



**Planning & Development Division**  
*Planning & Economic Development Department*

Room 160  
 411 West First Street  
 Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

File Number	PL 20-058	Contact	Kyle Deming, <a href="mailto:kdeming@duluthmn.gov">kdeming@duluthmn.gov</a>	
Type	Final Plat	Planning Commission Date		June 9, 2020
Deadline for Action	Application Date	May 15, 2020	60 Days	July 14, 2020
	Date Extension Letter Mailed	June 1, 2020	120 Days	September 12, 2020
Location of Subject		Upper side of 3700-3800 Blocks of London Road (Condon Park)		
Applicant	TJS Construction, LLC	Contact	Ted Stocke	
Agent		Contact		
Legal Description		See attached		
Site Visit Date		April 1, 2020	Sign Notice Date	NA
Neighbor Letter Date		NA	Number of Letters Sent	NA

**Proposal**

Re-plat of 18 existing lots (3.05 acres) into 26 lots to be developed with 13 twin homes (two unit structures that straddle a common lot line) located along a private access road parallel to London Road. A home owners association will manage the private road, parking, storm water treatment, and building exterior maintenance.

**Staff recommends** approval, with conditions

	<b>Current Zoning</b>	<b>Existing Land Use</b>	<b>Future Land Use Map Designation</b>
<b>Subject</b>	R-1	Vacant/Undeveloped	Traditional Neighborhood
<b>North</b>	R-1	Railroad, Lakewalk	Traditional Neighborhood
<b>South</b>	R-1 and MU-N	Apartments, One-unit dwelling	Urban Residential
<b>East</b>	R-1	Vacant/Undeveloped	Traditional Neighborhood
<b>West</b>	R-1	One-unit dwelling	Traditional Neighborhood

**Summary of Code Requirements**

The planning commission shall approve the application, or approve it with modifications if it determines that the application meets the following criteria (Section 50-37.5.H.3):

- (a) Is consistent with all applicable requirements of MSA 462.358 and Chapter 505;
- (b) Is consistent with the terms and provisions of the preliminary plat approval for the property;
- (c) Demonstrates that all required improvements have been installed or that (a) the applicant has signed a development agreement committing to construct those improvements within 2 years after approval of the final plat and (b) adequate security for the construction of the required improvements has been posted with the City pursuant to Section 50-37.1.P.

Once approved, the applicant shall file the plat in the office of the County Recorder within two years or the approval will lapse per Section 50-37.5.H.4.

### **Comprehensive Plan Governing Principle and/or Policies and Current History (if applicable):**

Governing Principle #5 – Promote reinvestment in neighborhoods.

Governing Principle #8 – Encourage a mix of activities, uses, and densities.

Governing Principle #12- Create efficiencies in delivery of public services.

Housing Policy #2 - Provide affordable, attainable housing opportunities

Strategy 4 – Foster opportunities for creative housing types and concepts including . . . townhomes . . . .

Housing Policy #4 – Improve the quality of the city’s housing stock and neighborhoods

Zoning – Residential-Traditional (R-1): traditional neighborhoods of single-family, duplexes and townhouses on moderately sized lots. Intended to be used primarily in established neighborhoods. Dimensional standards require development and redevelopment to be consistent with development patterns, building scale, and building location of nearby areas.

Future Land Use – Traditional Neighborhood - Characterized by grid/connected street pattern, houses oriented with shorter dimension to the street and detached garages, some with alleys. Includes many of Duluth’s older neighborhoods, infill projects, neighborhood extensions. 4-8 units/acre, mix of housing types (i.e. town homes and 4-plexes).

#### **History:**

1. April 14, 2020 – Variance to reduce rear yard setback (PL 20-016) approved by Planning Commission;
2. April 14, 2010 – Vacate utility easement in former 38<sup>th</sup> Ave. E. (PL 20-027) recommended for approval by Planning Commission., City Council consider approval of Resolution 20-0470R;
3. April 14, 2020 – Preliminary Plat (PL 20-035) approved by Planning Commission, with conditions listed in the “Review and Discussion Items;”
4. April 29, 2020 – Approval of Wetland Replacement Plan (PL 20-017) by City Land Use Supervisor;

