

**CITY OF TONKA BAY  
PRELIMINARY/FINAL PLAT APPLICATION**  
4901 Manitou Road  
Tonka Bay MN 55331  
Phone: 952-474-7994 Fax: 952-474-6538  
[www.cityoftonkabay.net](http://www.cityoftonkabay.net)

RECEIVED

JAN 20 2016

CITY OF TONKA BAY

DATE January 19, 2016

NAME OF PROPERTY OWNER Alan Chazin Homes, Inc.

ADDRESS 5353 Wayzata Blvd. # 602 PHONE 952 546-3385  
St. Louis Park, MN 55416

SITE ADDRESS OR LEGAL DESCRIPTION Lot 4, Auditors Sub. No 243

TOTAL AREA OF SUBJECT PROPERTY 89,936 SQ. FT. PRESENT ZONING

NUMBER OF LOTS/UNITS PROPOSED 4

ARE LOT AREA, WIDTH AND SETBACK REQUIREMENTS OBSERVED? yes

ARE ANY VARIANCES REQUIRED? No

DESCRIPTION OF REQUEST plat existing property into 3  
building lots and one outlot

**NOTE:**

1. You must provide ten (10) copies of the survey.
2. Upon approval of a lot split or a request to divide a base lot upon which a two family dwelling is located, a \$1,100 Park Dedication Fee shall be due to the City.
3. Additional water and sewer assessments may be due, pending a check of city records.

Alan Chazin  
Signature of Applicant

Alan Chazin  
Signature of Property Owner

**Note:** The escrow fee is charged to cover staff expenses, legal, planning and engineering expenses which may be incurred because of your application. Expenses incurred over \$1,150.00 will be billed to the applicant. Current fees are as follows: Staff time – regular employee rate, plus 30%. As billed for engineering and planning. \$80.00 per hour for legal.

THIS SECTION COMPLETED BY STAFF			
Preliminary Plat (\$150 + \$15 for every lot over five	n/a	<u>1-19-16</u> Pd.	<u>CH</u> Init.
Final Plat \$150		Pd.	Init.
Escrow Fee \$1,150		<u>1-20-16</u> Pd.	<u>CH</u> Init.

ALAN CHAZIN HOMES, INC.  
5353 Wayzata Blvd. #602  
St. Louis Park, MN. 55146

RECEIVED

January 19, 2016

JAN 20 2016

Lindy Crawford  
Tonka Bay City Administrator  
4901 Manitou Road  
Tonka Bay, MN. 55331

CITY OF TONKA BAY

Dear Ms. Crawford:

This letter is accompanied by an Application for Preliminary Plat. Information attached is as follows:

1. Preliminary Plat Application.
2. A check for \$150 for Preliminary plat application. A check for \$1150 was submitted for the escrow fee which was submitted with the previous application for preliminary plat submitted March 19, 2015.
3. Ten 11"x17" copies of the preliminary plat.
4. One 22"x 33" copy of the preliminary plat
5. One copy of the Preliminary Grading Plan prepared by Lot Surveys, Inc. for the Sunrise Addition subdivision.
6. A copy of a letter from MCWD stating that they have received the information needed to apply for preliminary plat.

We believe that this is all of the information required for Tonka Bay application for Preliminary Plat. Please review this information and let us know if it is sufficient for you to submit the application to the City Council for approval.

Sincerely:



Alan Chazin, President,  
Alan Chazin Homes, Inc.

# MINNEHAHA CREEK WATERSHED DISTRICT

QUALITY OF WATER



QUALITY OF LIFE

RECEIVED

JAN 20 2016

CITY OF TONKA BAY

December 9, 2015

Alan Chazin Homes, Inc.  
5963 Wayzata Blvd., #602  
St. Louis Park, Mn 55416

Re: Minnehaha Creek Watershed District Permit Application  
Project Name: Sunrise Subdivision  
MCWD Permit #: 15-192

Dear Mr. Chazin:

Thank you for submitting an application for a Minnehaha Creek Watershed District permit for Erosion Control and Floodplain Alteration for the construction of a 3-lot subdivision in the City of Tonka Bay. Your initial application for a Minnehaha Creek Watershed District (MCWD) permit was received on May 5, 2015. Based on the information that was received on November 30, 2015, the permit application has been **deemed complete**. The completion date was December 4, 2015.

