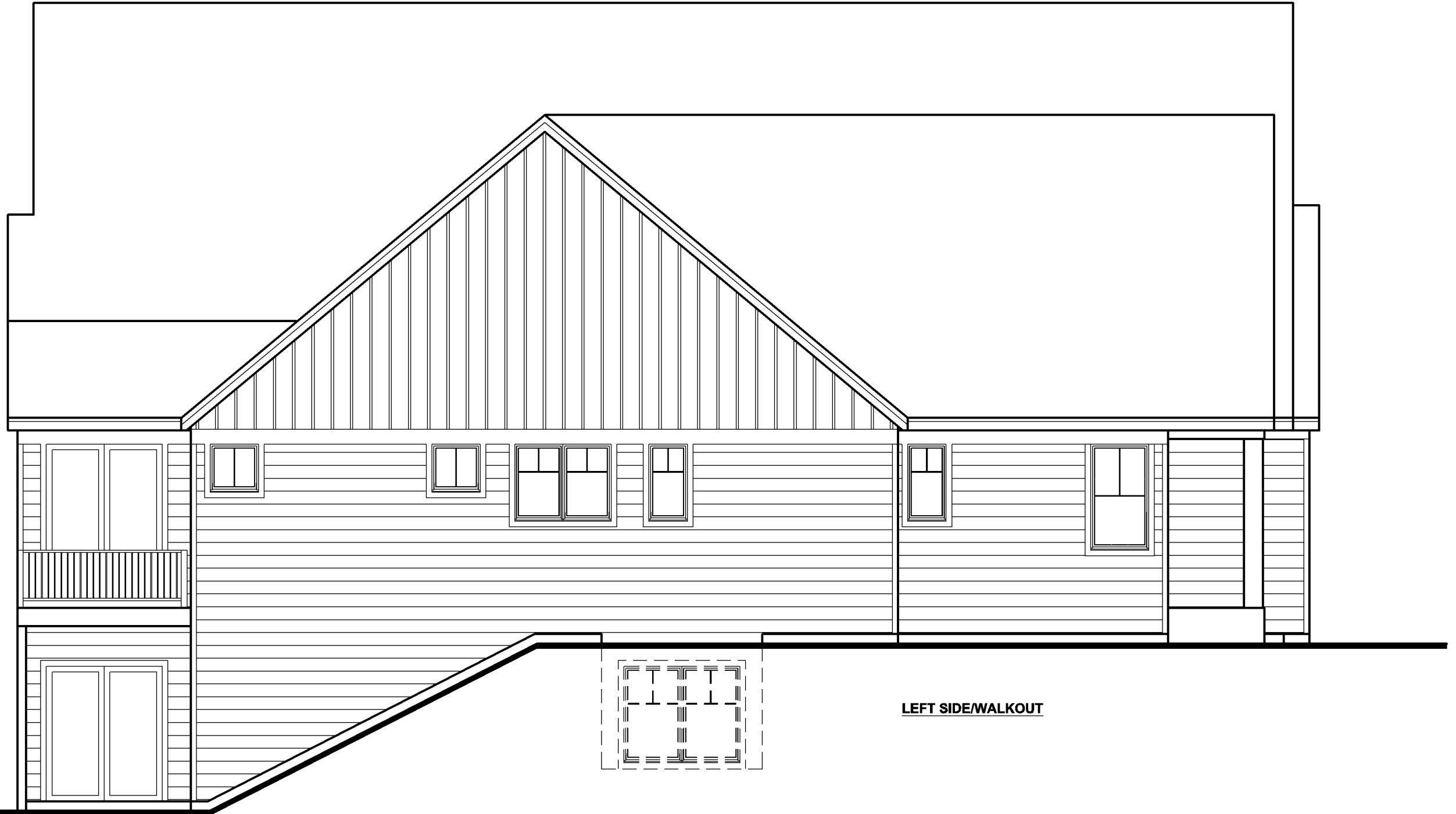


REAR FULL BASEMENT



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LEFT SIDE/LOOKOUT



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LEFT SIDE/FULL BASEMENT



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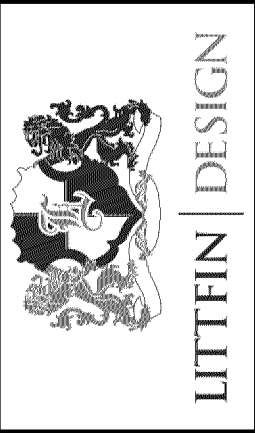
RIGHT SIDE/WALKOUT



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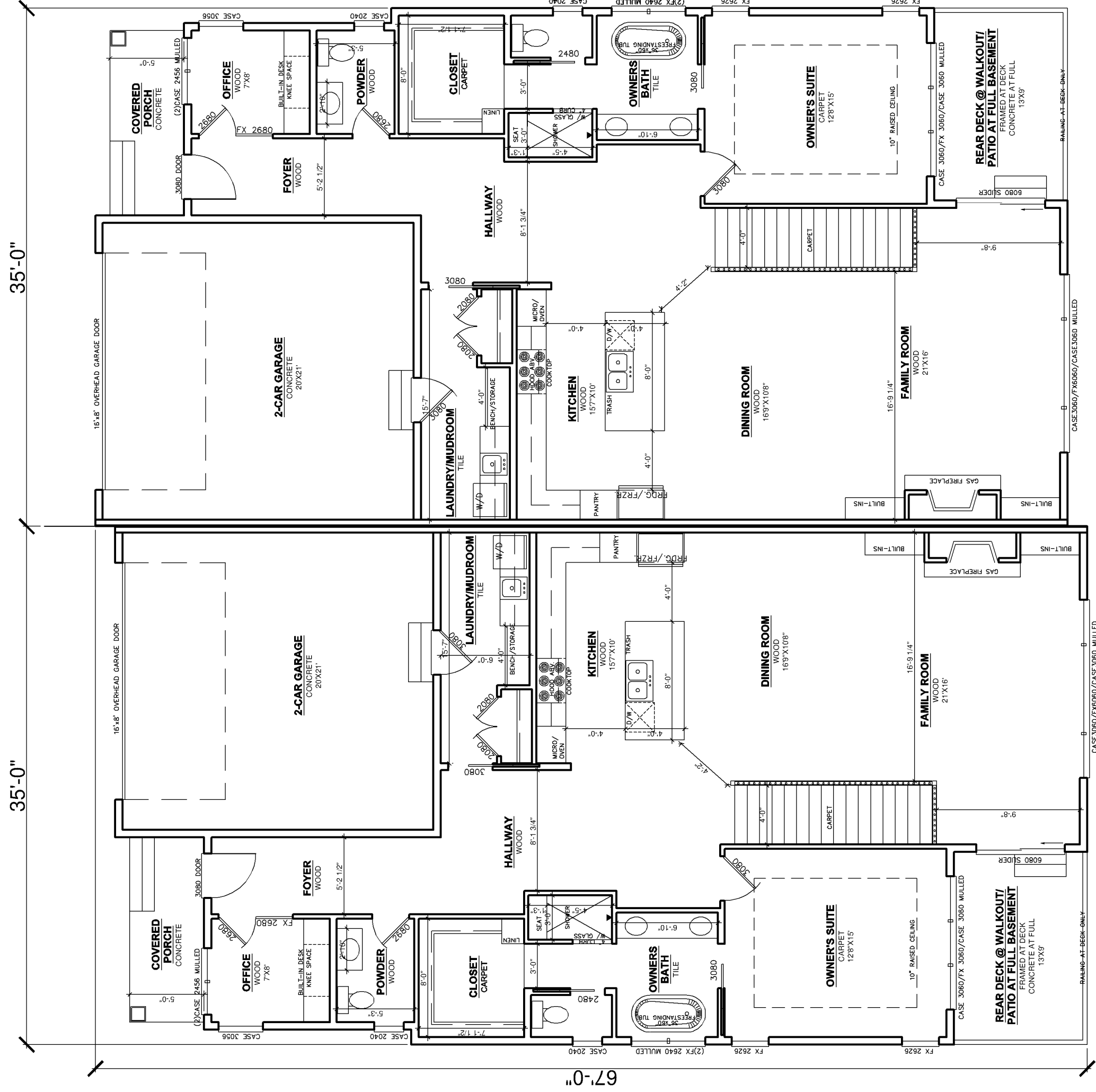


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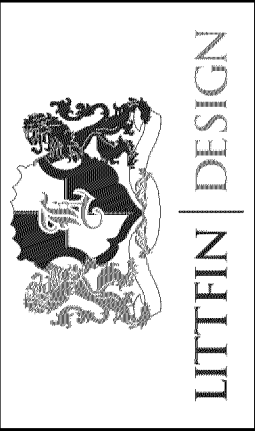


1 PROPOSED UNIT FIRST FLOOR PLAN

1640 FINISHED SQUARE FEET PER UNIT / 444 GARAGE SQUARE FEET PER UNIT / 2263 TOTAL FOOTPRINT (PER UNIT)

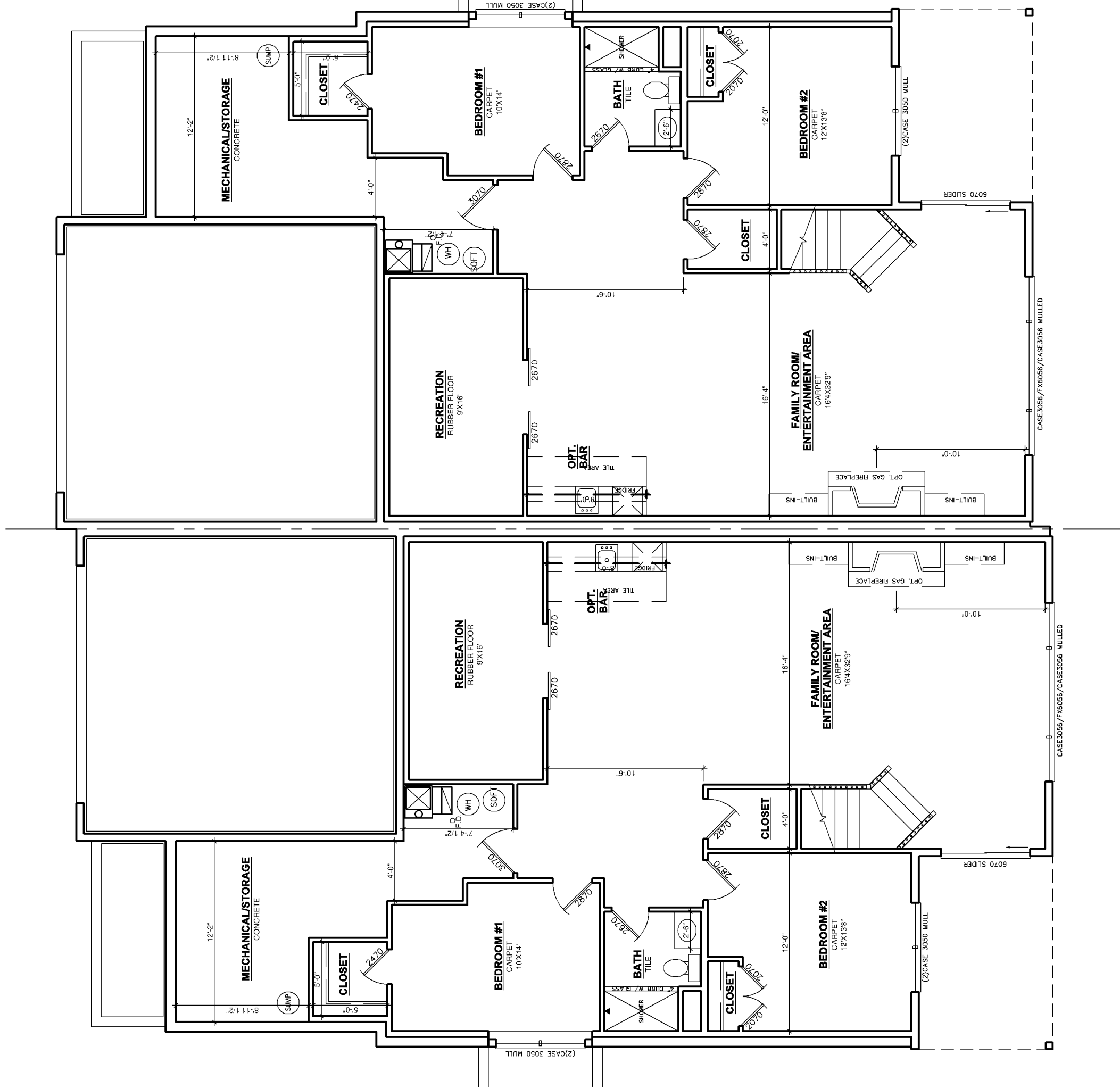
TOTAL FIRST FLOOR CALCULATIONS

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



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2 PROPOSED UNIT BASEMENT PLAN (DOUBLE WALKOUT CONDITION)

1348 FINISHED SQUARE FEET PER UNIT / 200 UNFINISHED SQUARE FEET PER UNIT / 1548 TOTAL SQUARE FEET (PER UNIT)

TOTAL BASEMENT CALCULATIONS

2696 FINISHED SQUARE FEET / 400 UNFINISHED SQUARE FEET / 3096 TOTAL SQUARE FEET



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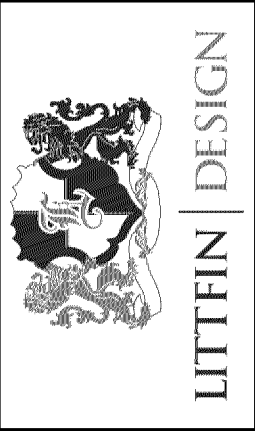
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TOTAL BASEMENT CALCULATIONS

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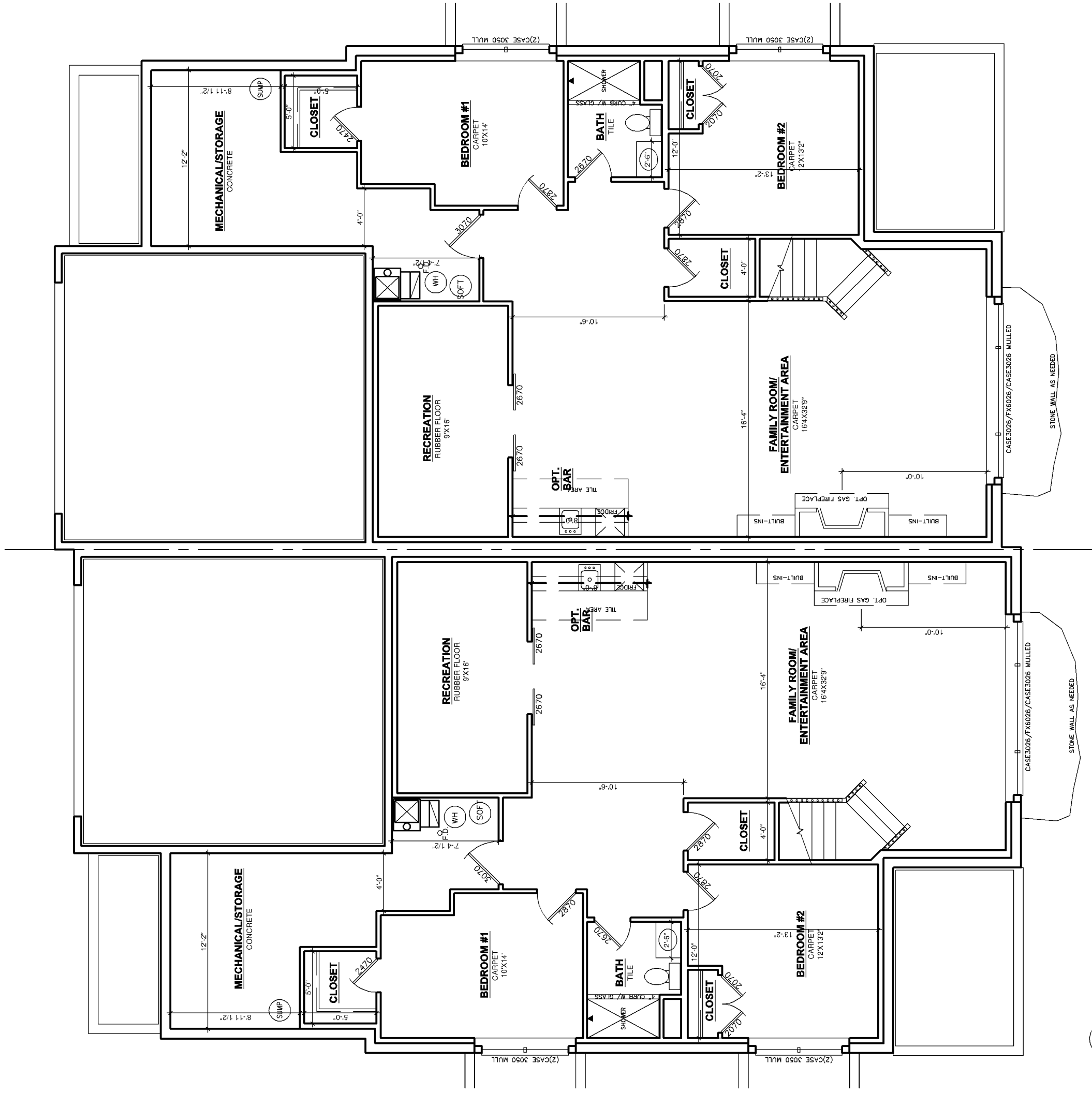


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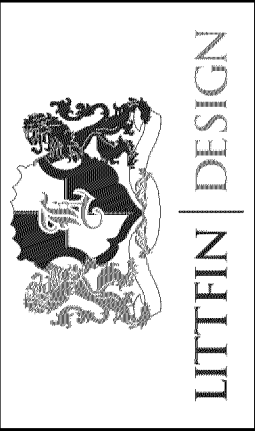