### **Review and Discussion Items**

#### **Staff finds:**

- 1) The land was previously platted as 18 fifty-foot wide lots in Blocks 32, 33 and 34 of the Plat of Re-arrangement of Part of East Duluth and of First Addition to East Duluth. The applicant is submitting a final plat to re-plat the 3.05 acres into 26 lots for the development of twin homes (two dwelling unit structures that straddle a common lot line). Lots range in size from 3,800 to 9,227 square feet. Lot frontage ranges from 30 feet to 82 feet.
- 2) The applicant’s engineer, MSA, has provided the attached May 13, 2020 memo summarizing their response to conditions the Planning Commission placed on approval of the Preliminary Plat. Below is staff’s evaluation of those that have been resolved or are recommended as conditions of the Final Plat:
  - a) The final plat be designed so that all of the lots are compliant with minimum lot area requirements. STAFF RESPONSE: Final plat has been revised to comply with lot standards.
  - b) The utility easement on Lots 14 and 15 be extended eastward at the north plat boundary to connect to the existing utility easement in former 38<sup>th</sup> Avenue East. STAFF RESPONSE: Final Plat has been revised to include the utility easement extension.
  - c) The utility easement in former 38<sup>th</sup> Avenue East covered by this re-plat be vacated by the City Council with the vacation resolution filed in the St. Louis County Auditor’s office prior to recording the final plat. STAFF RESPONSE: The vacation resolution (#20-0470R) has been filed with the City Council with action anticipated at the June 8, 2020 City Council meeting. Following approval, City staff will provide for recording of the vacation resolution. Staff recommends the plat not be filed until the vacation approval is filed in the St. Louis County Recorder’s office.
  - d) Prior to tree removal activities, the applicant obtain from the Land Use Supervisor approval of a tree

replacement plan and that trees to be preserved be protected with construction fence, including the area of the trees' dripline. STAFF RESPONSE: The applicant has submitted an updated tree preservation plan proposed removal of 2,354 caliper inches of trees and mitigating the impact, in part, through preserving 69 caliper inches of existing trees and the planting of 191 replacement trees as shown on the attached exhibit. Staff Response: Staff recommends that this continue to be a condition of the Final Plat.

- e) Prior to tree removal and site grading, the applicant obtain required wetland permits and that evidence be provided showing required wetland mitigation. STAFF RESPONSE: The applicant's wetland replacement plan (PL 20-017) was approved April 29, 2020, but wetland bank credits have not yet been withdrawn. Staff recommends this continue to be a condition of the Final Plat.
- f) Prior to issuing grading plans for the private access road, the Land Use Supervisor approve the location of guest parking throughout the site. STAFF RESPONSE: The applicant has provided an exhibit showing guest parking and staff recommends this continue to be a condition of the Final Plat.
- g) The remaining preliminary plat conditions that are not listed above all receive the recommendation that they continue to be a condition of the Final Plat and are listed as such in the "Staff Recommendation" box below.

- 3) Staff finds that the Final Plat conforms to the requirements of Sec 50-37.5 and is consistent with all applicable requirements of MSA 462.358 and Chapter 505.
- 4) The preliminary plat is consistent with the comprehensive land use plan designation of this property "traditional neighborhood." The project will result in a townhome style development that is an extension of an existing neighborhood at 4-8 units per acre. The project implements Housing Policies #2 and #4 by fostering opportunities for creative housing types and concepts and improves the quality of the city's housing stock and neighborhoods. It also promotes reinvestment in neighborhoods and creates efficiencies in delivery of public services by developing housing in the area of existing transportation, utility, educational, and emergency services.
- 5) Public improvements related to the plat include water, sewer, gas within the plat's utility easements and construction of a sidewalk in the London Road street easement from 36<sup>th</sup> Ave. E. and continuing along the frontage of the London East plat. Per UDC requirements, the developer will need to complete a development agreement with the City in addition to providing financial security for the construction of those improvements. Staff recommends the Land Use Supervisor not sign the official plat document until the development agreement is complete and financial security has been provided.
- 6) The Final Plat was reviewed by City Engineering, GIS, and Property Management staff, who provided comments to the applicant. The applicant has incorporated all comments except one pertaining to line symbols, which the applicant feels are compliant with plat recording standards. No citizen comments have been received to date.

### **Staff Recommendation**

Based on the above findings, staff recommends that Planning Commission approve the application with the following conditions:

- 1. The Land Use Supervisor not sign the official plat document until the development agreement is complete and any necessary financial security has been provided per Section 50-37.5.H.3(c).
- 2. The plat not be filed until the vacation approval is filed in the St. Louis County Recorder's office.
- 3. Prior to recording the final plat, the Land Use Supervisor verify that the Common Interest Community (CIC) Declaration associated with this project includes a clause that requires the homeowners association to avoid altering wetlands identified as being preserved in the wetland replacement plan.