The complete application is currently under review for conformance with District rules. As we review your application, we may find the need to request additional information, and will so inform you. Once the complete application is determined to be in conformance with District Rule requirements, you will receive written notice of conditional approval. This notice will list the conditions of the approval that will need to be complete prior to the permit being issued. Permit conditions include, but are not limited to, the reimbursement of mailing cost, reimbursement of the cost of District staff time and engineering services, and submittal of a declaration for the preservation of wetland buffers and/or stormwater facility maintenance where applicable.

As per MCWD procedural requirements, a 14-day public notice is required for projects that do not require a variance or exception to District rules. A public notice has been sent, and will expire on **December 23<sup>rd</sup>, 2015 at 4:30 pm**. If a public hearing is requested it will be scheduled on the first available Board meeting.

If you have any questions, please contact me at (952) 641-4518 or [tdietrich@minnehahacreek.org](mailto:tdietrich@minnehahacreek.org)

Sincerely,



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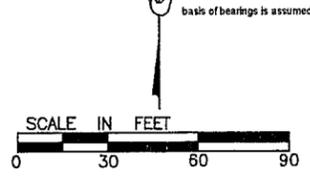
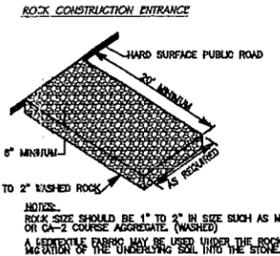
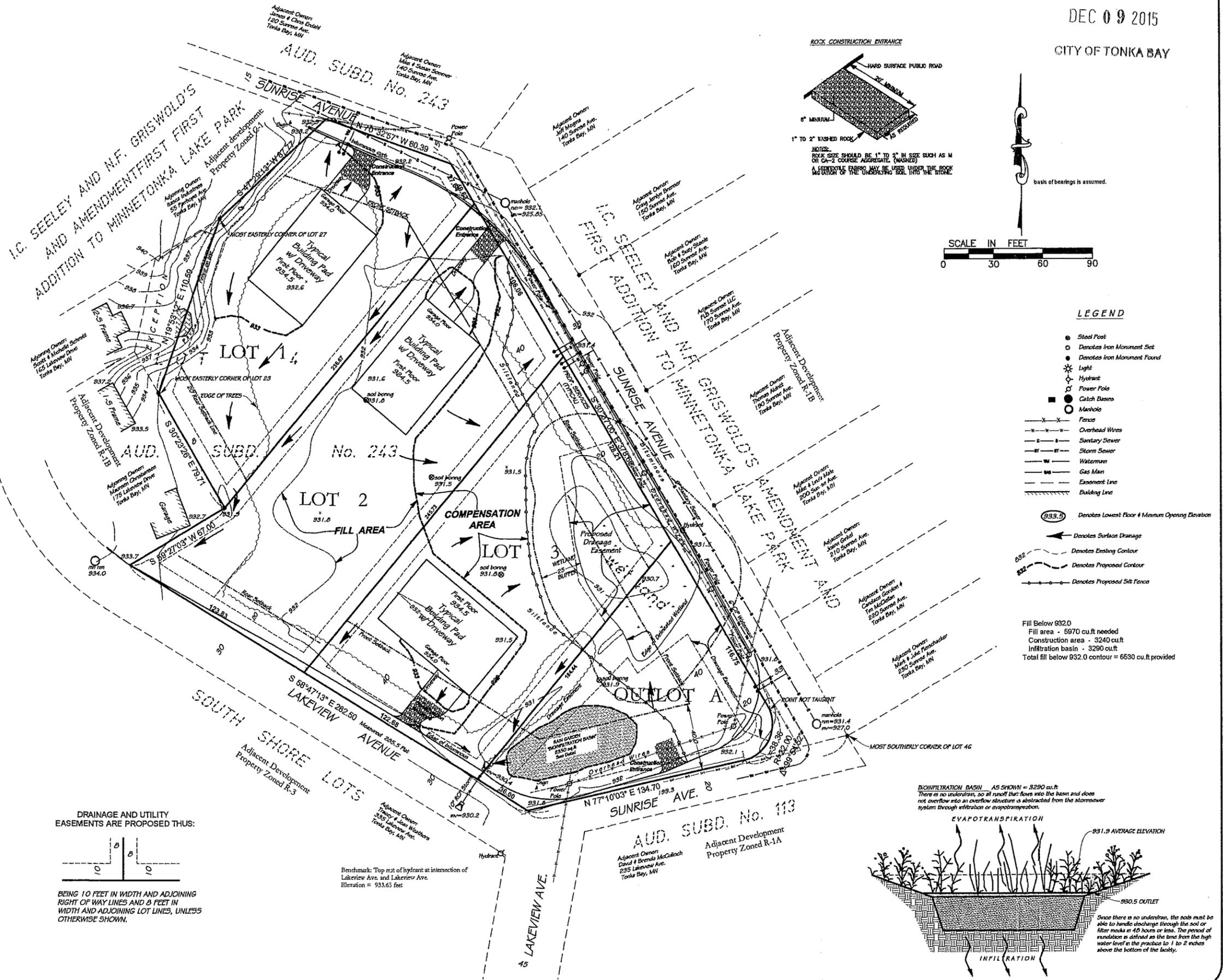
Tom Dietrich  
Permit & Compliance Coordinator