4 PROPOSED UNIT BASEMENT PLAN (DOUBLE FULL CONDITION)

1948 FINISHED SQUARE FEET PER UNIT / 200 UNFINISHED SQUARE FEET PER UNIT / 1948 TOTAL SQUARE FEET (PER UNIT)

TOTAL BASEMENT CALCULATIONS

2896 FINISHED SQUARE FEET / 400 UNFINISHED SQUARE FEET / 3096 TOTAL SQUARE FEET



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3 PROPOSED UNIT BASEMENT PLAN (WALKOUT/LOOKOUT CONDITION)

1948 FINISHED SQUARE FEET PER UNIT / 200 UNFINISHED SQUARE FEET PER UNIT / 1548 TOTAL SQUARE FEET (PER UNIT)

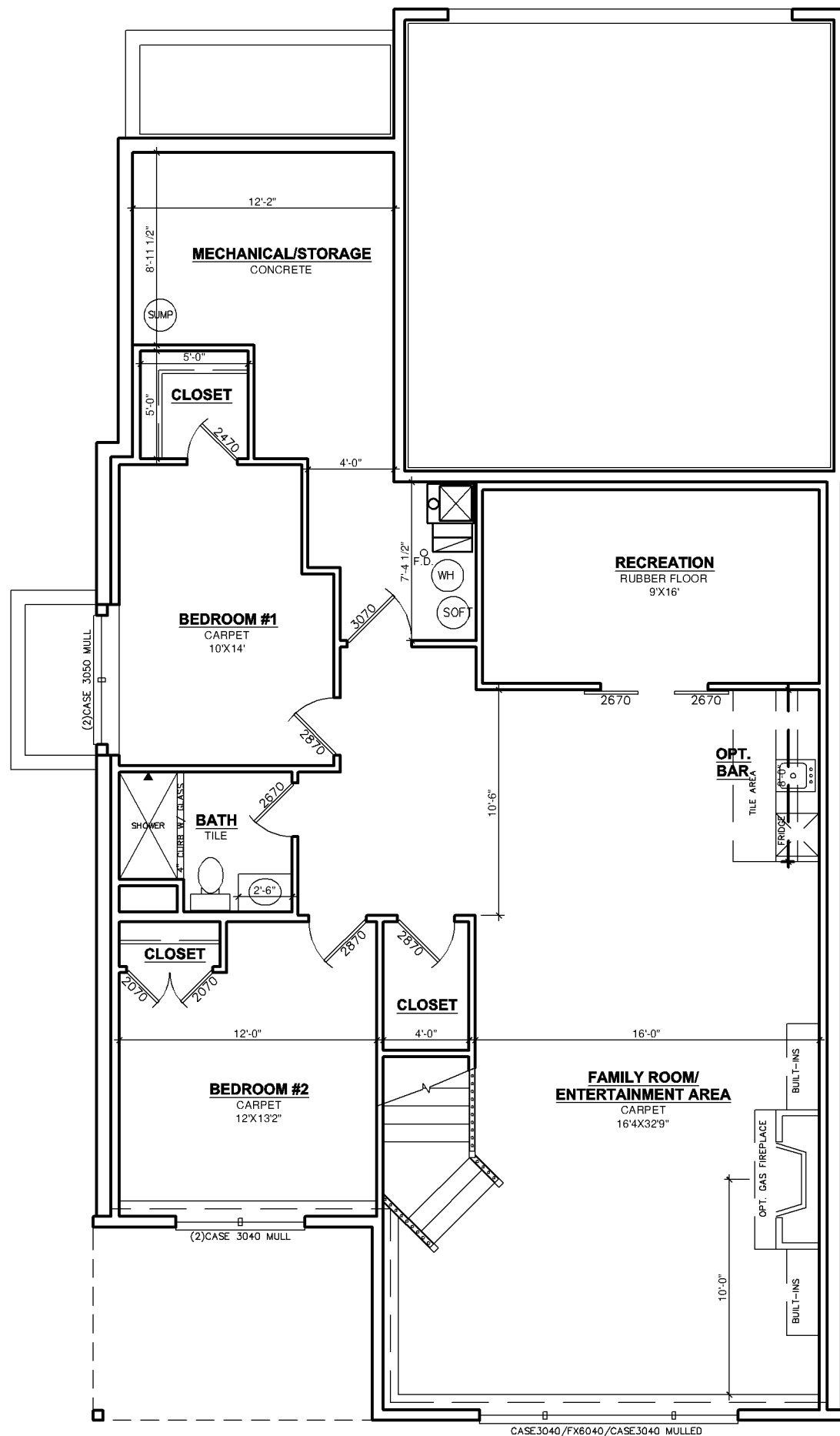
TOTAL BASEMENT CALCULATIONS

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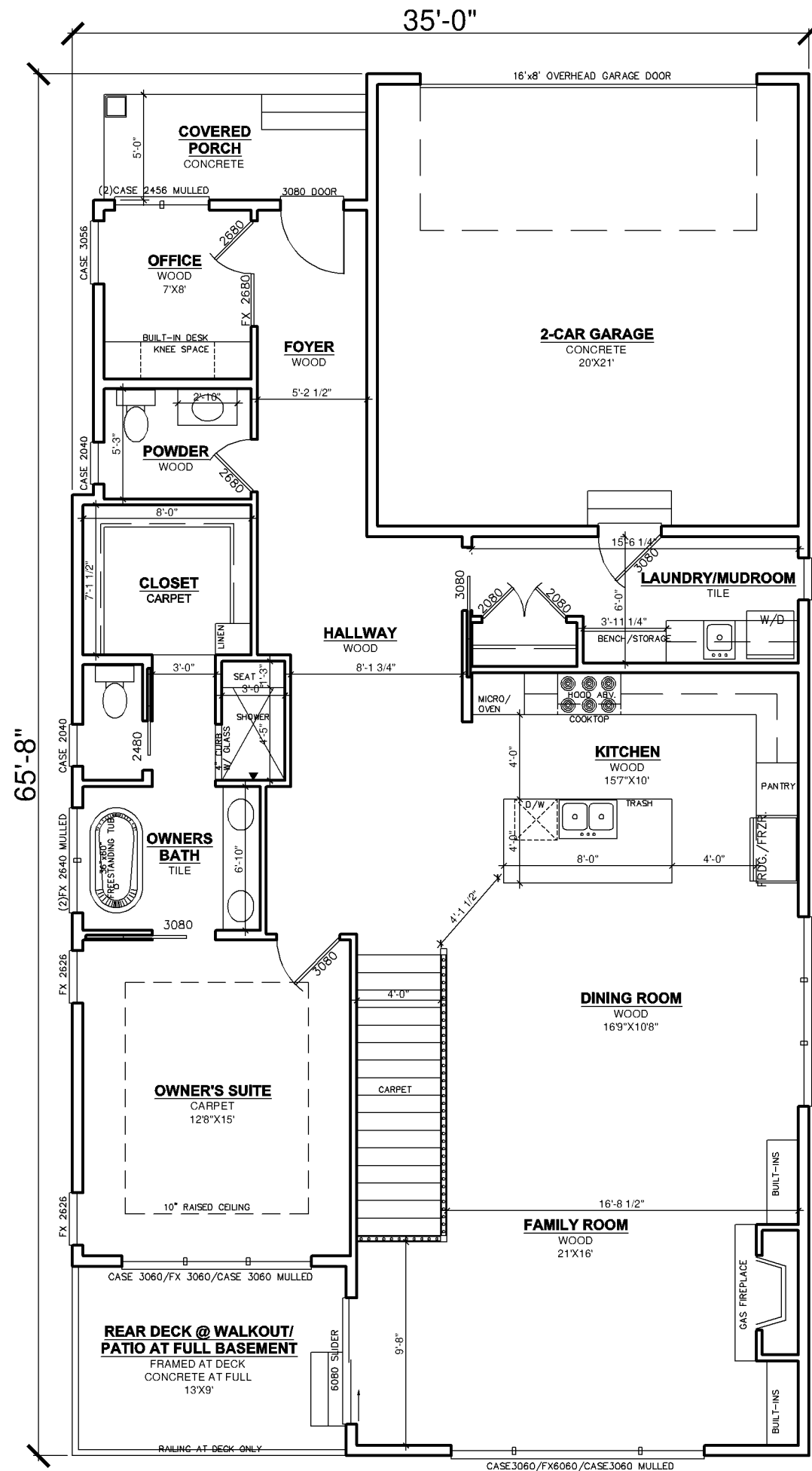


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2 PROPOSED UNIT BASEMENT PLAN (SINGLE FAMILY LOOKOUT CONDITION)
1348 FINISHED SQUARE FEET PER UNIT / 200 UNFINISHED SQUARE FEET PER UNIT / 1548 TOTAL SQUARE FEET (PER UNIT)



1 PROPOSED UNIT FIRST FLOOR PLAN - SINGLE FAMILY
1640 FINISHED SQUARE FEET PER UNIT / 444 GARAGE SQUARE FEET PER UNIT / 2283 TOTAL FOOTPRINT (PER UNIT)



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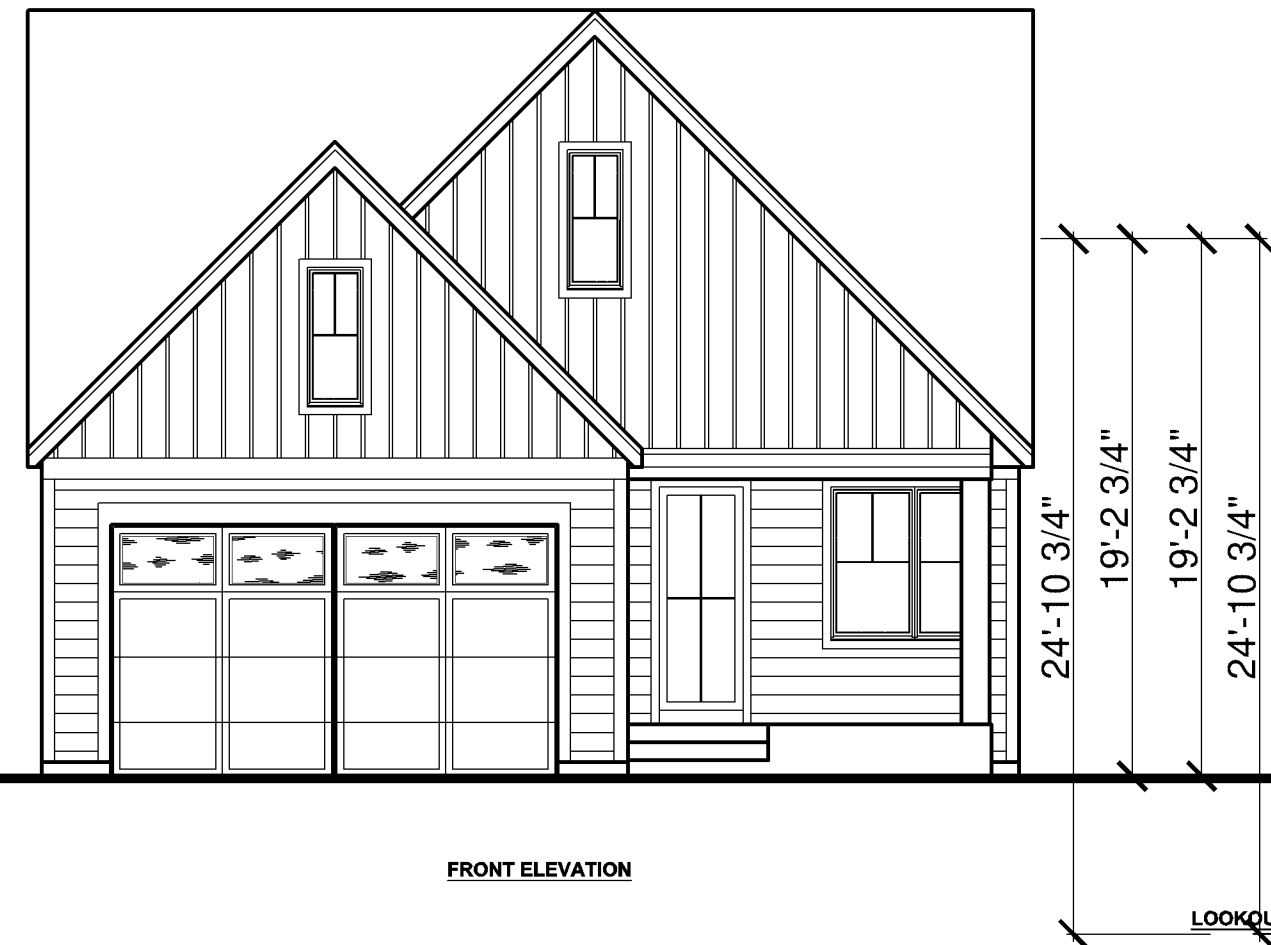
RIGHT SIDE/LOOKOUT



REAR LOOKOUT BASEMENT



LEFT SIDE/LOOKOUT



FRONT ELEVATION

LOOKOU

PRELIMINARY PLAT: LAKE PARK VILLAS

PRELIMINARY PLAT GENERAL NOTES

PROPERTY DESCRIPTION:

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 Northeasterly 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

Please note this preliminary plat 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.

DATE OF PREPARATION:

5-10-2023

Please note the background survey information is per a survey performed by Civil Site Group dated 7-7-2022 (last revised 1-12-2023).

APPLICANT:

TSML Properties, LLC
10014 Orleans Lane N
Maple Grove, MN 55369
Contact: Ryan Lundgren
218.393.6940

BENCHMARKS:

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 northeasterly of the most northwesterly corner of subject property. Elevation = 993.05.

AREAS:

Proposed Block 1:

- Proposed Lot 1 = 4,793 Sq. Ft. or 0.110 Acres
- Proposed Lot 2 = 4,797 Sq. Ft. or 0.110 Acres
- Proposed Lot 3 = 4,797 Sq. Ft. or 0.110 Acres
- Proposed Lot 4 = 4,773 Sq. Ft. or 0.109 Acres

Proposed Block 2:

- Proposed Lot 1 = 4,100 Sq. Ft. or 0.094 Acres
- Proposed Lot 2 = 4,300 Sq. Ft. or 0.099 Acres
- Proposed Lot 3 = 4,300 Sq. Ft. or 0.099 Acres
- Proposed Lot 4 = 4,300 Sq. Ft. or 0.099 Acres
- Proposed Lot 5 = 4,300 Sq. Ft. or 0.099 Acres
- Proposed Lot 6 = 4,250 Sq. Ft. or 0.098 Acres
- Proposed Lot 7 = 5,250 Sq. Ft. or 0.120 Acres
- Proposed OUTLOT A = 6,521 Sq. Ft. or 0.150 Acres
- Proposed OUTLOT B = 23,045 Sq. Ft. or 0.529 Acres
- Proposed OUTLOT C = 32,810 Sq. Ft. or 0.753 Acres
- Proposed Dedicated Right of Way = 8,504 Sq. Ft. or 0.195 Acres

Total Property Area = 120,840 Sq. Ft. or 2.774 Acres

FLOOD ZONE:

















































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.

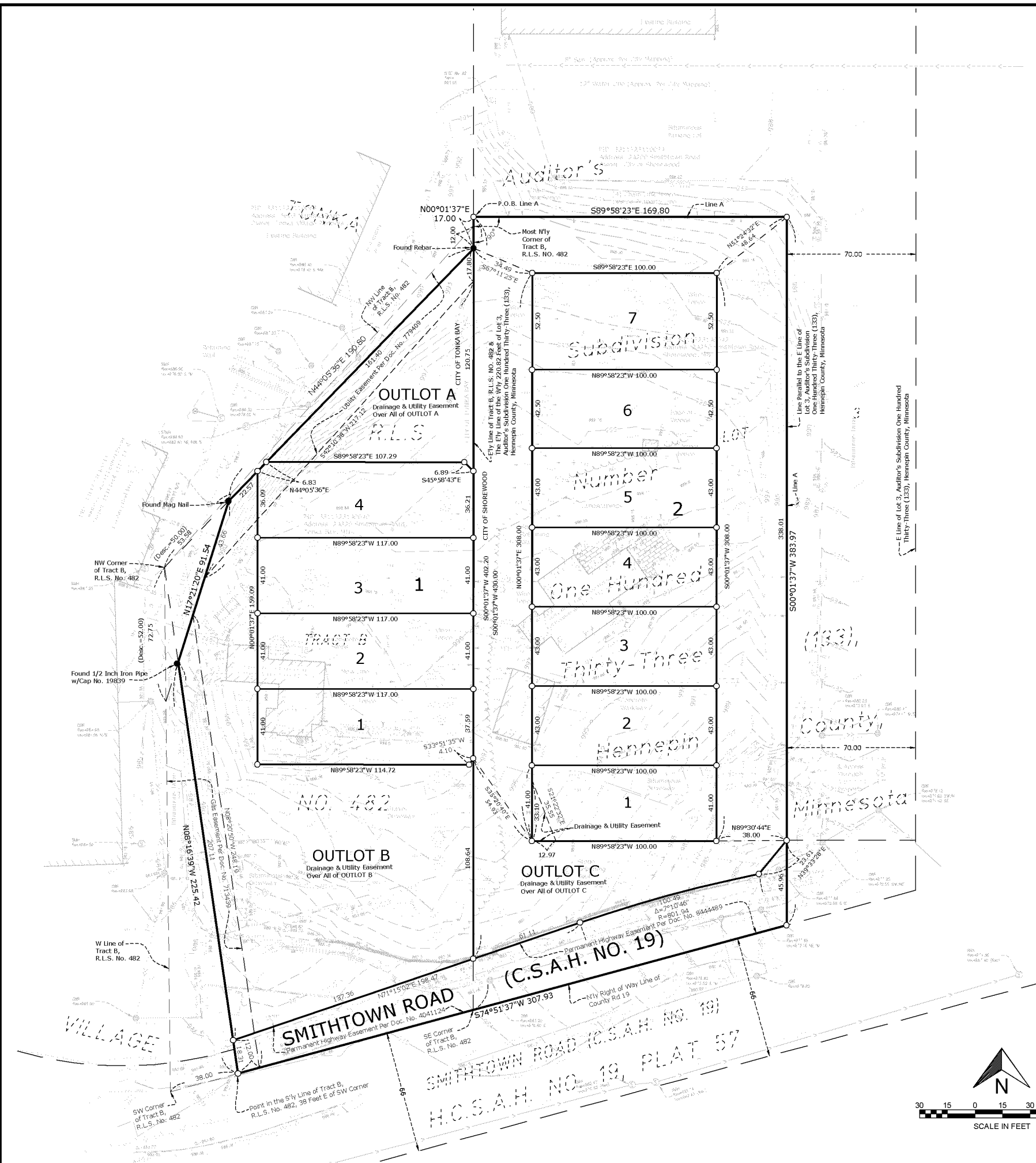
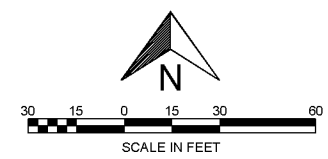