4. Prior to recording the final plat, the City Engineer identify any conditions that need to be placed in the CIC Declaration.
5. Immediately following recording of the plat in the St. Louis County Auditor's office, the applicant record a restrictive covenant that limits development of the lots into twin homes with proof of recording provided to the Land Use Supervisor. The applicant obtain required permits from MN-DOT for the accesses to London Road, utility work, and sidewalk installation.
6. The applicant obtain required permits from MN-DOT for the accesses to London Road, utility work, and sidewalk installation.
7. Prior to tree removal and site grading, the applicant obtain required wetland permits and that evidence be provided showing withdrawal of wetland bank credits.
8. Prior to approving the storm water permit for the site that the applicant provide evidence to the City Engineer that the culverts near wetlands are place to handle surficial drainage only, in order to prevent the drainage of the saturated soils that create wetland conditions.
9. Prior to tree removal and site grading, the applicant provide photographic evidence to the Land Use Supervisor to verify that construction fence was installed around wetlands to be preserved.
10. Prior to tree removal activities, the applicant obtain from the Land Use Supervisor approval of a tree replacement plan and that trees to be preserved be protected with construction fence, including the area of the trees' dripline.
11. Prior to site grading activities, the City Engineer approves the storm water management plan including the placement of any needed conditions in the CIC Declaration.
12. Prior to issuing grading plans for the private access road, the Land Use Supervisor approve the location of guest parking throughout the site.
13. The approval of this final plat shall lapse if the applicant has not caused it to be recorded in the office of the St. Louis County Recorder within two years of Planning Commission approval.





London East  
3700-3800 Block of  
Upper Side of London Rd.  
TJS Construction, LLC

Area Map



## Legend

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

Aerial photography flown 2019

Prepared by: City of Duluth Planning & Development Division, March 30, 2020. Source: City of Duluth.





LONDON EAST

BEING PART OF BLOCKS 32, 33 AND 34, RE-ARRANGEMENT OF PART OF EAST DULUTH AND OF FIRST ADDITION TO EAST DULUTH, LOCATED IN SECTION 13, TOWNSHIP 50 NORTH, RANGE 14 WEST, AND SECTION 18, TOWNSHIP 50 NORTH, RANGE 13 WEST, FOURTH PRINCIPAL MERIDIAN, COUNTY OF ST. LOUIS, MINNESOTA

KNOW ALL PERSONS BY THESE PRESENTS: THAT TJS CONSTRUCTION LLC, A LIMITED LIABILITY COMPANY, FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN SAINT LOUIS COUNTY, MINNESOTA, TO-WIT:

LOTS 9 THROUGH 16, INCLUSIVE, BLOCK 32, INCLUDING THE THE EASTERLY HALF OF VACATED 38TH AVENUE EAST, ST. LOUIS COUNTY, MINNESOTA. ALL IN REARRANGEMENT OF PART OF EAST DULUTH AND OF FIRST ADDITION TO EAST DULUTH.

AND

LOTS 10 TO 18 INCLUSIVE BLOCK 33, INCLUDING THE THE WESTERLY HALF OF VACATED 38TH AVENUE EAST, EXCEPT THAT SOUTHEASTERLY 40 FEET OF LOTS 10 AND 18, BLOCK 33, PLAT OF RE-ARRANGEMENT OF PART OF EAST DULUTH AND OF FIRST ADDITION TO EAST DULUTH, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN AND FOR ST. LOUIS COUNTY, MINNESOTA.

AND

LOT 16, BLOCK 34, RE-ARRANGEMENT OF PART OF EAST DULUTH AND OF FIRST ADDITION TO EAST DULUTH, ST. LOUIS COUNTY, MINNESOTA.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS LONDON EAST AND DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE DRAINAGE AND UTILITY EASEMENTS AS CREATED BY THIS PLAT.

IN WITNESS WHEREOF SAID TJS CONSTRUCTION LLC, A LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER THIS DAY OF , 20.

TJS CONSTRUCTION LLC, A MINNESOTA COMPANY

BY:

TED STOCKE, MANAGER

STATE OF  
COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 20 BY TED STOCKE AS MANAGER OF TJS CONSTRUCTION, A LIMITED LIABILITY COMPANY.