GRADING PLAN FOR:  
**ALAN CHAZIN HOMES INC.**  
 5353 Wayzata Blvd.  
 Suite No. 602  
 St. Louis Park, MN 55416

RECEIVED

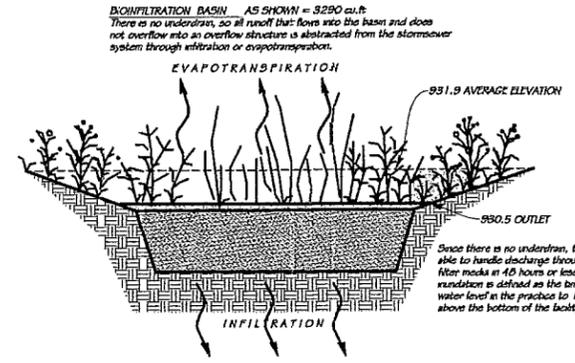
DEC 09 2015

CITY OF TONKA BAY



- LEGEND**
- Steel Post
  - Denotes Iron Monument Set
  - Denotes Iron Monument Found
  - ⊙ Light
  - ⊙ Hydrant
  - ⊙ Power Pole
  - ⊙ Catch Basins
  - Manhole
  - X — Fence
  - X — Overhead Wires
  - S — Sanitary Sewer
  - S — Storm Sewer
  - W — Watermain
  - G — Gas Main
  - E — Easement Line
  - B — Building Line
  - 933.5 Denotes Lowest Floor & Minimum Opening Elevation
  - ← Denotes Surface Drainage
  - — — Denotes Existing Contour
  - — — Denotes Proposed Contour
  - — — Denotes Proposed 5th Fence

Fill Below 932.0  
 Fill area - 5970 cu.ft needed  
 Construction area - 3240 cu.ft  
 Infiltration basin - 3290 cu.ft  
 Total fill below 932.0 contour = 6530 cu.ft provided



DRAINAGE AND UTILITY EASEMENTS ARE PROPOSED THUS:



BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES AND 8 FEET IN WIDTH AND ADJOINING LOT LINES, UNLESS OTHERWISE SHOWN.