Rory L. Swastelien

Minnesota License No. 44565

rory@civilsitegroup.com

Linetype & Symbol Legend

	ELECTRIC LINE (RECORD)		UTILITY VAULT
	ELECTRIC LINE (RECORD)		UTILITY MANHOLE
	FIBER/COMM. LINE		ELECTRICAL OUTLET
	FIBER/COMM. LINE (RECORD)		HAND HOLE
	GASMAIN		BOLLARD
	GASMAIN (RECORD)		FLAG POLE
	OVERHEAD UTILITIES		FUEL TANK
	SANITARY SEWER		HANDICAP SYMBOL
	SANITARY SEWER (RECORD)		LIGHT POLE
	STORM SEWER		MAIL BOX
	STORM SEWER (RECORD)		SIGN
	TELEPHONE LINE		CONIFEROUS TREE
	TELEPHONE LINE (RECORD)		DECIDUOUS TREE
	WATERMAIN		SOIL BORING
	WATERMAIN (RECORD)		FOUND IRON MONUMENT
	CHAINLINK FENCELINE		SET IRON MONUMENT
	WOODEN FENCELINE		CAST IRON MONUMENT
	GUARDRAIL		
	ACCESS RESTRICTION		
	CONCRETE SURFACE		
	PAVER SURFACE		
	BITUMINOUS SURFACE		
	GRAVEL/LANDSCAPE SURFACE		
			



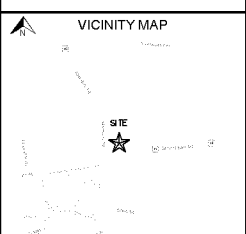
PROJECT
24320 & 24250 Smithtown Road
Tonka Bay & Shorewood, Hennepin County, MN 55331

CLIENT
TSML Properties, LLC
10014 Orleans Lane N, Maple Grove, MN 55369

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


RORY L. SWASTELIEN
DATE 5-10-2023 LICENSE NO. 44565

QA/QC	
FIELD CREW	DO
DRAWN BY	CS
REVIEWED BY	RS
UPDATED BY	



REVISION SUMMARY	
DATE	DESCRIPTION
6-28-23	Outlots/Areas

PROJECT NO. 22227

PRELIMINARY PLAT
V2.0

SMITHTOWN ROAD REDEVELOPMENT

SHOREWOOD / TONKA BAY, MINNESOTA

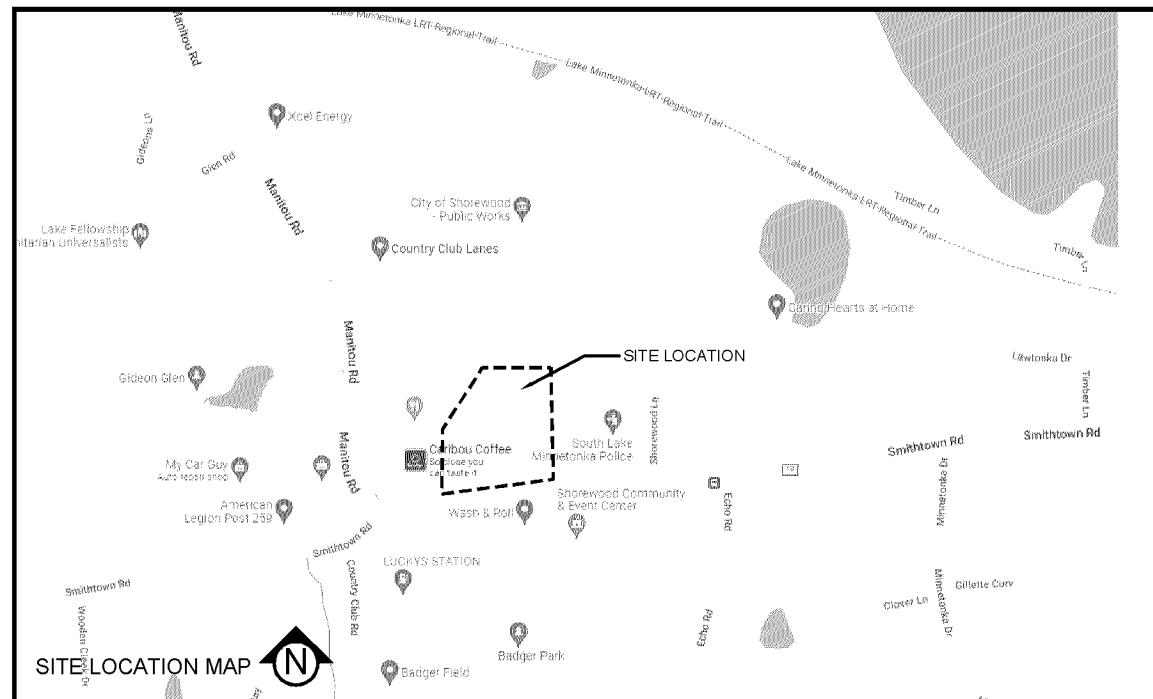
ISSUED FOR: PUD / PRELIMINARY PLAT CITY
SUBMITTAL

PRELIMINARY:
NOT FOR
CONSTRUCTION

PROJECT
24320 & 24250 Smithtown Road

Tonka Bay & Shorewood, Minnesota 55331

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



DEVELOPER / PROPERTY OWNER:

TSML 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.

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
10-21-2024	PRELIMINARY PLAT SUBMITTAL
10-21-2024	CITY PRELIMINARY PLAT
10-21-2024	PUD PRELIMINARY PLAT SUBMITTAL
10-21-2024	CITY SUBMITTAL
10-21-2024	PUD PRELIMINARY PLAT SUBMITTAL

DRAWN BY: ktl, dj REVIEWED BY: ktl
PROJECT NUMBER: 22227

REVISION SUMMARY

DATE	DESCRIPTION

TITLE SHEET

C0.0

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
V1.0	SITE SURVEY
C1.0	REMOVALS PLAN
C1.1	TREE PRESERVATION PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
C5.3	CIVIL DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NOTES & DETAILS
SW1.0	SWPPP - EXISTING CONDITIONS
SW1.1	SWPPP - PROPOSED CONDITIONS
SW1.2	SWPPP - DETAILS
SW1.3	SWPPP - NARRATIVE
SW1.4	SWPPP - NARRATIVE
SW1.5	SWPPP - NARRATIVE

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

- 1. Bearings are based on the Hennepin County Coordinate System (1986 Adjustment).
- 2. 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.
- 3. 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)
- 1. Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
- 2. Site Address: 24320 Smithtown Road, Tonka Bay, MN 55331 & 24250 Smithtown Road, Shorewood, MN 55331
- 3. This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Inundation Risk Assessment, Community Panel No. 27053C0314F, effective date of November 4th, 2016.
- 4. The Gross land area is 120,840 +/- square feet or 2.774 +/- acres.
- 7. (a) Exterior dimensions of buildings at ground level as shown hereon.
- 8. Substantial features observed in the process of conducting the fieldwork as shown hereon. Please note that seasonal conditions may inhibit our ability to visibly observe all site features located on the subject property.
- 9. We did not observe any parking stripes on the subject property.
- 13. 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

- 1. 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:
 - a. Item no.'s 1-11, and 16 are not survey related.
 - b. The following are numbered per the referenced title Commitment:
 - [12] 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.**
 - [13] 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.**
 - [14] Terms and conditions of an 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. 3819678. (Parcel 1). **Easement as shown hereon in the southwesterly portion of Parcel 1.**
 - [15] 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.**
 - [16] 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. 979240 (Torrens), (Parcels 1 and 2). **County State Aid Highway No. 19 as shown hereon lying southerly and adjacent to Parcel 1 and 2.**
 - [17] 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.**
- 2. Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
 - [A]. Chain link fence lies on north line of Parcel 2, as shown hereon.
 - [B]. 2nd 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. Justinaik and Carrie Weinberger Justinaik, 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.

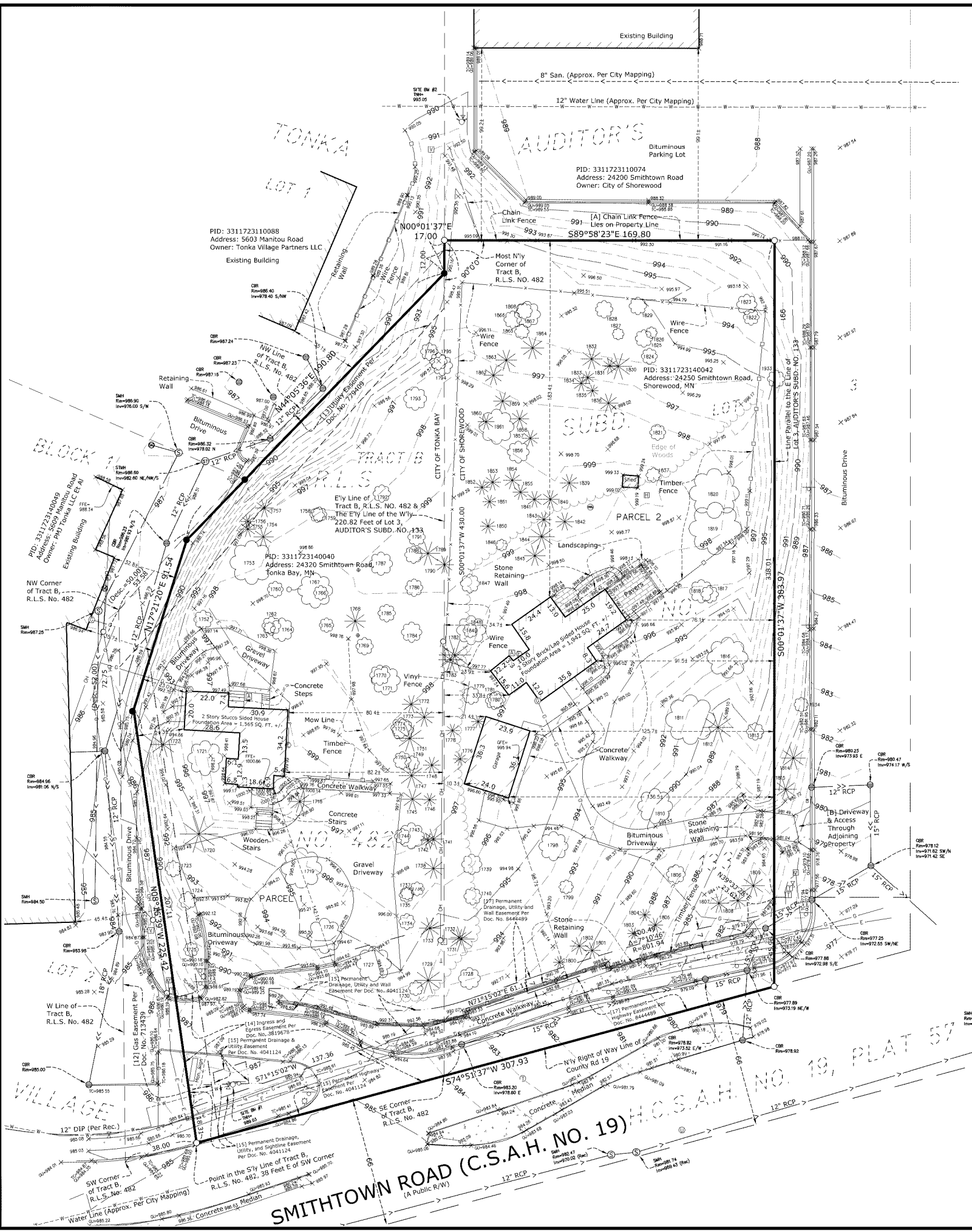
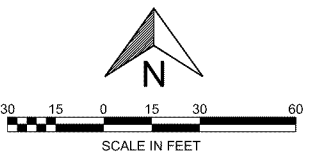
The fieldwork was completed on 06-21-2022.
Dated this 7th day of July, 2022.

Rory L. Synstleien
rory@civilsitegroup.com
Minnesota License No. 44565

Tree Table with columns: Point #, Raw Description, Point #, Raw Description, Point #, Raw Description. Lists various tree types and measurements across three columns.

Linetype & Symbol Legend

Legend table with columns: Linetype/Symbol, Description, Linetype/Symbol, Description, Linetype/Symbol, Description. Lists symbols for utilities, structures, and surfaces.



PROJECT
24320 & 24250 Smithtown Road
Tonka Bay & Shorewood, Hennepin County, MN 55331
CLIENT
Lifestyle Communities
4938 Lincoln Drive, Edina, MN 55436

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

RORY L. SYNSTLEIEN
DATE 7-7-2022 LICENSE NO. 44565

QA/QC table with columns: FIELD CREW, DRAWN BY, REVIEWED BY, UPDATED BY. Lists names and initials.

VICINITY MAP
SITE

REVISION SUMMARY table with columns: DATE, DESCRIPTION. Lists revision dates and descriptions.

Table with columns: DATE, DESCRIPTION. Lists dates and descriptions for the project.

PROJECT NO.: 22227.00
ALTA/NSPS LAND TITLE SURVEY

V1.0
© COPYRIGHT 2022 CIVIL SITE GROUP INC.

**PRELIMINARY:
NOT FOR
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
01/14/24	ISSUE/REVISION SUMMARY
02/01/24	CITY SUBMITTAL
02/11/24	ISSUE/REVISION SUMMARY
02/29/24	CITY SUBMITTAL
03/01/24	FINAL PRELIMINARY PLAN SUBMITTAL

DRAWN BY: kit, dl REVIEWED BY: kit

PROJECT NUMBER: 22227

REVISION SUMMARY

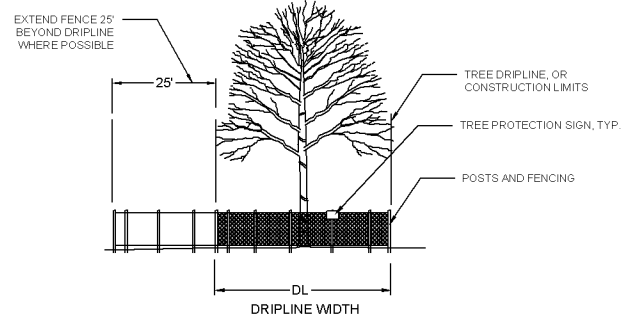
DATE	DESCRIPTION

TREE PRESERVATION PLAN

C1.1

REMOVAL NOTES:

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1186) 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 STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
- REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
- REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
- EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
- REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
- EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
- PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
- MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
- DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
- PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
- SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
- VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS, AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED, ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
- SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
- STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
- ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1186) 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.



FURNISH 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.

1 TREE PROTECTION NOTES

REMOVALS LEGEND:

- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS



CONTRACTOR SHALL SAWCUT & REMOVE PUBLIC PAVTS, CURBS, AND WALKS FOR INSTALLATION OF UTILITIES. UPON COMPLETION OF UTILITY WORK, REPLACE ALL MATERIAL IN KIND, AND TO CITY STANDARD AND APPROVAL.

EXISTING TREES TO REMAIN. PROVIDE TREE PROTECTION FENCING, TYP.

REMOVE EXISTING TREE AND BALL ROOT, TYP.

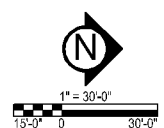
REMOVE EXISTING TREE AND BALL ROOT, TYP.