PRINTED NAME

NOTARY PUBLIC, COUNTY,

MY COMMISSION EXPIRES

I CURTIS E. SCHLEY DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM A DULY LICENSED LAND SURVEYOR IN THE STATE OF MINNESOTA; THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE BOUNDARY SURVEY; THAT ALL MATHEMATICAL DATA AND LABELS ARE CORRECTLY DESIGNATED ON THIS PLAT; THAT ALL MONUMENTS DEPICTED ON THIS PLAT HAVE BEEN SET OR WILL BE CORRECTLY SET WITHIN ONE YEAR AS INDICATED ON THE PLAT; THAT ALL WATER BOUNDARIES AND WET LANDS, AS DEFINED IN MINNESOTA STATUTES, SECTION 505.01, SUBD. 3, AS OF THE DATE OF THIS CERTIFICATE ARE SHOWN AND LABELED ON THIS PLAT; AND ALL PUBLIC WAYS ARE SHOWN AND LABELED ON THIS PLAT.

DATED THIS DAY OF , 20.

BY:

CURTIS E. SCHLEY, LICENSED LAND SURVEYOR  
MINNESOTA LICENSE NUMBER 49907

STATE OF MINNESOTA  
COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 20 BY CURTIS E. SCHLEY,  
MINNESOTA LICENSE NUMBER 49907.

PRINTED NAME

NOTARY PUBLIC, COUNTY,

MY COMMISSION EXPIRES

CITY OF DULUTH PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF DULUTH, ST. LOUIS COUNTY, MINNESOTA, AT A REGULAR MEETING THEREOF, ON THE DAY OF , 20.

PRESIDENT, DULUTH CITY PLANNING COMMISSION

SECRETARY, DULUTH CITY PLANNING COMMISSION

ST. LOUIS COUNTY SURVEYOR

I HEREBY CERTIFY THAT IN ACCORDANCE WITH MINNESOTA STATUTES, SECTION 505.021, SUBD. 11, THIS PLAT HAS BEEN REVIEWED AND APPROVED THIS DAY OF , 20.

NICK C. STEWART  
COUNTY SURVEYOR

DEPUTY

ST. LOUIS COUNTY AUDITOR

PURSUANT TO MINNESOTA STATUTES, SECTION 505.021, SUBD. 9, AND TO MINNESOTA STATUTES, SECTION 272.12, TAXES PAYABLE IN THE YEAR 20 ON THE LAND HEREINBEFORE DESCRIBED HAVE BEEN PAID; THERE ARE NO DELINQUENT TAXES AND TRANSFER ENTERED THIS DAY OF , 20.

