

ron brenner [architects](http://www.ronbrennerarchitects.com)
226 Myrtle Street East
Stillwater, Mn 55082
651-342-1278
www.ronbrennerarchitects.com

24 August, 2016

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

Regarding:
SHORELAND IMPACT PLAN / CONDITIONAL USE PERMIT for the residence of Ann Jennings at 35 West Point Avenue.

Dear Ms. Crawford,

Ann Jennings is proposing to demolish an existing home with garage and replace with a new partial 2 story home with attached garage. Please refer to attached drawings (As-Built Certificate (existing conditions) and Surveyor's Certificate and Shoreland Impact Plan (proposed)) prepared by Landform.

In accordance with the Shoreland District ordinances, a series of conditions apply to the proposed development. The following paragraphs address the specific citations along with explanation of the proposed design elements and practices to comply with the ordinance and which support the owner's reasonable use of their property.

- a. *"The projects shall be analyzed to determine the impact of impervious surfaces, storm water runoff, floodplain, and water quality implications. Only those projects shall be allowed where the adverse impacts have been mitigated through approved means to the extent possible."*
 - The existing site has an impervious ratio of 48.1% with no storm water contained on site. Virtually all storm water runs off to Lake Minnetonka and West Point Avenue. Under our proposed design impervious surface is reduced to slightly less than 45%; which is allowable with City Council approval. Under our new design all storm water from impervious surfaces is designed to be contained on the site by draining away from structures and directed into depression (rain) gardens located on the west and east ends of the property. Use of rain gutters, downspouts in conjunction with surface flowage will direct the storm water to the rain gardens.

- b. *"Storm water treatment measures including, but not limited to, sediment basins (debris basins), de-silting basins or silt traps, installation of debris guards, and microsilt basins on storm water inlets, oil skimming devices, etc. shall be required subject to the review of the City Engineer and Minnehaha Creek Watershed District on projects where applicable."*
 - As indicated on the drawings silt fencing will be utilized to retain disturbed soil sediments on the site during construction. The construction access driveway will consist of rock to eliminate the movement of soil onto the roadway.

c. "Projects shall be analyzed by the City in terms of provisions for maintenance and enhancement of landscape features, change in the natural condition of the soil, removal of trees, grade courses and marshes. The land shall also minimize tree removal, ground cover change, loss of natural vegetation, and grade changes as much as possible. It shall further provide for the relocation or replanting as many trees as possible which are proposed to be removed."

- The proposed project (house structure and impervious surfaces) have been designed to minimize changes to the slope and topography of the land (which is fairly flat). Changes have been limited to those required in order to comply with minimum floor elevations and to direct storm water into the rain gardens. The design promotes on-site water filtration, minimizes runoff toward the lake, and minimizes sediment transport and soil erosion.
- There are no trees on the property that are proposed to be removed nor are there existing trees that will require protection.
- Existing ground cover is predominantly turf grass and will remain in throughout the site; other than at the rain gardens and foundation planting zones. Rain gardens will employ native plantings and neighborhood appropriate tree plantings will be incorporated.

d. Projects shall be analyzed by the City in terms of the appearance of the structure When viewed from the lake's surface. Building materials, and color shall be analyzed to determine which facade and roof materials minimize the appearance and blend the structure into the shoreland and vegetation.

- Building materials used for this project are prosed to complement the prevailing Lake Architecture of the area. Cedar shingles with a natural stained finish is the base wall material. Trim, fascia and soffits will be painted white or off-white. Roofing will be neutral colored shingles with accents of standing seam metal roofing.

The design of the Jennings Residence and out attention to on-site water management, have been prepared to exceed the storm water control and infiltration requirements of the City of Tonka Bay's impervious surface ordinances. Please note that the proposed project significantly improves storm water control than currently exists. Also, it is our intent to maintain appropriate storm water facilities, and to enter into agreement with the City for an on-going standard maintenance agreement.

Sincerely,

RON BRENNER _____

A handwritten signature in black ink that reads "Ron Brenner". The signature is written in a cursive, slightly slanted style.

ron brenner architects

As-Built Certificate

SURVEY FOR : Ann M. Jennings
 DESCRIBED AS : Lot 10, WEST POINT, Village of Tonka Bay, Hennepin County, Minnesota, and reserving easements of record.