CITY OF SHOREWOOD / TONKA BAY REMOVAL NOTES:

- RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5



**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

DATE	DESCRIPTION
01/23/24	PRELIMINARY SUBMITTAL
02/21/24	CITY SUBMITTAL
05/11/24	SHOREWOOD CITY SUBMITTAL
06/24/24	CITY SUBMITTAL
06/24/24	PUD PRELIMINARY PLAN RESUBMITTAL

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

REVISION SUMMARY

DATE	DESCRIPTION
2/28/23	CITY COMMENTS

DATE	DESCRIPTION

SITE PLAN

C2.0

SITE DATA (OVERALL PROJECT)

Gross Site Area: 2.58 Ac.
Easements: 0.31 Ac.
Net Developable Area: 2.27 Ac.
(Lots & Local Roads, Ponds)

Overall Residential Units: 11 lots (4.85 u/a)
Existing Hardcover: 0.44 Ac. (17.4% of site)
Proposed Hardcover: see below per city

SITE DATA (SHOREWOOD)

Gross Site Area: 1.46 Ac.
Easements: 0.03 Ac.
Net Developable Area: 1.43 Ac.
(Lots & Local Roads, Ponds)

Zoning:
Existing Zoning: R2-A Single / Two Family Res.
2040 Land Use Guide: Medium Density
Proposed Zoning/ Land Use: PUD
Proposed hardcover: 42.68% (27,148 / 63,611)

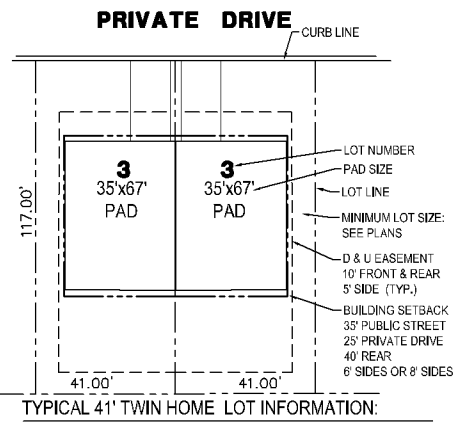
Overall Residential Units: 7 lots

SITE DATA (TONKA BAY)

Gross Site Area: 1.12 Ac.
Easements: 0.28 Ac.
Net Developable Area: 0.84 Ac.
(Lots & Local Roads, Ponds)

Zoning:
Existing Zoning: C-2 General Commercial
2040 Land Use Guide: Mixed Use
Proposed Zoning/ Land Use: PUD
Proposed hardcover: 39.4% (19,221 / 48,726)
Proposed FAR: 0.394

Overall Residential Units: 4 lots

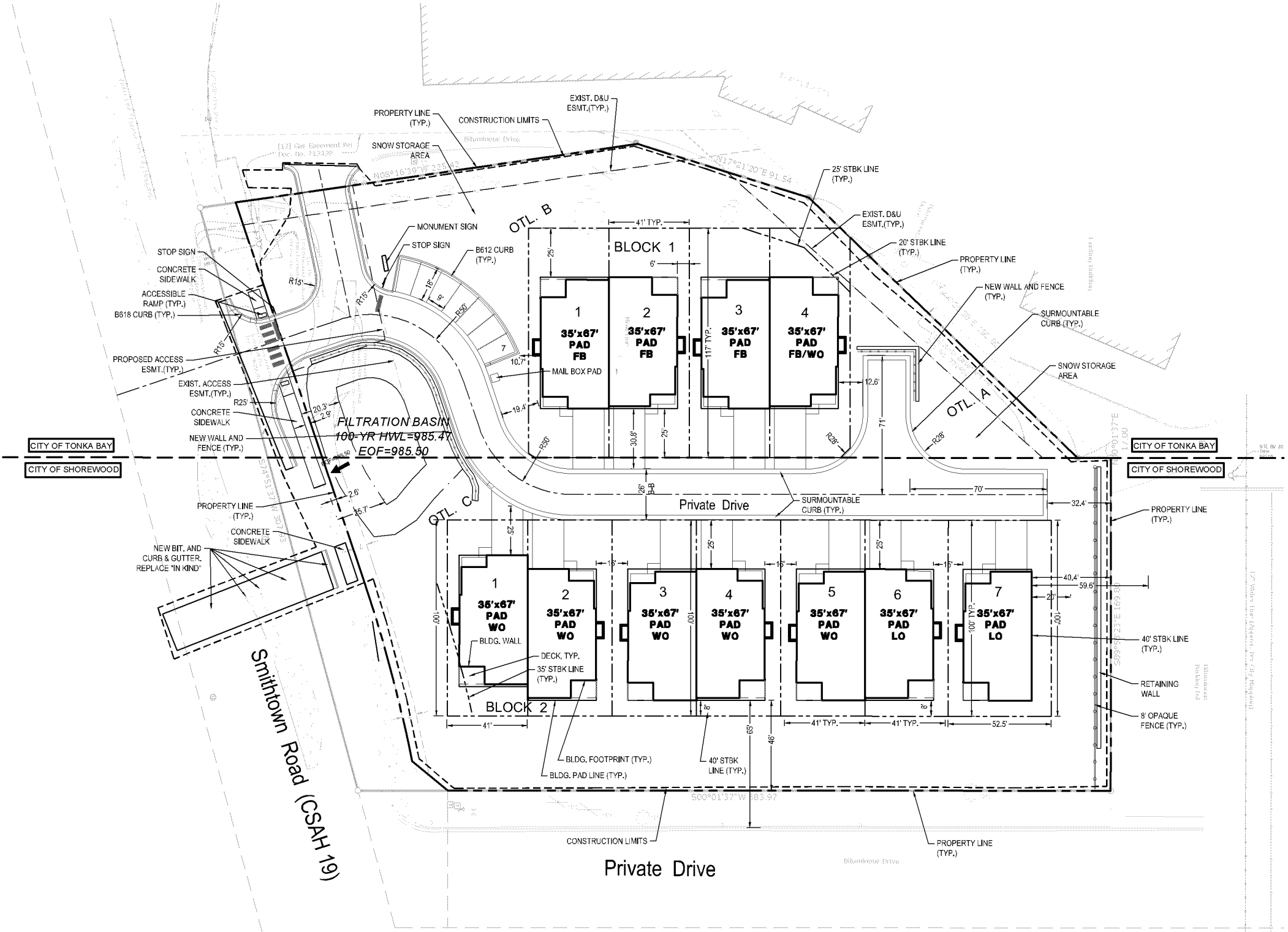


CITY OF SHOREWOOD / TONKA BAY SITE SPECIFIC NOTES:
1. ANY DAMAGE TO THE PUBLIC SIDEWALK DURING CONSTRUCTION SHALL BE REPAIRED AS DIRECTED BY THE SHOREWOOD PUBLIC WORKS DIRECTOR OR HENNEPIN COUNTY.

SITE AREA TABLE:

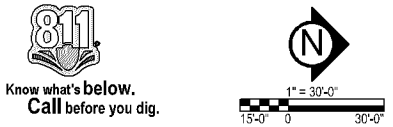
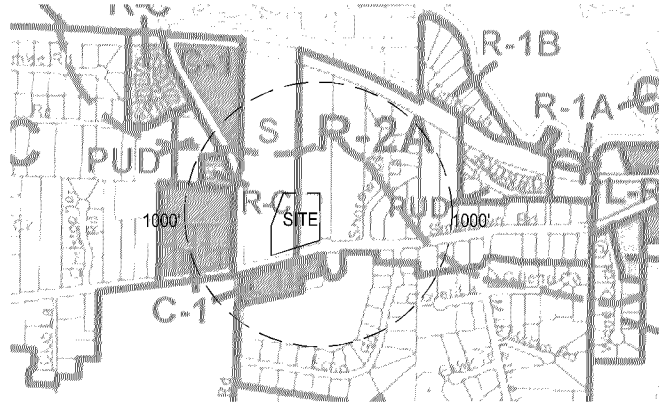
SITE AREA CALCULATIONS		EXISTING CONDITION	PROPOSED CONDITION
BUILDING COVERAGE	4,375 SF	3.9%	22,869 SF 20.4%
ALL PAVEMENTS	24,342 SF	21.7%	23,290 SF 20.7%
ALL NON-PAVEMENTS	83,619 SF	74.4%	66,177 SF 58.9%
TOTAL SITE AREA	112,336 SF	100.0%	112,336 SF 100.0%

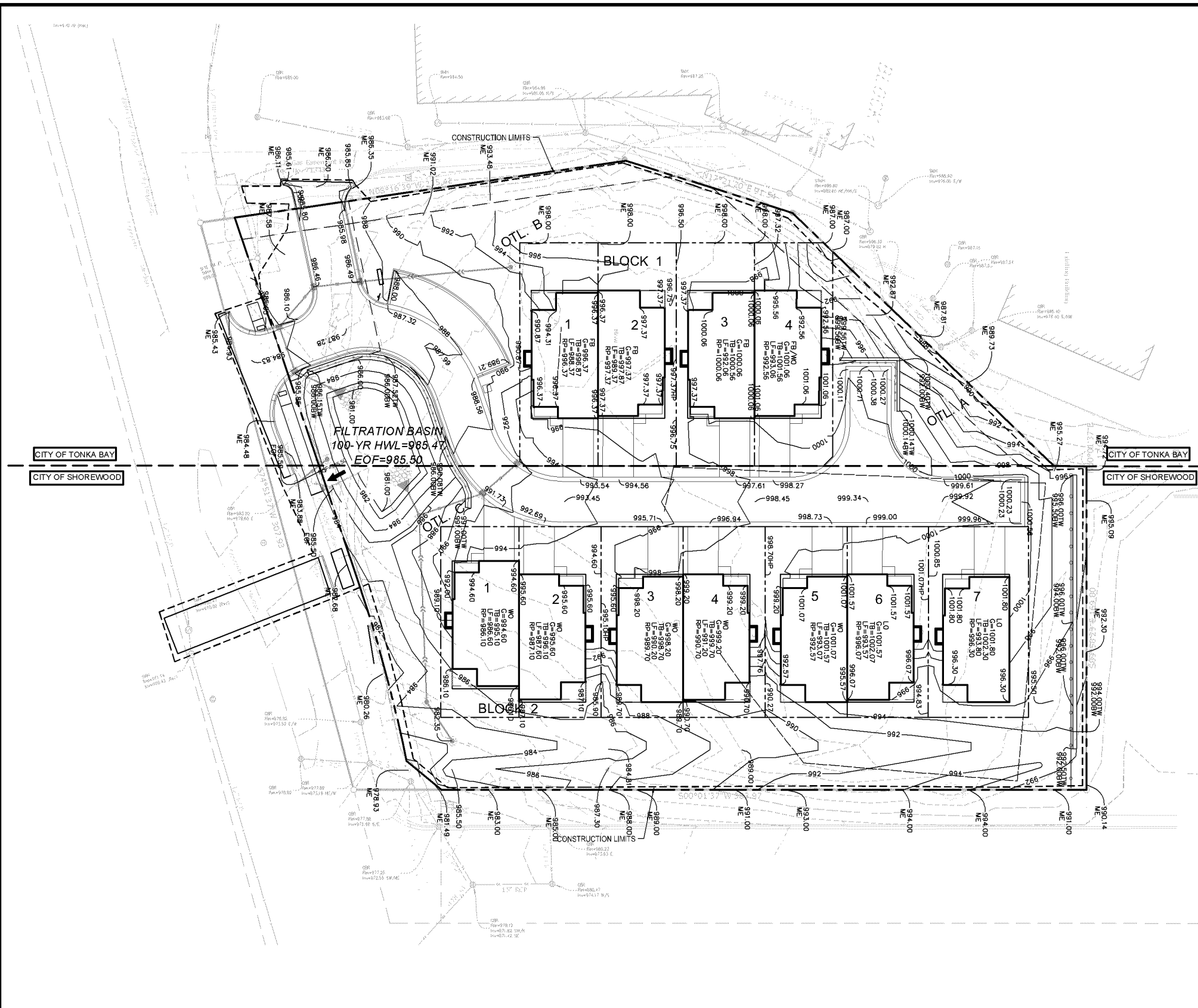
IMPERVIOUS SURFACE		EXISTING CONDITION	PROPOSED CONDITION	DIFFERENCE (EX. VS PROP.)
EXISTING CONDITION	28,717 SF	25.6%	46,159 SF	41.1%
PROPOSED CONDITION	46,159 SF	41.1%	17,442 SF	15.5%



22227 - Smithtown Subdivision - Hard Cover Tabulations June 30, 2023

TOWN	BLOCK	LOT NO.	LOT AREA (SF)	BLDG HC (SF)	LOT PVMT HC (SF)	SF PATIO HC (SF)	TOTAL LOT HC	% LOT HC
TONKA BAY	BLOCK 1	1	4793	2079	495	120	2694	56.21%
		2	4797	2079	515	120	2714	56.58%
		3	4797	2079	495	120	2694	56.16%
		4	4773	2079	515	120	2714	56.86%
OTL A		6521	0	1400	0	1400	21.47%	
OTL B		23045	0	6795	0	6795	29.49%	
SHOREWOOD	BLOCK 2	1	4100	2079	385	120	2584	63.02%
		2	4300	2079	495	120	2694	62.65%
		3	4300	2079	515	120	2714	63.12%
		4	4300	2079	495	120	2694	62.65%
		5	4300	2079	515	120	2714	63.12%
		6	4250	2079	495	120	2694	63.39%
		7	5250	2079	515	120	2714	51.70%
OTL C		32810	0	8340	0	8340	25.42%	
OVERALL TOTAL			112336	22869	21970	1320	46159	41.09%





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 FLOWLINE 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 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/RETENTION 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 RESEDED 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)
- EOF=1135.52 EMERGENCY OVERFLOW

CITY OF SHOREWOOD / TONKA BAY GRADING NOTES:

- ANY DAMAGE TO THE PUBLIC SIDEWALK DURING CONSTRUCTION SHALL BE REPAIRED AS DIRECTED BY THE SHOREWOOD PUBLIC WORKS DIRECTOR OR HENNEPIN COUNTY.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

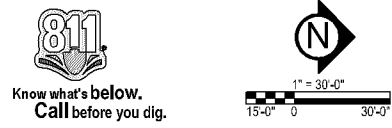
PRELIMINARY:
NOT FOR
CONSTRUCTION

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
01-14-2024	01-14-2024 SUBMITTAL
02-12-2024	02-12-2024 CITY SUBMITTAL
03-11-2024	03-11-2024 CITY SUBMITTAL
04-12-2024	04-12-2024 CITY SUBMITTAL
05-14-2024	05-14-2024 PRELIMINARY PLAN SUBMITTAL

REVISION SUMMARY	
DATE	DESCRIPTION
2-28-23	CITY COMMENTS

DRAWN BY: ktl, dl		REVIEWED BY: ktl	
PROJECT NUMBER: 22227			



**PRELIMINARY:
NOT FOR
CONSTRUCTION**

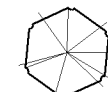
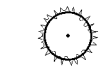



PLANT SCHEDULE - ENTIRE SITE

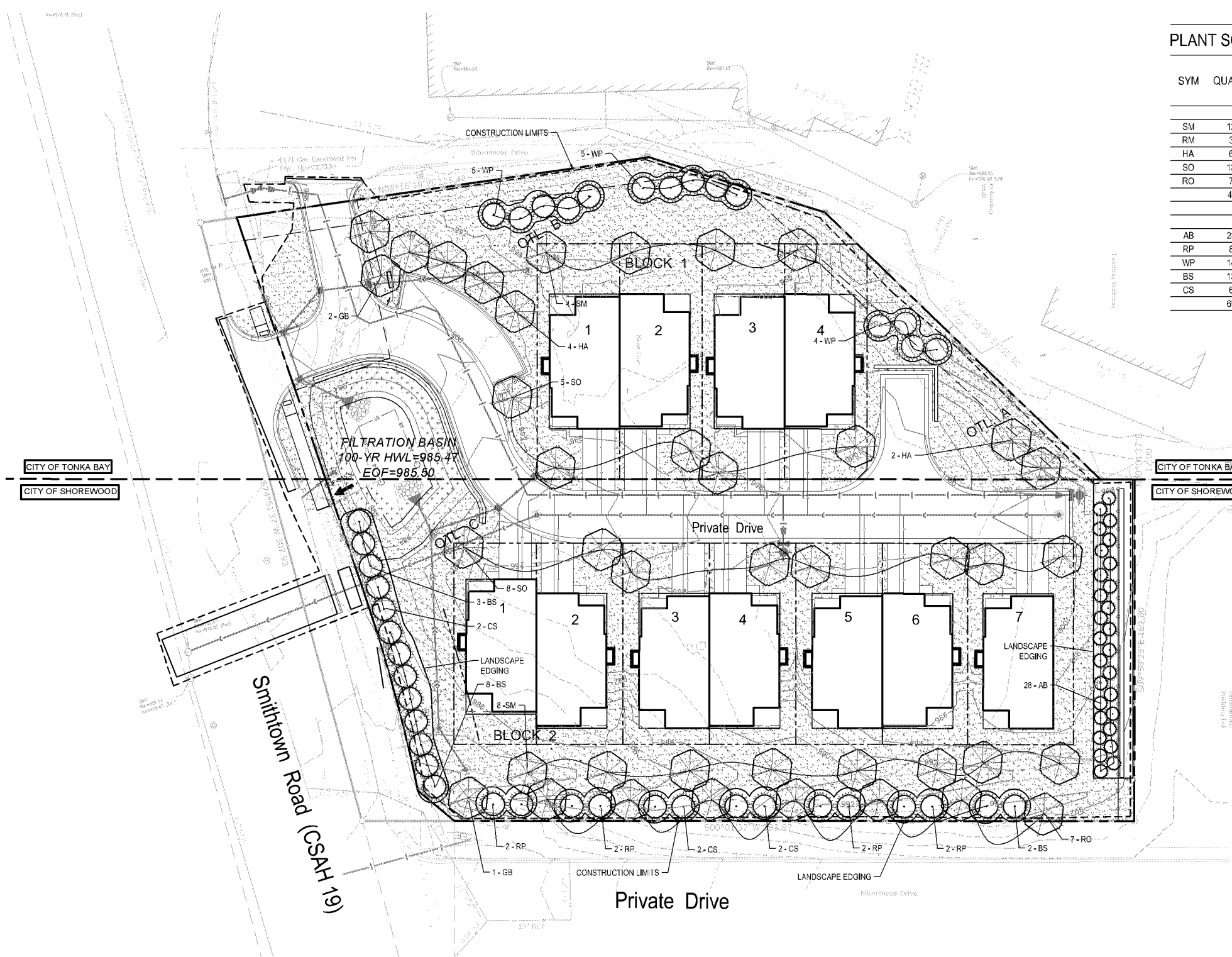
SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
DECIDUOUS TREES						
SM	12	SUGAR MAPLE	<i>Acer saccharum</i>	3.0" CAL.	B&B	STRAIGHT LEADER, FULL FORM
RM	3	PRESIDENTIAL GOLD GINKGO	<i>Ginkgo biloba</i> "The President"	3.0" CAL.	B&B	STRAIGHT LEADER, FULL FORM
HA	6	HACKBERRY	<i>Celtis occidentalis</i>	3.0" CAL.	B&B	STRAIGHT LEADER, FULL FORM
SO	13	SWAMP WHITE OAK	<i>Quercus bicolor</i>	3.0" CAL.	B&B	STRAIGHT LEADER, FULL FORM
RO	7	RED OAK	<i>Quercus rubrum</i>	3.0" CAL.	B&B	STRAIGHT LEADER, FULL FORM
41	TOTAL DECIDUOUS TREES					
EVERGREEN TREES						
AB	28	TECHNY ARBORVITAE	<i>Thuja occidentalis</i>	6' ht	B&B	STRAIGHT LEADER, FULL FORM
RP	8	RED PINE	<i>Pinus resinosa</i>	6' ht	B&B	STRAIGHT LEADER, FULL FORM
WP	14	WHITE PINE	<i>Pinus strobus</i>	6' ht	B&B	STRAIGHT LEADER, FULL FORM
BS	13	BLACK HILLS SPRUCE	<i>Picea glauca</i> "Densata"	6' ht	B&B	STRAIGHT LEADER, FULL FORM
CS	6	COLORADO SPRUCE	<i>Picea pungens</i> "Glauca"	6' ht	B&B	STRAIGHT LEADER, FULL FORM
69	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 COMPLEMENT 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)