NANCY NILSEN  
COUNTY AUDITOR

DEPUTY

ST. LOUIS COUNTY RECORDER

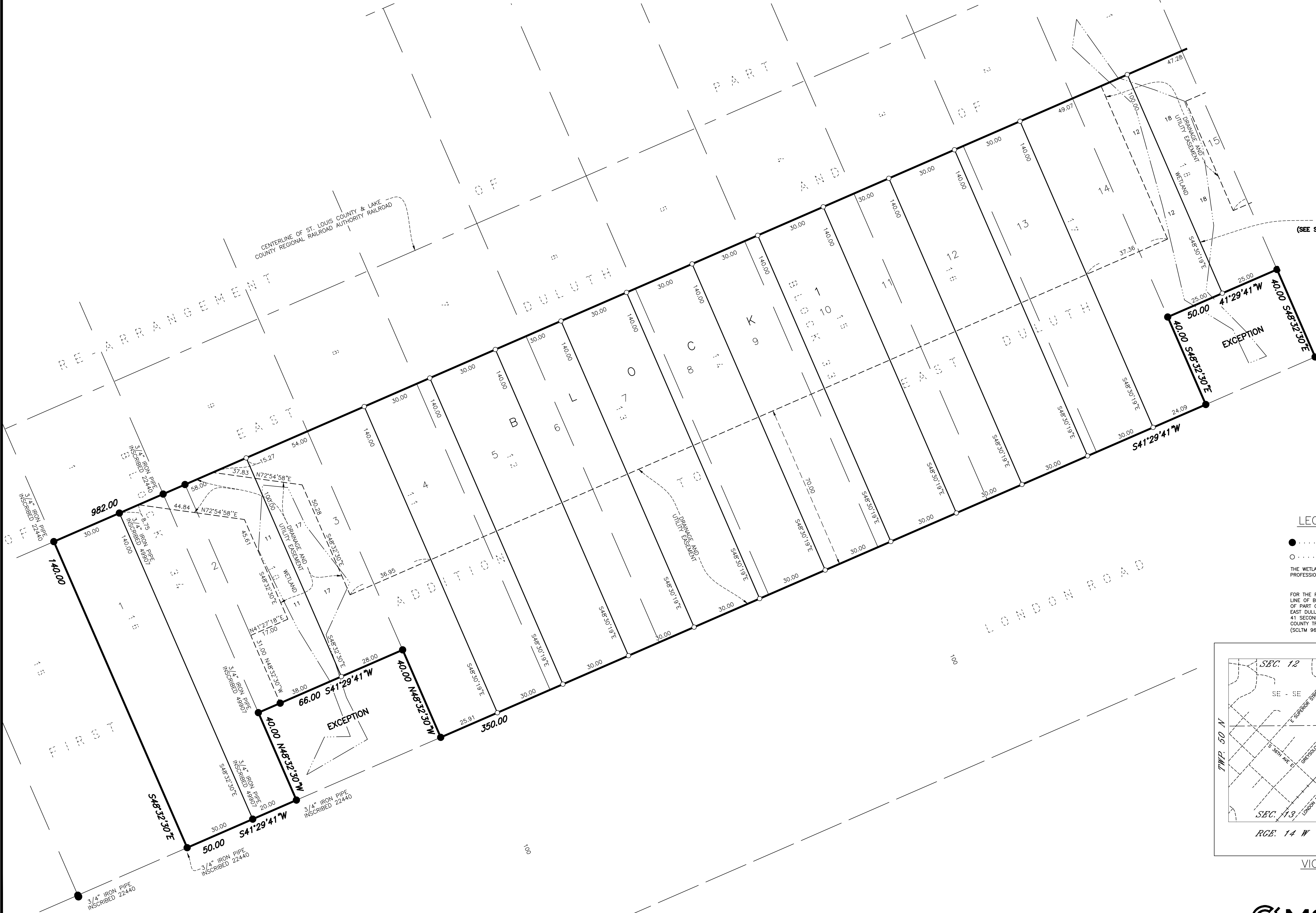
I HEREBY CERTIFY THAT THIS PLAT OF MENARD DULUTH ADDITION WAS FILED IN THE OFFICE OF THE COUNTY RECORDER FOR PUBLIC RECORD ON THIS DAY OF , 20, AT O'CLOCK \_\_M., AS DOCUMENT NO.

WENDY LEVITT  
COUNTY RECORDER

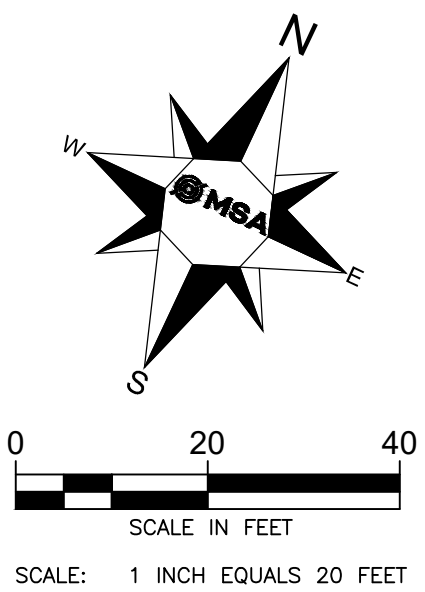
DEPUTY

LONDON EAST

BEING PART OF BLOCKS 32, 33 AND 34, RE-ARRANGEMENT OF PART OF EAST DULUTH AND OF FIRST ADDITION TO EAST DULUTH, LOCATED IN SECTION 13, TOWNSHIP 50 NORTH, RANGE 14 WEST, AND SECTION 18, TOWNSHIP 50 NORTH, RANGE 13 WEST, FOURTH PRINCIPAL MERIDIAN, COUNTY OF ST. LOUIS, MINNESOTA