LOT AREA = 12,961 SQ.FT.
 IMPERVIOUS SURFACE = 6,232 SQ.FT.
 LOT AREA TO IMPERVIOUS RATIO = 48.1%

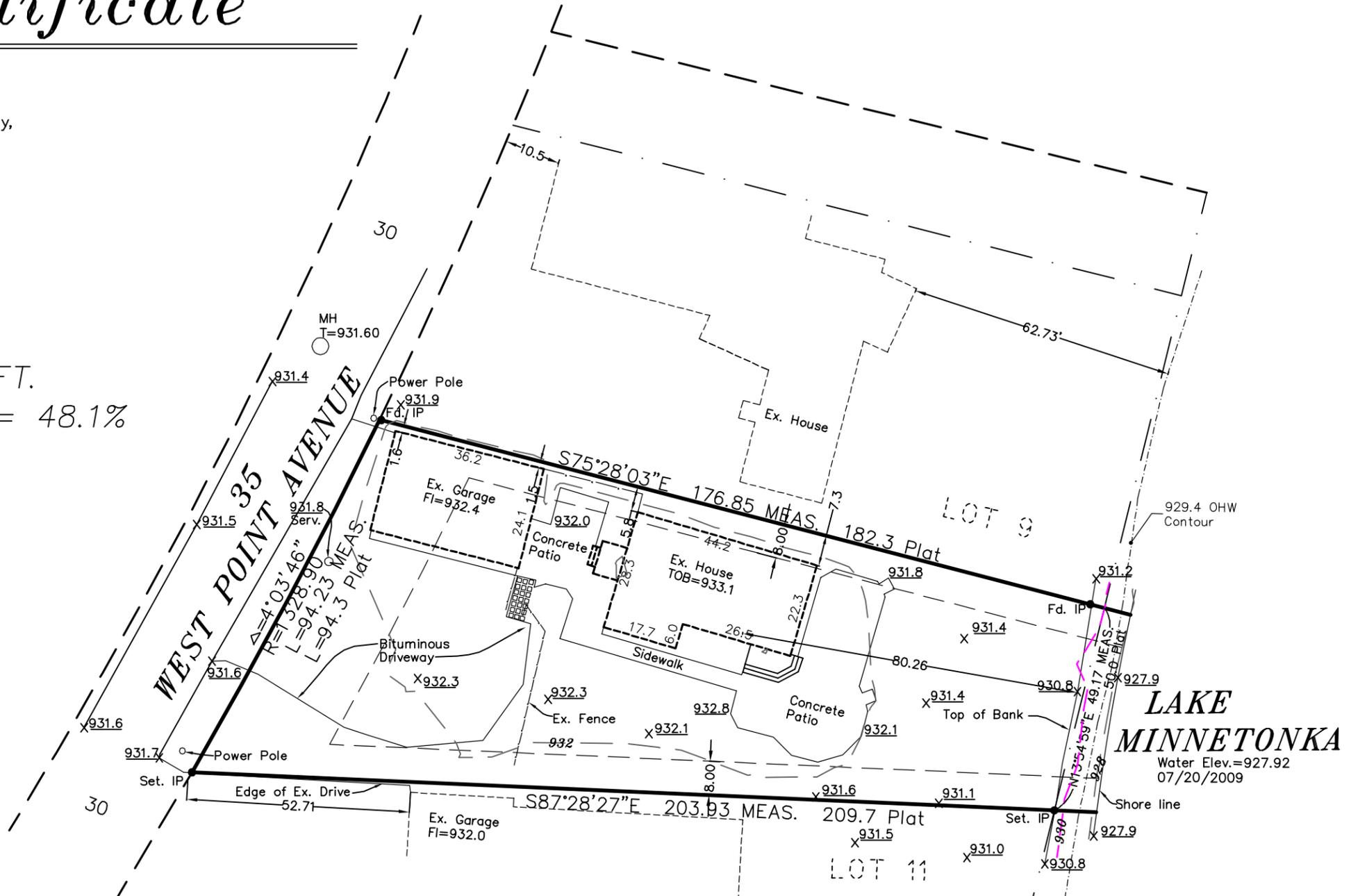
EXISTING ELEVATIONS

Top of Foundation = 933.1
 Garage Floor = 932.4
 Basement Floor = Unknown
 Aprox. Sewer Service = Verify
 Proposed Elev. = 
 Existing Elev. = 
 Drainage Directions = 
 Denotes Offset Stake = 