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
01/24/24	ISSUE/REVISION SUBMITTAL
02/21/24	CITY SUBMITTAL
03/11/24	MSD/HR-HEALTHY SUBMITTAL
03/21/24	CITY SUBMITTAL
03/21/24	DUV/PRELIMINARY PLAN RESUBMITTAL

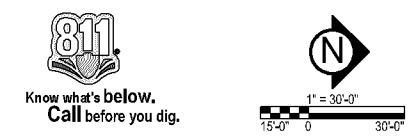
DRAWN BY: kit, dl REVIEWED BY: kit
PROJECT NUMBER: 22227

REVISION SUMMARY

DATE	DESCRIPTION
2/28/23	CITY COMMENTS

LANDSCAPE PLAN

L1.0



**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

DATE	DESCRIPTION
08/14/24	ISSUE/REVISION SUMMARY
07/27/24	CITY SUBMITTAL
06/11/24	ISSUE/REVISION SUMMARY
05/21/24	CITY SUBMITTAL
05/01/24	ISSUE/REVISION SUMMARY
04/16/24	ISSUE/REVISION SUMMARY

DRAWN BY: kit, dlj REVIEWED BY: kit

PROJECT NUMBER: 22227

REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN









UTILITY PLAN

C4.0

GENERAL UTILITY NOTES:

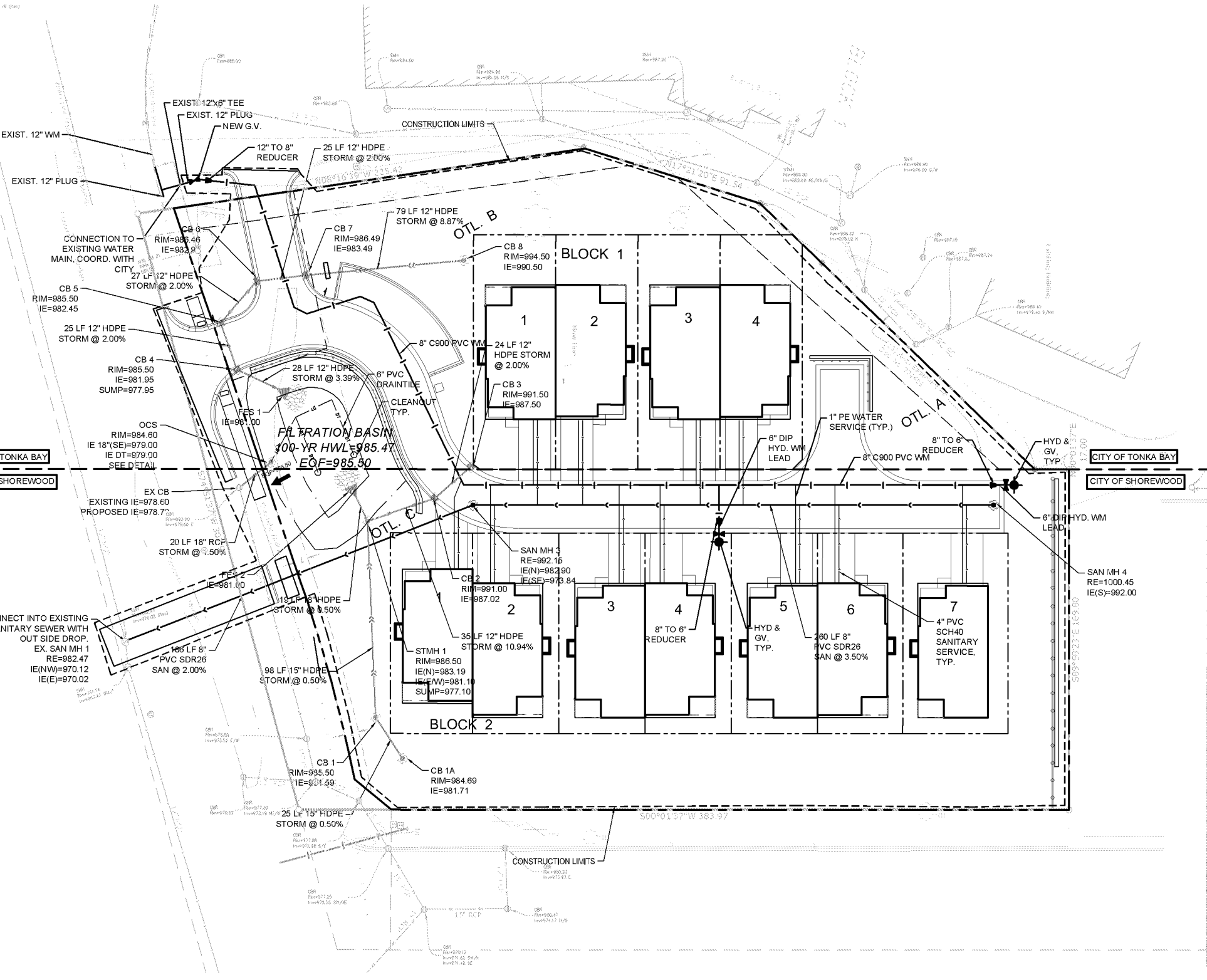
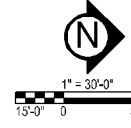
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
3. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
4. UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
5. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
6. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
7. ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866) UNLESS OTHERWISE NOTED.
8. ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
9. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
10. UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
11. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
12. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
13. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
14. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES, EXTRA DEPTH WATERMAIN IS INCIDENTAL.
15. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
16. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
17. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
18. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
19. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
20. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
21. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
22. CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
23. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
24. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
25. ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
26. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.
27. FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.

UTILITY LEGEND:

-  CATCH BASIN
-  MANHOLE
-  GATE VALVE AND VALVE BOX
-  PROPOSED FIRE HYDRANT
-  WATER MAIN
-  SANITARY SEWER
-  STORM SEWER
-  FES AND RIP RAP



Know what's below.
Call before you dig.



- CITY OF SHOREWOOD / TONKA BAY UTILITY NOTES:**
1. ANY DAMAGE TO THE PUBLIC SIDEWALK DURING CONSTRUCTION SHALL BE REPAIRED AS DIRECTED BY THE SHOREWOOD PUBLIC WORKS DIRECTOR OR HENNEPIN COUNTY.
 2. PUBLIC INFRASTRUCTURE OWNED BY THE CITY OF SHOREWOOD SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARD DETAILS AND SPECIFICATIONS
 3. INSULATION SHALL BE PROVIDED BETWEEN WATERMAIN AND STORM SEWER IF THERE IS LESS THAN 3-FEET OF SEPARATION
 4. ALL HYDRANTS SHALL HAVE "STORZ" PUMPER NOZZELS.

**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
01.18.2024	ISSUE/REPAIR/REVISION SUBMITTAL
02.01.2024	CITY SUBMITTAL
06.11.2024	ISSUE/REPAIR/REVISION SUBMITTAL
06.24.2024	CITY SUBMITTAL
06.30.2024	DUO PRELIMINARY PLAT SUBMITTAL

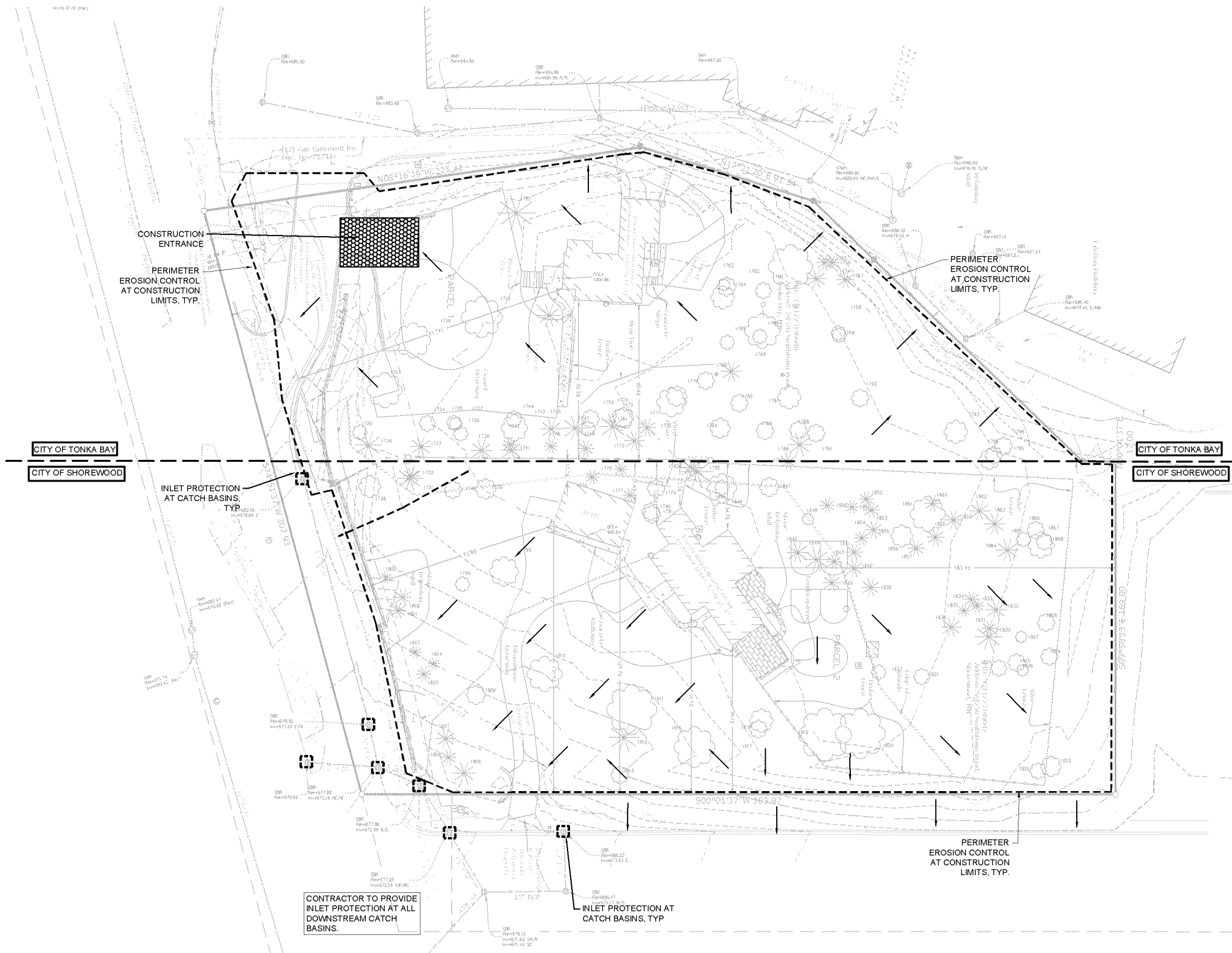
DRAWN BY: kit, dl REVIEWED BY: kit
PROJECT NUMBER: 22227

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS

SW1.0



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" (851-454-0092 OR 800-252-1168) 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:

- 1125 --- EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 --- 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- ▨ STABILIZED CONSTRUCTION ENTRANCE
- ▨ EROSION CONTROL BLANKET



Know what's below.
Call before you dig.



1" = 20'-0"
10'-0" 0 20'-0"

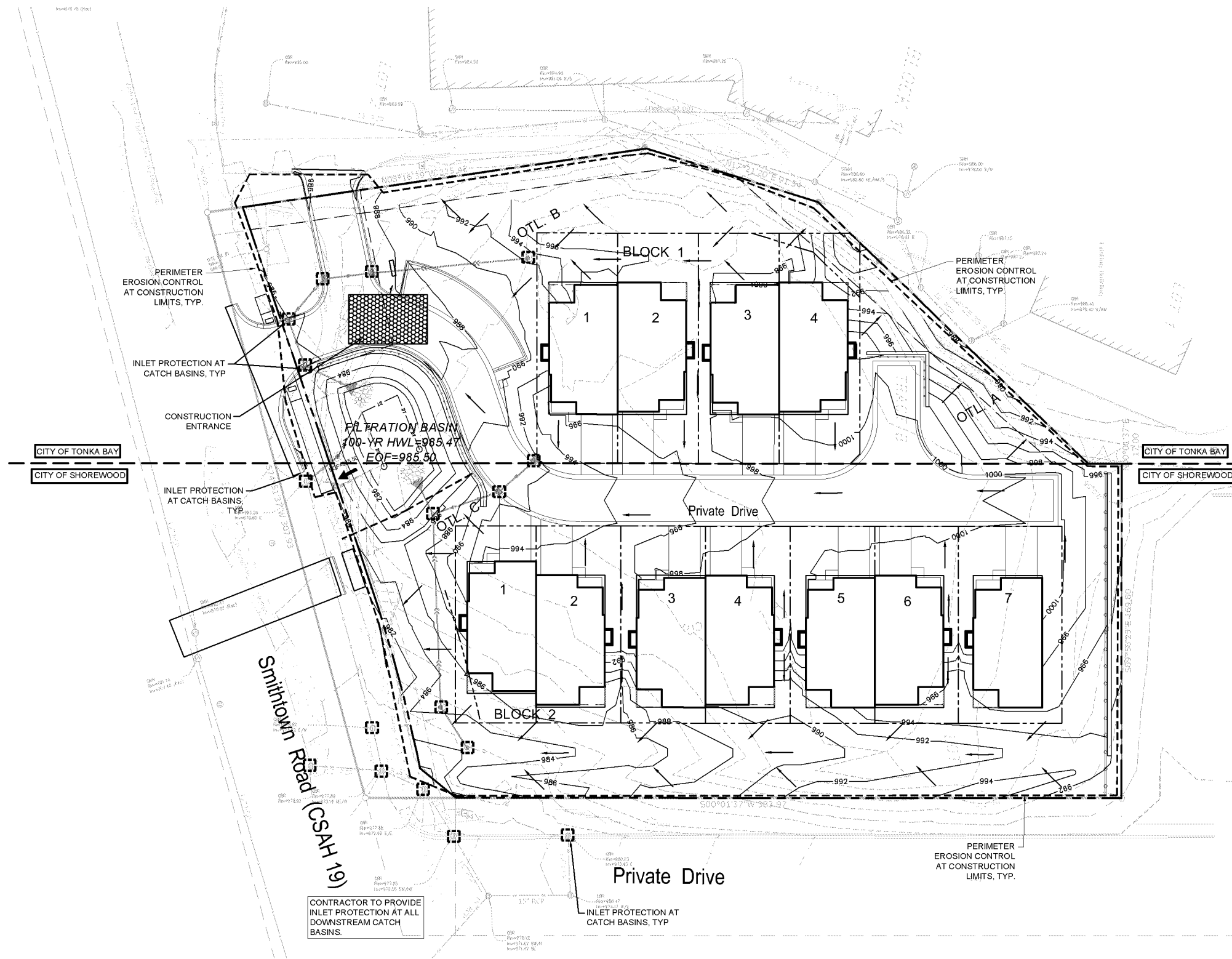
**PRELIMINARY:
NOT FOR
CONSTRUCTION**

PROJECT
24320 & 24250 Smithtown Road

Tonka Bay & Shorewood, Minnesota 55331

TSML PROPERTIES, LLC

10014 ORLEANS LANE N., MAPLE GROVE, MN 55369



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 800-252-1188) 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



Know what's below.
Call before you dig.