Benchmark: Top rut of hydrant at intersection of Lakeview Ave. and Lakeview Ave.  
 Elevation = 933.65 feet

**NOTES:**

Property Address: Unassigned address.  
 Property Identification Numbers: 27-117-23-24-0010  
 Existing Zoning Classification - R-1B (Single Family Residential "B") also Shoreland District (non-riparian area)  
 Proposed Zoning Classification - R-1B (Single Family Residential "B")  
 100 Year Flood Plain Elevation = 931.84 feet

**Required Building Setbacks:**  
 Front Yard: 40 feet  
 Side Yard: 8 feet  
 Rear Yard: 20 feet

Minimum Lot Area - Not less than 16000 sqft  
 Minimum Lot Width - Not less than 75 feet (per Shoreland District)

Maximum Building Height - 30feet

See City Code for Accessory Structures.

Hardcover Percentages of Building Pad & Drive

Lot 1, Block 1	- 3753 sq.ft = 17.2%
Lot 2, Block 1	- 3860 sq.ft = 13.9%
Lot 3, Block 1	- 4023 sq.ft = 15.4%
Outlot A	- not applicable

Screening will be required on all parcels.

Total Area of Property = 89936 sqft

Total number of proposed Lots = 4

Area of proposed Lots

Net Area of proposed Lots

Lot 1, Block 1	- 21768 sqft
Lot 2, Block 1	- 27774 sqft
Lot 3, Block 1	- 22698 sqft
Outlot A	- 12466 sqft
Net area of Lot is: Area of total Lot minus wetland areas.	

Lot 1, Block 1 - 21768 sqft

Lot 2, Block 1 - 27774 sqft

Lot 3, Block 1 - 26038 sqft

Outlot A - 14355 sqft

Minimum First Floor Elevation = 934.5 feet

Section Quarter lines will be under Hennepin County Review at Final Plat Phase.

Property Owner:  
 Alan Chazin Homes, Inc.  
 5353 Wayzata Blvd.  
 Suite No. 602  
 St. Louis Park, MN 55416

Developer:  
 Alan Chazin Homes, Inc.  
 5353 Wayzata Blvd.  
 Suite No. 602  
 St. Louis Park, MN 55416  
 Attn: Don Peterson  
 Phone: 612-718-7120

Wetland delineation by:  
 Kjolhaug Environmental Services Inc.  
 26105 Wild Rose Lane  
 Shorewood, MN 55331  
 952-401-6757

**Existing Legal Description**

Lot 4, Auditor's Subdivision No. 243, Hennepin County, Minnesota, except that part lying northwesterly of a line drawn from the most Easterly corner of Lot 23, I.C. Seeley and N.F. Griswold's Amendment and First Addition to Minnetonka Lake Park to the most Easterly corner of Lot 27 said Amendment and First Addition.

Torrens Property.  
 Certificate of Title No. 845959

GRADING PLAN  
**SUNRISE ADDITION**

**CERTIFICATION**

The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, 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.  
 Dated this 4th day of August, 2015.