BENCHMARK,
 TOP OF MH
 AT LOTS 9 & 10
 ELEV.=931.6

MIN. SETBACK REQUIREMENTS
 Front - 25 House Side - 8
 Rear - 50 Garage Side - 8
 From 929.4 Contour

SCALE: 1 inch = 30 feet



I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARIES OF THE ABOVE DESCRIBED PROPERTY AS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND DOES NOT PURPORT TO SHOW IMPROVEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

DATE 8 / 23 / 16


 JEFFREY D. LINDGREN, LAND SURVEYOR
 MINNESOTA LICENSE NUMBER 14376

JOB NO:
 SCS16096
 09R-125
 BOOK:
 CAD FILE:
 MISC-09

105 S. Fifth Ave.
 Suite 513
 Minneapolis, MN 55401
 Phone: (612) 252-9070

LAKE MINNETONKA
 Water Elev.=927.92
 07/20/2009

Surveyor's Certificate & Shoreland Impact Plan

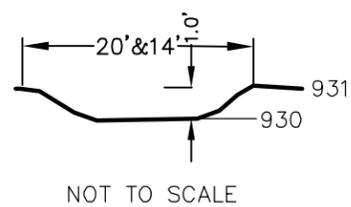
SURVEY FOR : Ann Jennings
DESCRIBED AS : Lot 10, WEST POINT, Village of Tonka Bay, Hennepin County, Minnesota, and reserving easements of record.

LOT AREA = 12,961 SF. (15,000 SF REQ'D)
 HARDCOVER .25 = 3,240.25 SF ALLOWED
 .35 = 4,536.35 SF STAFF ENGR.
 .45 = 5,832.45 SF W/COUNCIL APPROVAL
 EXISTING = 6,232 SF = 48.1%

LOT STRUCTURAL COVERAGE
 12,961 x .3 = 3,888.3 SF ABV GRADE ALLOWED

LOT WIDTH BACK 94', >AVERAGE 45'
 LAKE 49', >AVERAGE 45'
 REQUIRED = 75'
 @ BUILDING LINE 63'

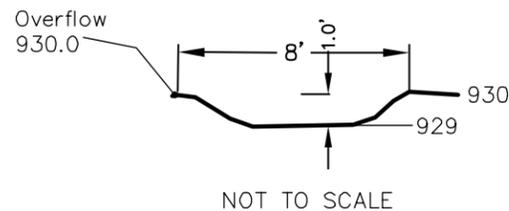
West Rain Garden Sections



Rain Garden Spec's

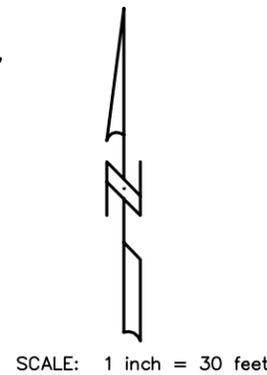
Soil:
 1 foot of 30% Compost
 Class 2 / 70% Construction Sand
 Plants:
 Bottom and Side Slopes
 Fox Sedge (Carex Maculatum) 2.5'H x 1.5'W
 Prairie Coreopsis (Coreopsis Palmate) 2'H x 1.5'W
 Top Edge:
 Wild Geranium (Geranium Maculatum) 2'H x 1.5W
 2' Plant Spacing in the Raingarden will
 Require about 264 plants.