1" = 20'-0"
10'-0" 0 20'-0"

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
01.14.24	PROJECT START
02.21.24	CITY SUBMITTAL
05.11.24	CITY SUBMITTAL
06.24.24	CITY SUBMITTAL
08.31.24	PRELIMINARY PLAT RESUBMITTAL

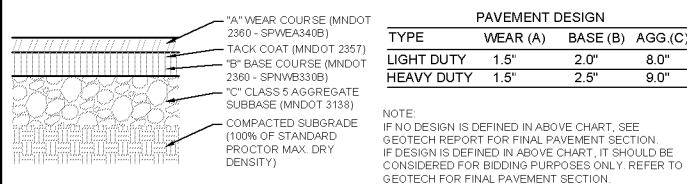
DRAWN BY: ktl, dl REVIEWED BY: ktl
PROJECT NUMBER: 22227

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS

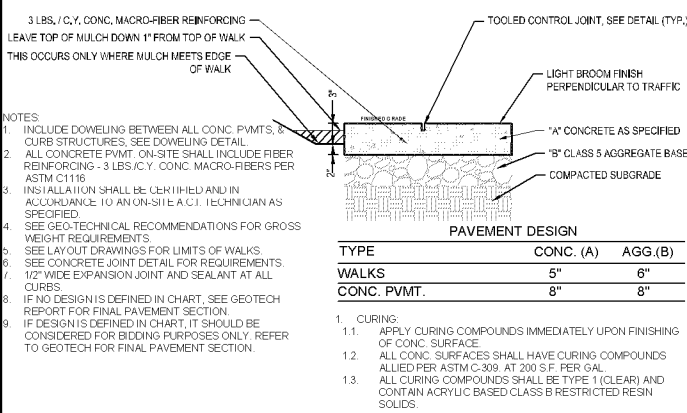
SW1.1



PAVEMENT DESIGN			
TYPE	WEAR (A)	BASE (B)	AGG.(C)
LIGHT DUTY	1.5"	2.0"	8.0"
HEAVY DUTY	1.5"	2.5"	9.0"

1 BITUMINOUS PAVEMENT - ALL TYPES

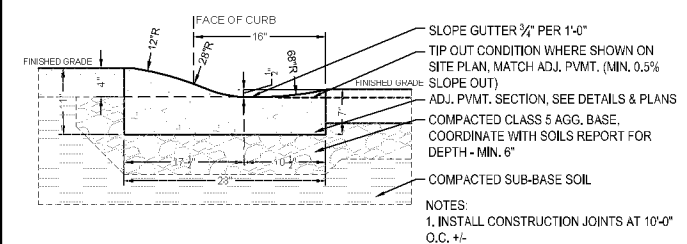
NTS



PAVEMENT DESIGN		
TYPE	CONC. (A)	AGG.(B)
WALKS	5"	6"
CONC. PVMT.	8"	8"

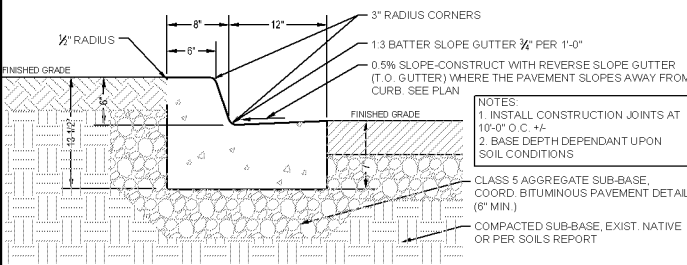
2 CONCRETE PVMT./WALK/PAD

NTS (PRIVATE PROPERTY)



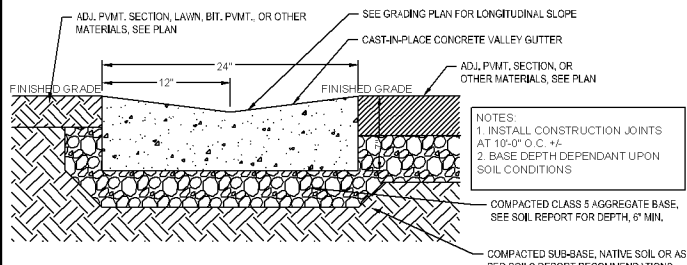
3 SURMOUNTABLE CURB

NTS



4 B-612 CONCRETE CURB AND GUTTER

NTS



5 VALLEY GUTTER

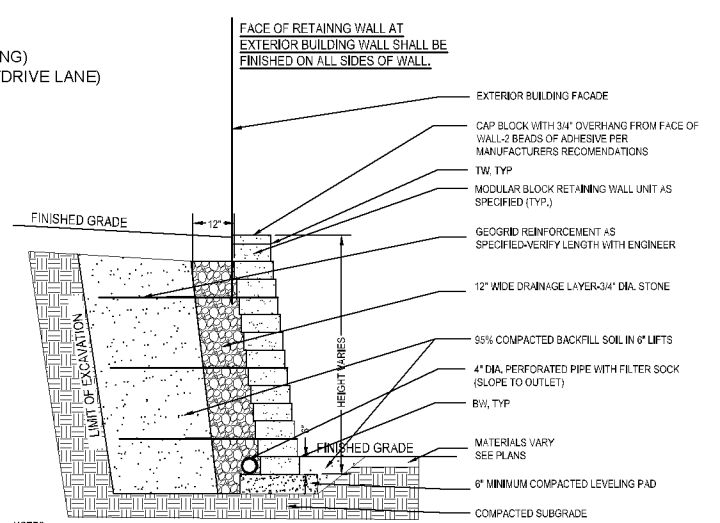
NTS

GENERAL DETAILS NOTES:

ALL CONCRETE CURBS & ADJACENT CONCRETE FLAT WORK SHALL BE DOWELED PER DETAIL.

ALL CONCRETE FLAT WORK SHALL HAVE WELDED WIRE MESH.

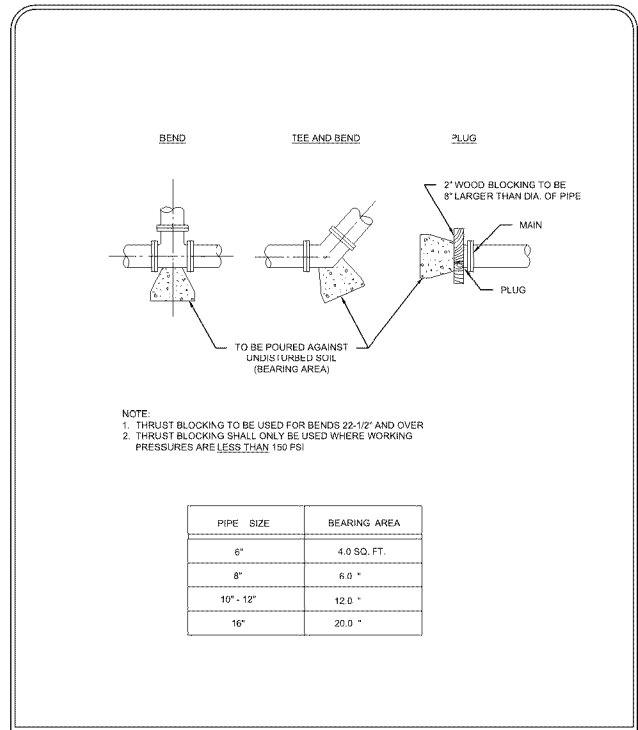
CONTRACTOR SHALL REVIEW ALL CIVIL AND ARCHITECTURAL DETAILS PRIOR TO WORK. ANY REDUNDANT, CONTRADICTORY OR CONFLICTING INFORMATION PRESENTED IN ANY PLAN OR DETAIL THROUGHOUT THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT AND CIVIL ENGINEER AND RESOLVED PRIOR TO WORK COMMENCING.



- NOTES:**
- THESE SECTIONS ARE FOR ESTIMATING PURPOSES ONLY. CONTRACTOR TO SUBMIT TO LANDSCAPE ARCHITECT CERTIFIED DRAWING BY A MINNESOTA PROFESSIONAL ENGINEER ON STAFF WITH RETAINING WALL MANUFACTURE PRIOR TO WALL INSTALLATION. PREPARATION AND CERTIFICATION TO BE PAID FOR BY THE CONTRACTOR. SECTION AND ELEVATION OF EACH WALL REQUIRED.
 - ALL SOIL PARAMETERS SHALL BE VERIFIED BY A GEOTECHNICAL CONSULTANT OR SITE ENGINEER PRIOR TO CONSTRUCTION. IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE ASSUMED, NOTIFY MANUFACTURER OF C.M.U. RETAINING WALL 72 HOURS PRIOR TO INSTALLATION.
 - RAILING IS REQUIRED ON RETAINING WALLS IN LOCATIONS WHERE DIFFERENCES IN GRADE ON EITHER SIDE OF THE WALL ARE IN EXCESS OF 2' AND ARE LOCATED CLOSER THAN 4' TO A WALK, PATH, PARKING AREA, OR DRIVE ACCESS ON THE HIGH SIDE-SEE PLANS.
 - COORDINATE LOCATION AND INSTALLATION OF RAILING POSTS AND FOOTINGS DURING THE INSTALLATION OF WALL MATERIALS.
 - COORDINATE INSTALLATION OF RAIL POSTS AND FOOTINGS WITH INSTALLATION AND LOCATION OF GEOGRID REINFORCEMENT, AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CONTRACTOR ALTER THE INTEGRITY OF THE GEOGRID OR WALL MATERIALS.
 - AIR DRIVE RAILING FOOTINGS AS SPECIFIED AND IN A MANNER TO NOT DISTURB THE WALL GEOGRID AS RECOMMENDED BY THE WALL MANUFACTURER. COORDINATE INSTALLATION AND SCHEDULING OF RAILING FOOTING WITH WALL MANUFACTURER TO OBSERVE INSTALLATION OF RAILING FOOTINGS.

6 RETAINING WALL

NTS



PIPE SIZE	BEARING AREA
6"	4.0 SQ. FT.
8"	6.0 "
10" - 12"	12.0 "
16"	20.0 "

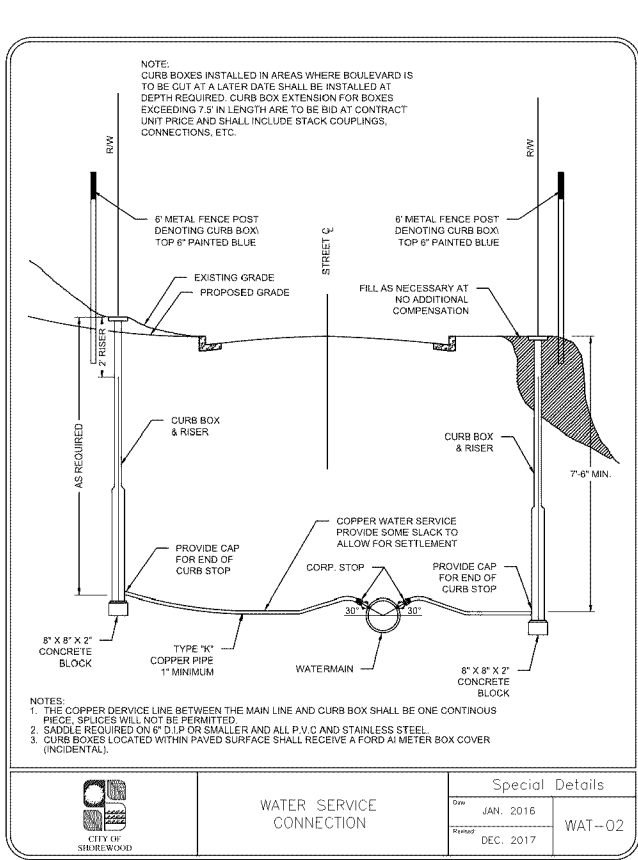
THRUST BLOCK

City of Shorewood logo

Special Details

Date: JAN. 2016

Revised: WAT-04



WATER SERVICE CONNECTION

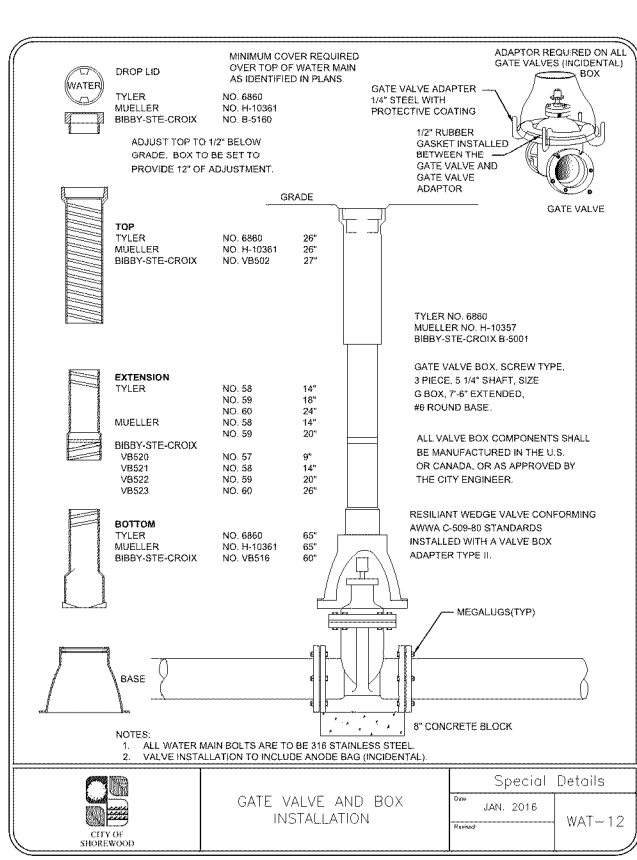
City of Shorewood logo

Special Details

Date: JAN. 2016

Revised: DEC. 2017

WAT-02



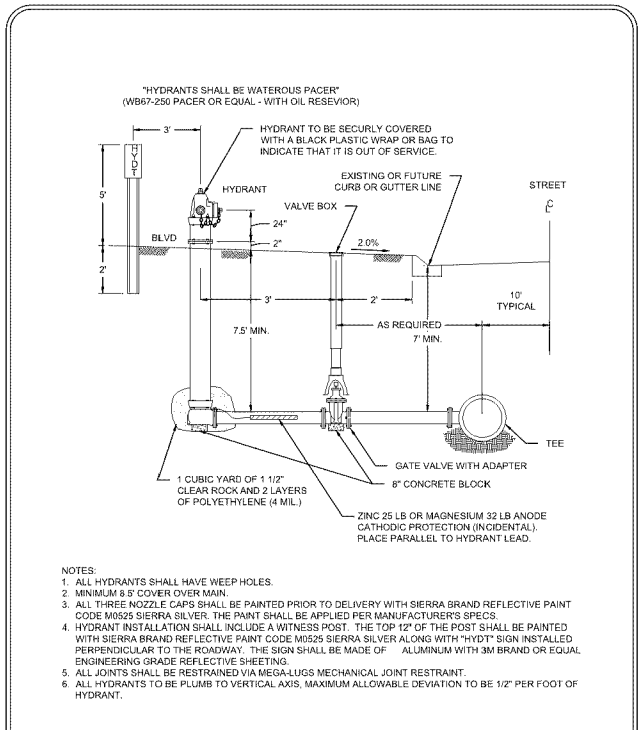
GATE VALVE AND BOX INSTALLATION

City of Shorewood logo

Special Details

Date: JAN. 2016

Revised: WAT-12



TYPICAL HYDRANT INSTALLATION

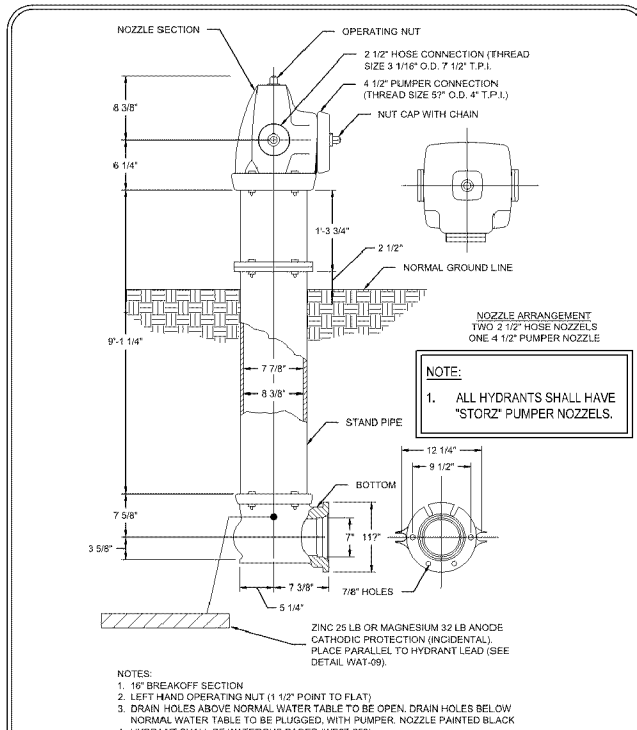
City of Shorewood logo

Special Details

Date: JAN. 2016

Revised: JAN. 2017

WAT-09



HYDRANT INSTALLATION

City of Shorewood logo

Special Details

Date: JAN. 2016

Revised: WAT-08

**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

DATE	DESCRIPTION
8/14/14	30% CIVIL SUBMITTAL
12/21/14	CITY SUBMITTAL
10/11/14	45% PRELIMINARY CIVIL SUBMITTAL
8/21/14	CITY SUBMITTAL
8/31/14	50% PRELIMINARY PLAT SUBMITTAL

DRAWN BY: ktl, dj

REVIEWED BY: ktl

PROJECT NUMBER: 22227

REVISION SUMMARY

DATE	DESCRIPTION

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	
DATE	DESCRIPTION
10/24/14	PRELIMINARY SUBMITTAL
10/21/14	CITY SUBMITTAL
10/11/14	MSU PRELIMINARY SUBMITTAL
10/21/14	CITY SUBMITTAL
10/21/14	DUV PRELIMINARY PLAT RESUBMITTAL

DRAWN BY: klt, dlj REVIEWED BY: klt
PROJECT NUMBER: 22227

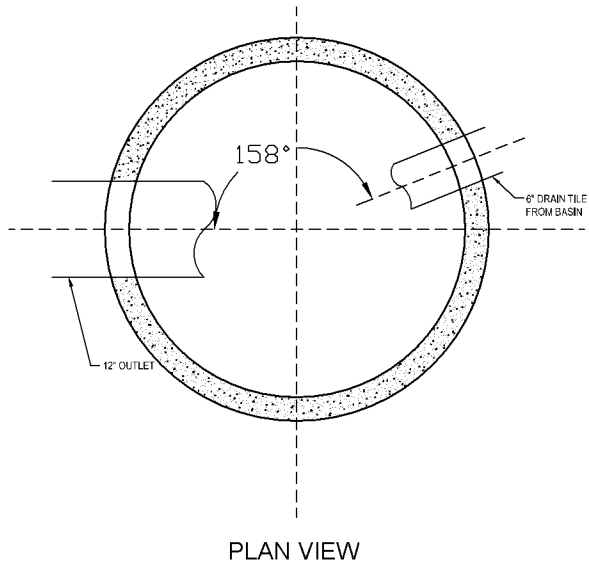
REVISION SUMMARY	
DATE	DESCRIPTION

CIVIL DETAILS

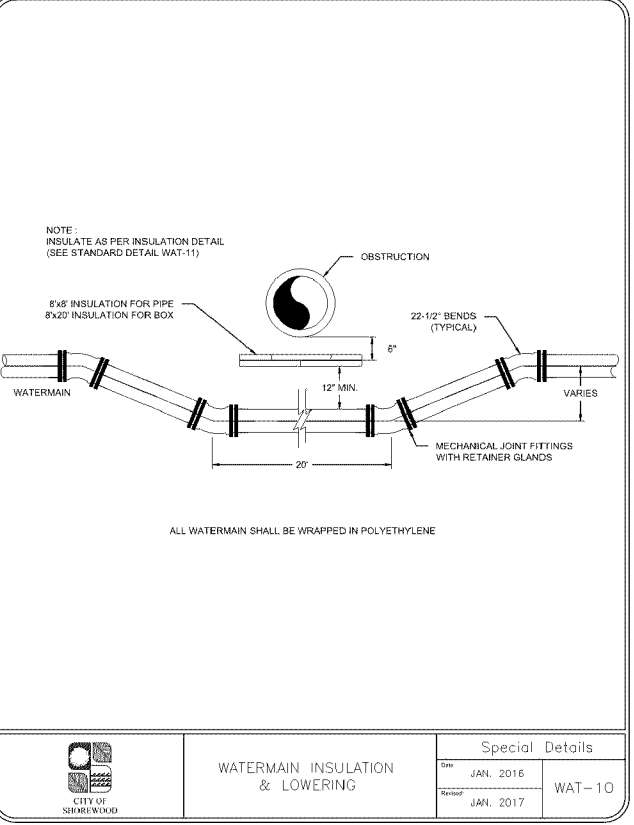
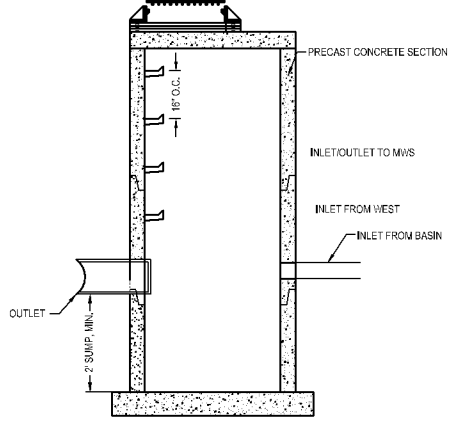
C5.1

CASTING SCHEDULE		
CATCH BASIN/MANHOLE/RISER	GRATE TYPE (NEENAH)	REMARKS
10, 22, 30-31, 41-42	R-3067	STORM CURB INLET
20-21, OCS	R-2501	STORM AREA DRAIN INLET
4, 43	R-1642	STORM MANHOLE

NOTE: SEE DETAILS, PROVIDE SHOP DRAWINGS FOR ALL CATCH BASINS, MANHOLES, RISERS, & ALL COMPONENTS. CASTINGS SHALL BE NEENAH FOUNDRY CASTINGS OR APPROVED EQUIVALENT. CASTINGS SHALL BE CAST WITH APPROPRIATE UTILITY NAME ("STORM SEWER", "SANITARY SEWER").