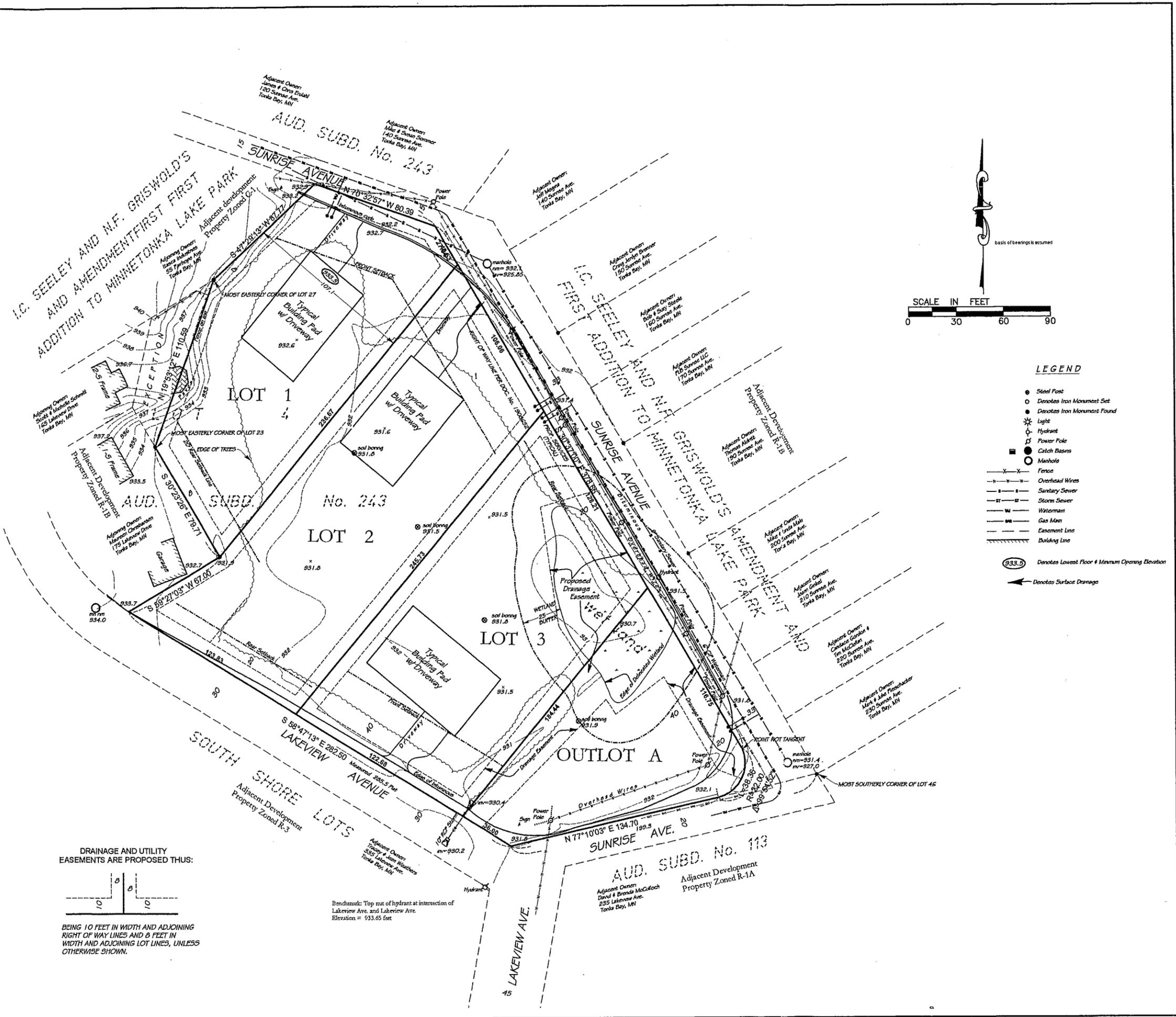
Signed: *Gregory R. Pfeich*  
 Gregory R. Pfeich, Minn. Reg. No. 24992

Date of Survey	10/22/2015
	10/26/2015 prep contours
	11/12/2015
	11-30-2015
File No.	As-243-mn-04183-grade-plan.dwg

**LOT SURVEYS COMPANY, INC.**  
 LAND SURVEYORS  
 7601 73RD AVENUE, N.  
 BROOKLYN PARK, MN 55428  
 763-560-3093 phone  
 763-560-3522 fax

F.B. No. 1077-71 Invoice No. 83485

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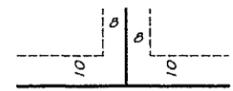
Signed: *Gregory R. Pash*  
 Gregory R. Pash, Minn. Reg. No. 24992

Date of Survey	1-23-2015
3-16-15 City comments	
3-26-15 pads, low opening	
4-27-15 location of wetland delineation	
5-1-2015	
11-30-2015, 1-11-2016	
File No.	As-243-10777 (m-83485) Prelm-Plat.dwg

**LOT SURVEYS COMPANY, INC.**  
 LAND SURVEYORS  
 7801 73RD AVENUE N.  
 BROOKLYN PARK, MN 55428  
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