East Rain Garden Section



PROPOSED ELEVATIONS

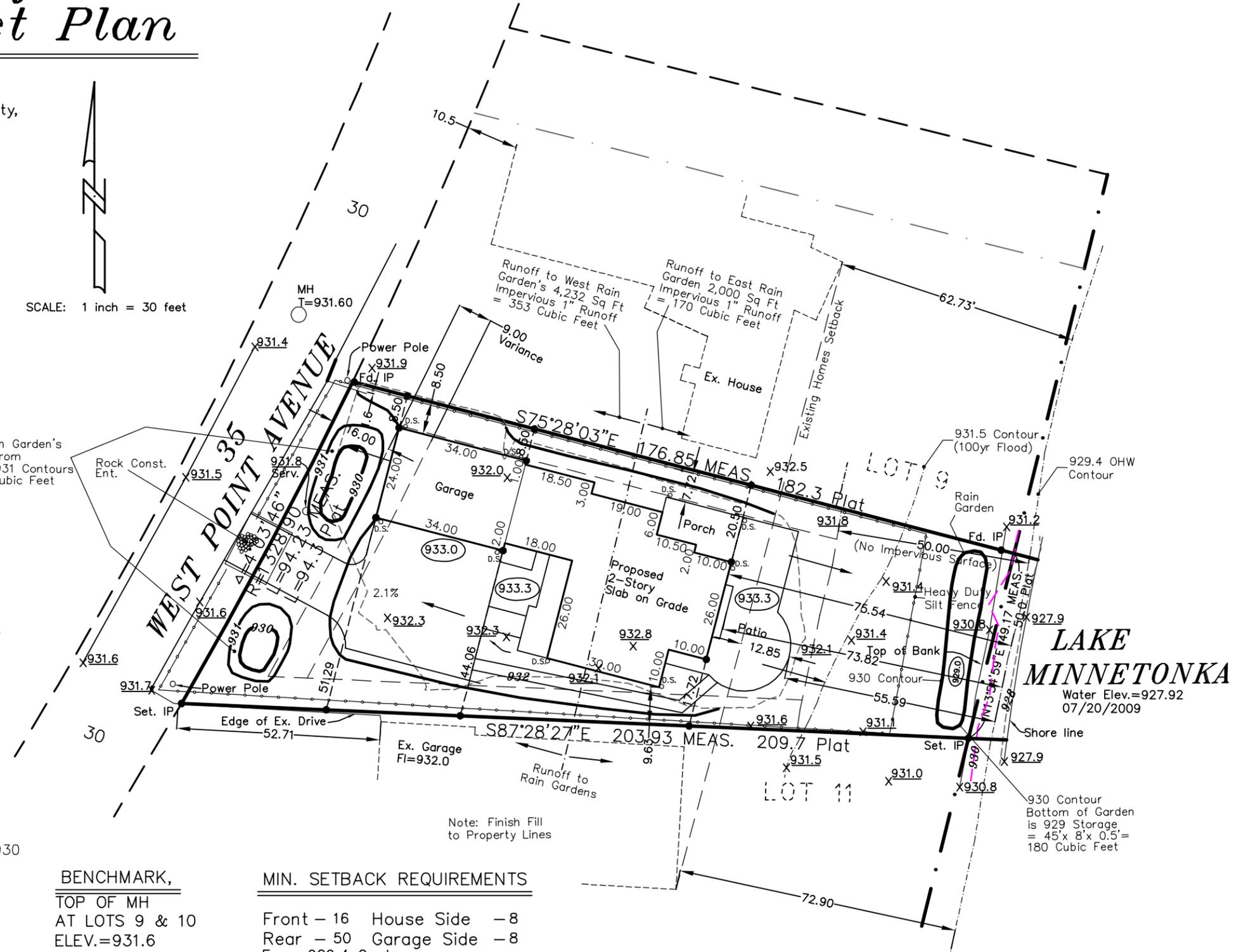
Top of Block/Lowest Floor = 934.0
 Garage Floor = 933.5
 Basement Floor = n/a
 Aprox. Sewer Service = Verify
 Proposed Elev. =
 Existing Elev. =
 Drainage Directions =
 Denotes Offset Stake =



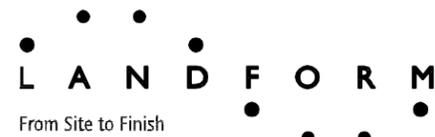
West Rain Garden's
 Volume from
 930 to 931 Contours
 = 540 Cubic Feet

BENCHMARK,
 TOP OF MH
 AT LOTS 9 & 10
 ELEV.=931.6

MIN. SETBACK REQUIREMENTS
 Front - 16 House Side - 8
 Rear - 50 Garage Side - 8
 From 929.4 Contour



LAKE MINNETONKA
 Water Elev.=927.92
 07/20/2009



I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARIES OF THE ABOVE DESCRIBED PROPERTY AS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND DOES NOT PURPORT TO SHOW IMPROVEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

DATE 8 / 23 / 16

JEFFREY D. LINDGREN, LAND SURVEYOR
 MINNESOTA LICENSE NUMBER 14376

JOB NO:
 SCS16096
 also see 14R-131 09R-125
 BOOK:
 CAD FILE:
 MISC-14

LOT AREA = 12,961 SQ.FT.