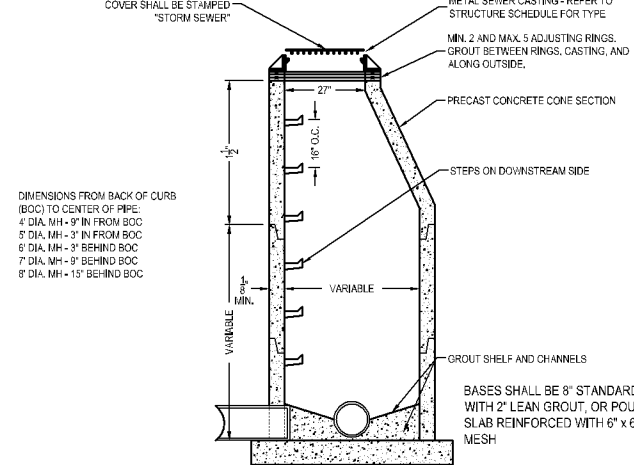
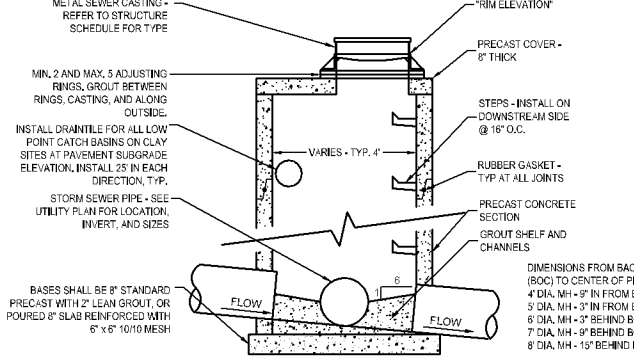


8 OCS MANHOLE AND WEIR CUTOUT DETAIL
NTS

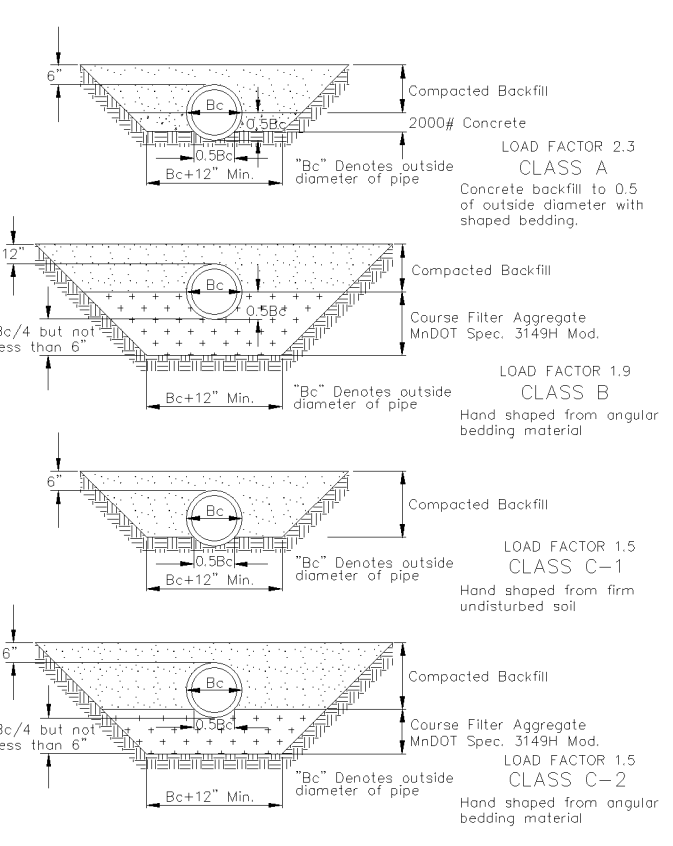


Special Details	
Date	Description
JAN. 2016	WAT-10
JAN. 2017	

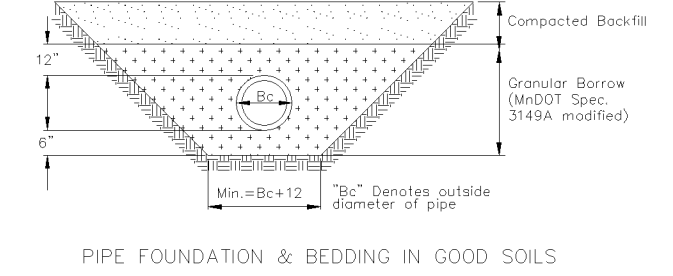
6 CATCH BASIN
NTS



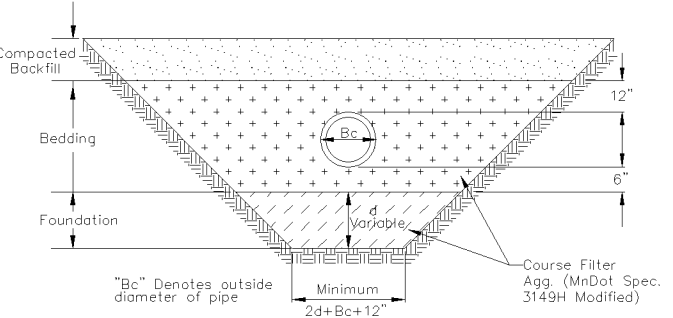
7 STORM MANHOLE
NTS



3 PIPE BEDDING - RCP & DIP
NTS

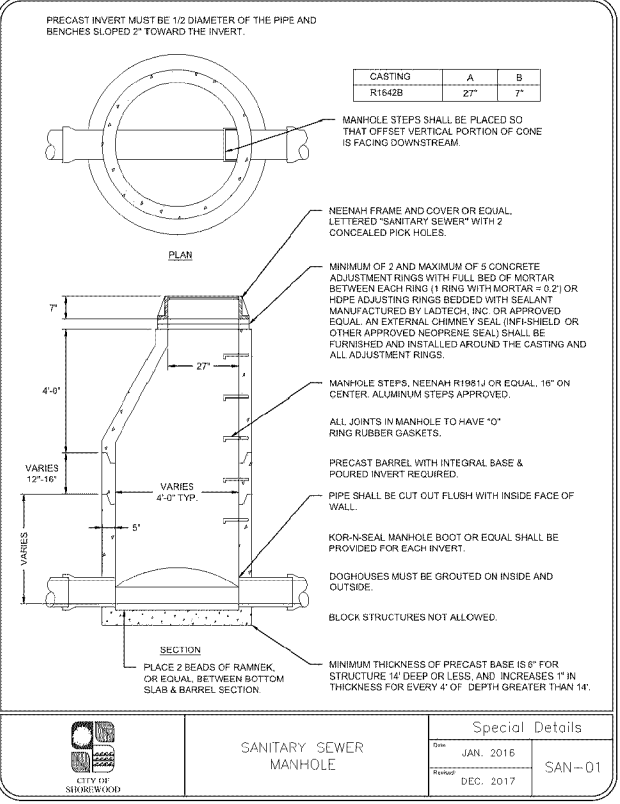


PIPE FOUNDATION & BEDDING IN GOOD SOILS

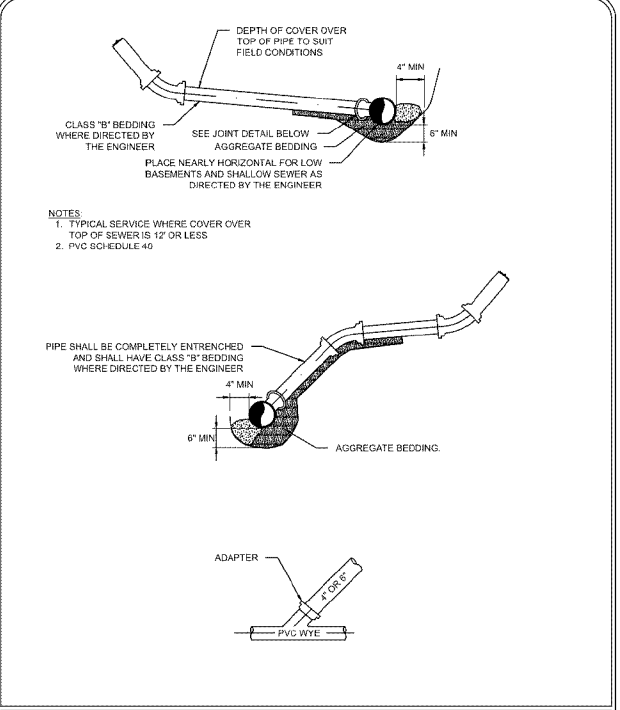


PIPE FOUNDATION & BEDDING IN POOR SOILS

4 PIPE BEDDING - PVC
NTS



Special Details	
Date	Description
JAN. 2016	SAN-01
DEC. 2017	



Special Details	
Date	Description
JAN. 2016	SAN-09
JAN. 2017	

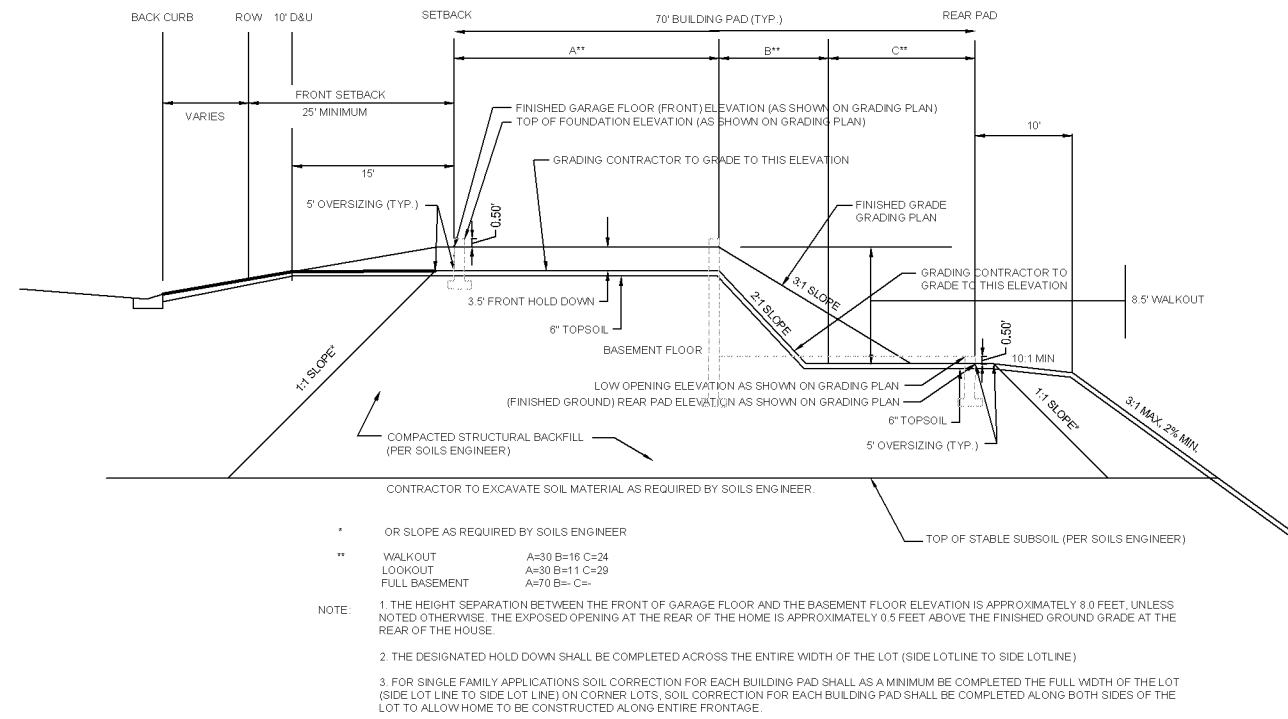
4 PIPE BEDDING - PVC
NTS

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

24320 & 24250 Smithtown Road

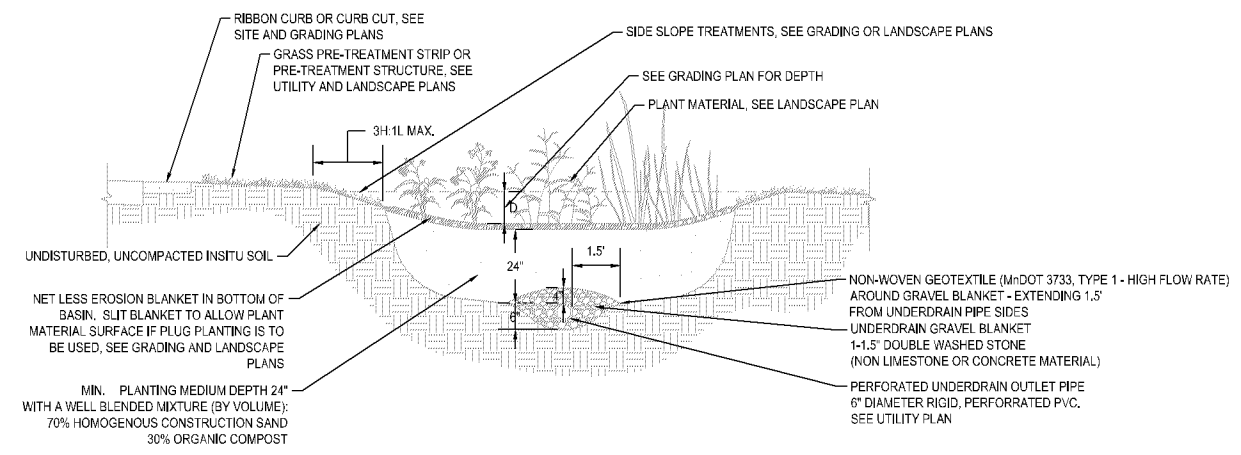
Tonka Bay & Shorewood, Minnesota 55331

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



- * OR SLOPE AS REQUIRED BY SOILS ENGINEER
 - ** WALKOUT A=30 B=16 C=24
LOOKOUT A=30 B=11 C=29
FULL BASEMENT A=70 B=C=
- NOTE:
1. THE HEIGHT SEPARATION BETWEEN THE FRONT OF GARAGE FLOOR AND THE BASEMENT FLOOR ELEVATION IS APPROXIMATELY 8.0 FEET, UNLESS NOTED OTHERWISE. THE EXPOSED OPENING AT THE REAR OF THE HOME IS APPROXIMATELY 0.5 FEET ABOVE THE FINISHED GROUND GRADE AT THE REAR OF THE HOUSE.
 2. THE DESIGNATED HOLD DOWN SHALL BE COMPLETED ACROSS THE ENTIRE WIDTH OF THE LOT (SIDE LOTLINE TO SIDE LOTLINE).
 3. FOR SINGLE FAMILY APPLICATIONS SOIL CORRECTION FOR EACH BUILDING PAD SHALL AS A MINIMUM BE COMPLETED THE FULL WIDTH OF THE LOT (SIDE LOT LINE TO SIDE LOT LINE) ON CORNER LOTS. SOIL CORRECTION FOR EACH BUILDING PAD SHALL BE COMPLETED ALONG BOTH SIDES OF THE LOT TO ALLOW HOME TO BE CONSTRUCTED ALONG ENTIRE FRONTAGE.

1 BUILDING PAD - WALKOUT / LOOKOUT / FULL BASEMENT
N T S



TYPICAL SECTION VIEW

CONSTRUCTION SEQUENCING

1. INSTALL SILT FENCE AND/OR OTHER APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
2. ALL DOWN-SLOPE PERIMETER SEDIMENT CONTROL BMP'S MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITY BEGINS.
3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
4. INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO SETTING FINAL GRADE OF BIORETENTION DEVICE.
5. ROUGH GRADE THE SITE. IF BIORETENTION AREAS ARE BEING USED AS TEMPORARY SEDIMENT BASINS LEAVE A MINIMUM OF 3 FEET OF COVER OVER THE PRACTICE TO PROTECT THE UNDERLYING SOILS FROM CLOGGING.
6. PERFORM ALL OTHER SITE IMPROVEMENTS.
7. PLANT ALL AREAS AFTER DISTURBANCE.
8. CONSTRUCT BIORETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.
9. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.
10. PLANT AND/OR ROCK MULCH BIORETENTION DEVICE.
11. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.

GENERAL NOTES

1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
2. GRADING OF BIORETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPACTION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
3. ALL SUB MATERIALS BELOW THE SPECIFIED BIORETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.

2 BIO-FILTRATION BASIN (RAIN GARDEN - TYP.)
N T S

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08-21-2024	PRELIMINARY PLAT SUBMITTAL
08-21-2024	CITY PRELIMINARY PLAT SUBMITTAL
08-21-2024	MSD PRELIMINARY PLAT SUBMITTAL
08-21-2024	CITY SUBMITTAL
08-21-2024	MSD PRELIMINARY PLAT SUBMITTAL

DRAWN BY: *kl, dj* REVIEWED BY: *kl*
PROJECT NUMBER: 22227

REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

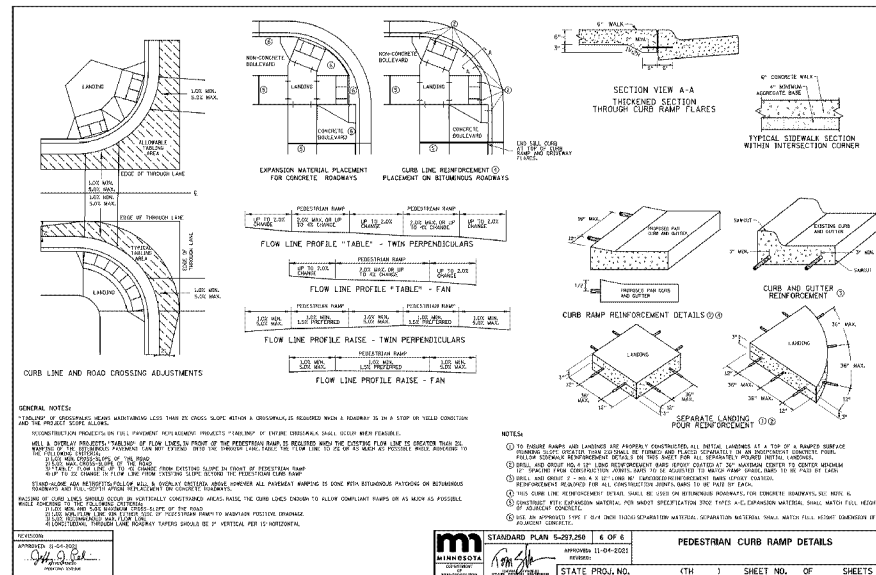
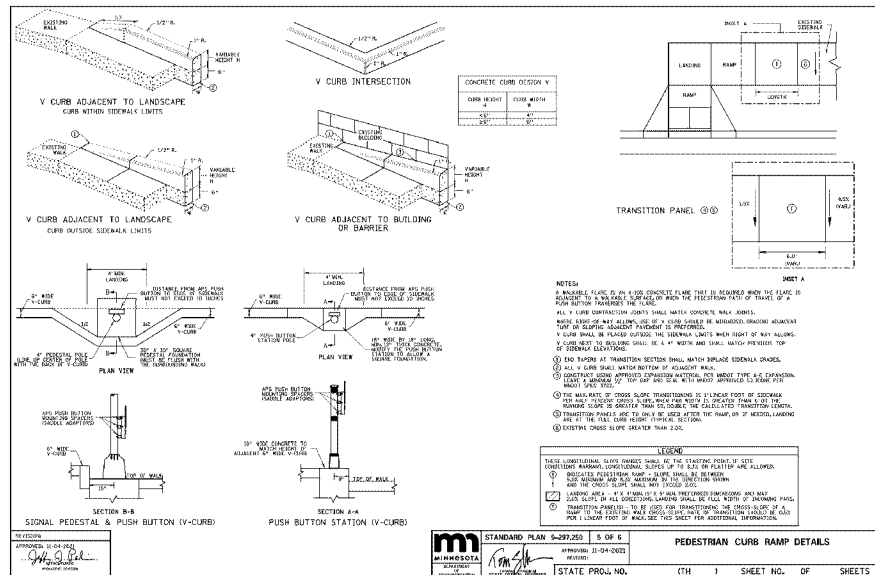
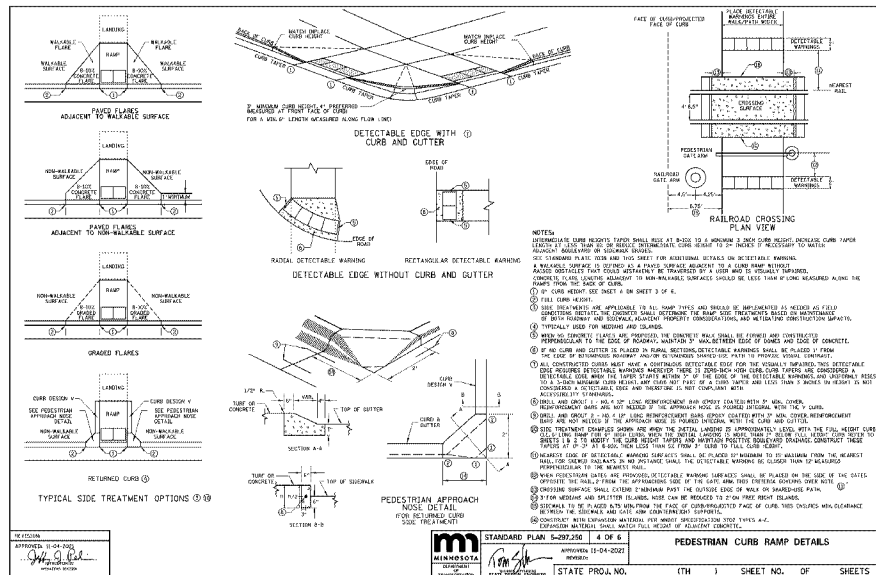
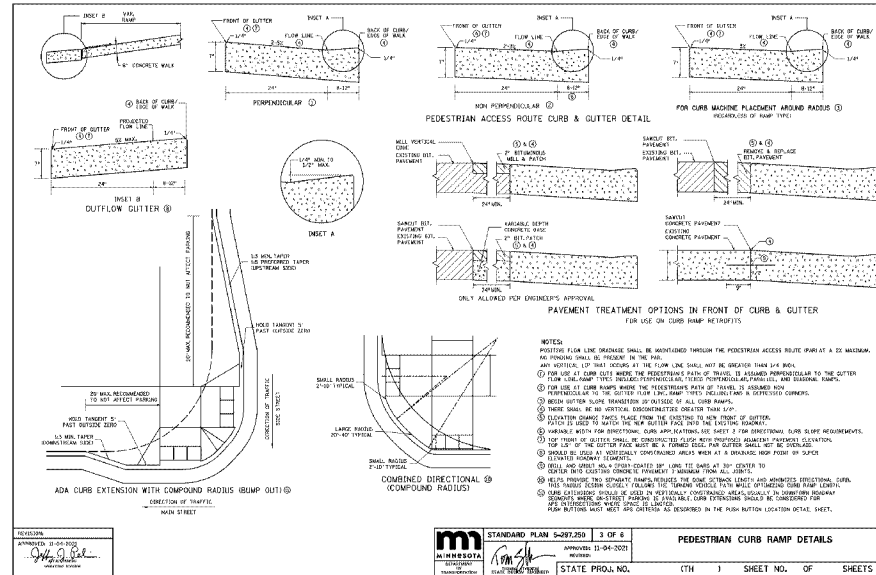
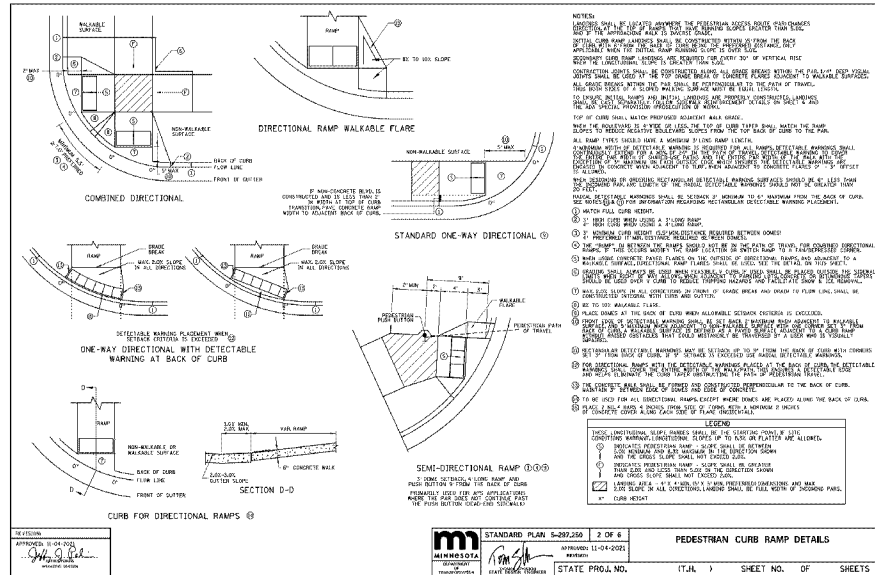
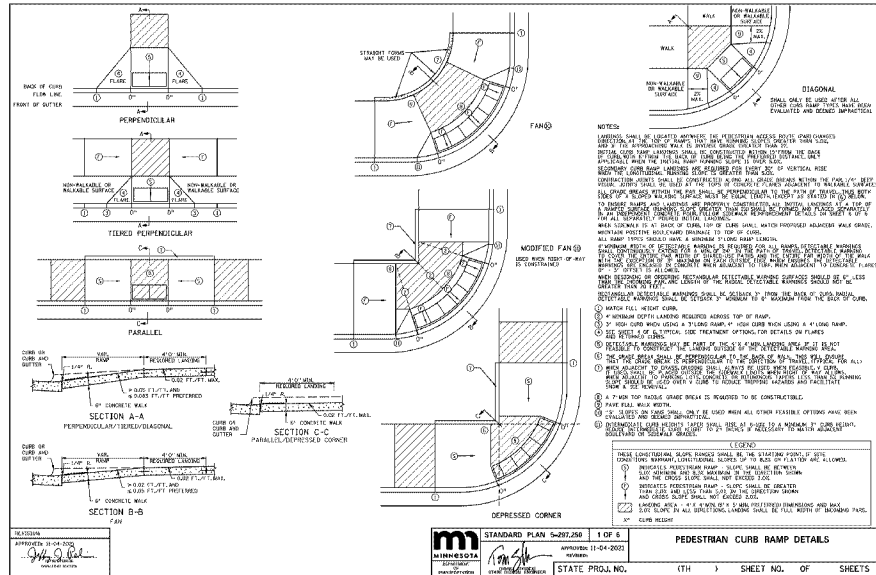
C5.2

PRELIMINARY:
NOT FOR
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
10-18-2021	ISSUE FOR PERMITS SUBMITTAL
10-21-2021	CITY SUBMITTAL
10-21-2021	MSD SUBMITTAL
10-21-2021	CITY SUBMITTAL
10-21-2021	MSD PRELIMINARY SUBMITTAL

DRAWN BY: ktl BY: REVIEWED BY: ktl
PROJECT NUMBER: 22227

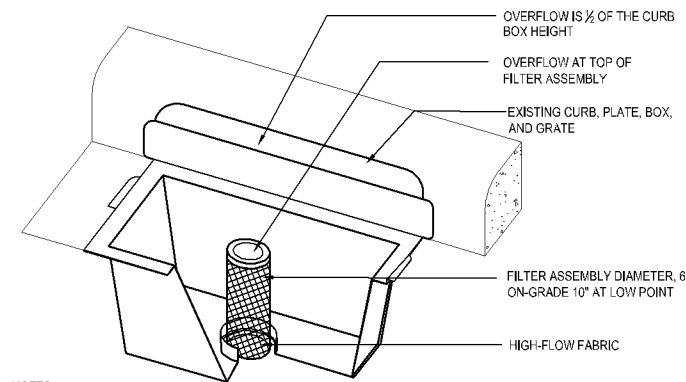
REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

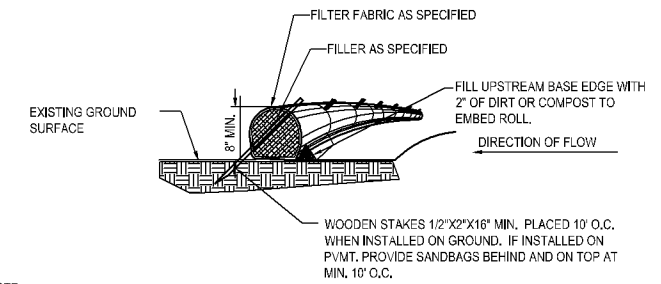
C5.3

**PRELIMINARY:
NOT FOR
CONSTRUCTION**



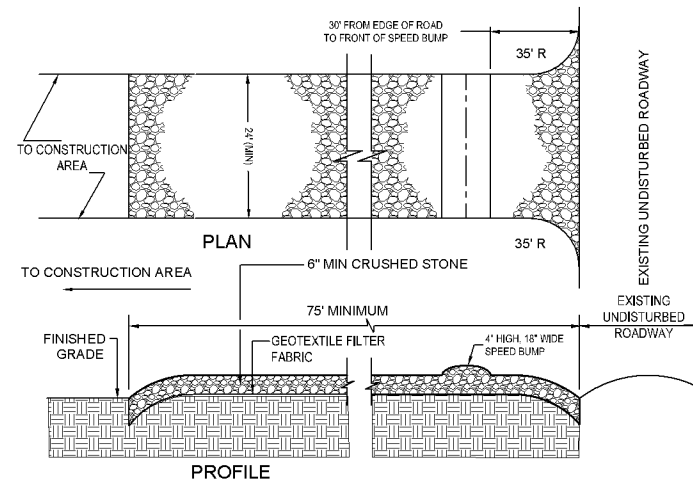
- NOTES:
1. REPLACE INLET GRATE UPON COMPLETE INSTALLATION OF INLET PROTECTION FABRIC.
2. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE OF THE SYSTEM AFTER EACH STORM EVENT AND AT THE COMPLETION OF THE CONTRACT.
3. REFERENCE APPLE VALLEY STANDARD PLATE ERO-4C.

1 CURB INLET FILTER
N T S



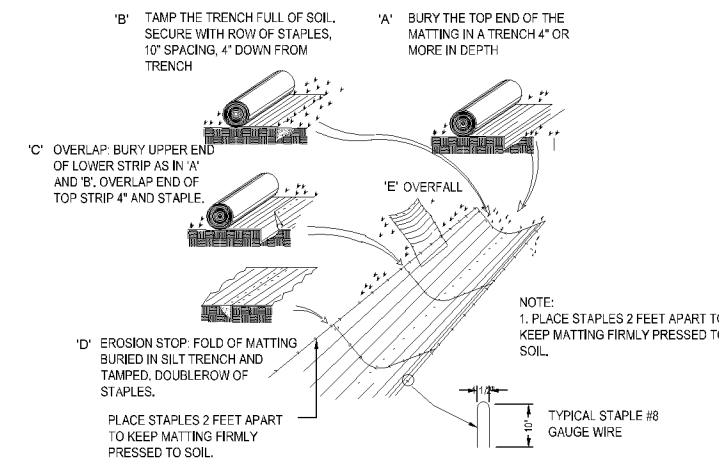
- NOTE:
1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTREXX EROSION CONTROL SOXX OR APPROVED EQUAL.
2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3890) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS, PER MNDOT SPEC 3897.
3. FILTER FABRIC SHALL BE GEOTEXTILE KNITTED MATERIAL WITH MAX. OPENINGS OF 3/8".
4. IF MULTIPLE ROLLS NEEDED, OVERLAP BY MIN. 12" AT ENDS AND STAKE.
5. SILT SHALL BE REMOVED ONCE IT REACHES 80% OF THE HEIGHT OF THE ROLL OR AS DEEMED NECESSARY BY SITE CONTRACTOR TO MAINTAIN PROPER FUNCTION.

4 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
N T S

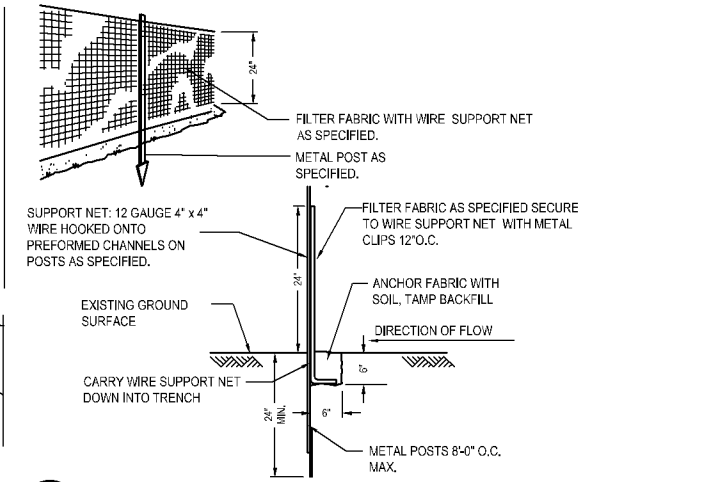


- NOTES:
1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
3. REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
4. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO UNDISTURBED ROADWAY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
5. FINAL LOCATION AND INSTALLATION SHALL BE COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
6. CRUSHED STONE SHALL BE 1-1/2" DIA. CLOSE GRADED, AND IN ACCORDANCE TO MNDOT SECTION 2118.

2 STABILIZED CONSTRUCTION ACCESS
N T S



3 EROSION BLANKET
N T S



5 SEDIMENT FENCE
N T S

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
08-28-2024	PRELIMINARY SUBMITTAL
09-27-2024	CITY PRELIMINARY PLAT
10-11-2024	ASU PRELIMINARY SUBMITTAL
10-21-2024	CITY SUBMITTAL
10-31-2024	DUO PRELIMINARY PLAT RESUBMITTAL

DRAWN BY: ktl, dlj REVIEWED BY: ktl
PROJECT NUMBER: 22227

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - DETAILS

SW1.2