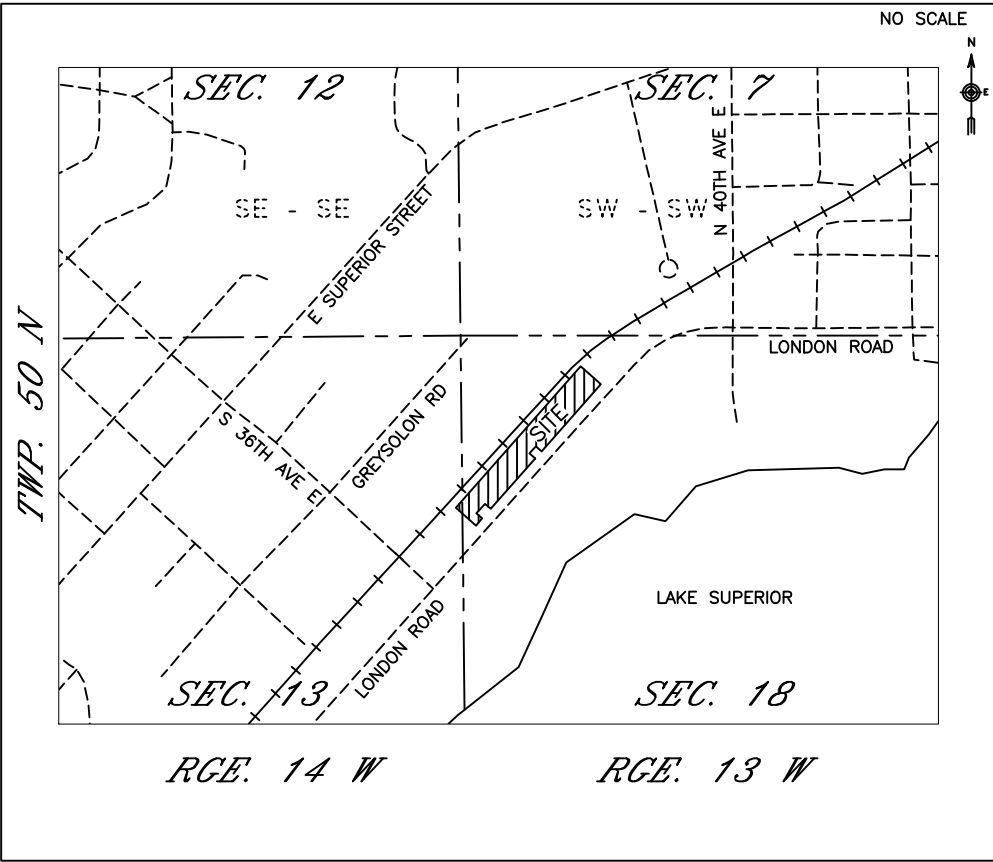


MATCH LINE  
(SEE SHEET 3 OF 3 SHEETS)



LEGEND

- 3/4" IRON PIPE FOUND, INSCRIBED WITH LICENSE NO. 44975 UNLESS OTHERWISE INDICATED ON THIS PLAT.
  - SET 3/4" IRON PIPE, INSCRIBED LICENSE NO. 49907
- THE WETLAND DELINEATION WAS PREPARED BY MSA PROFESSIONAL SERVICES, INC., NOVEMBER 2016
- FOR THE PURPOSES OF THIS PLAT, THE SOUTHEASTERLY LINE OF BLOCK 33, PLAT OF RE-ARRANGEMENT OF PART OF EAST DULUTH AND OF FIRST ADDITION TO EAST DULUTH, BEARS SOUTH 41 DEGREES 29 MINUTES 41 SECONDS WEST AS REFERENCED TO THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM (SCLTM 98) NAD83.



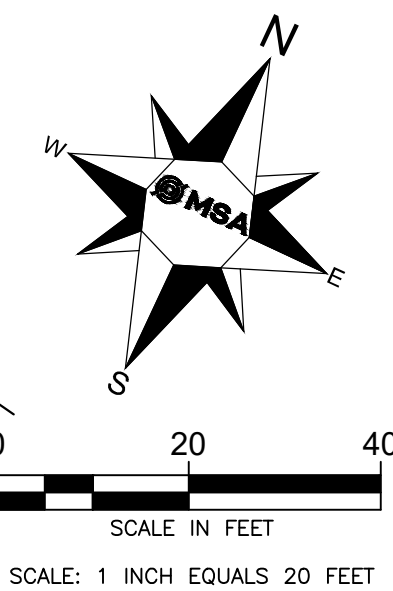
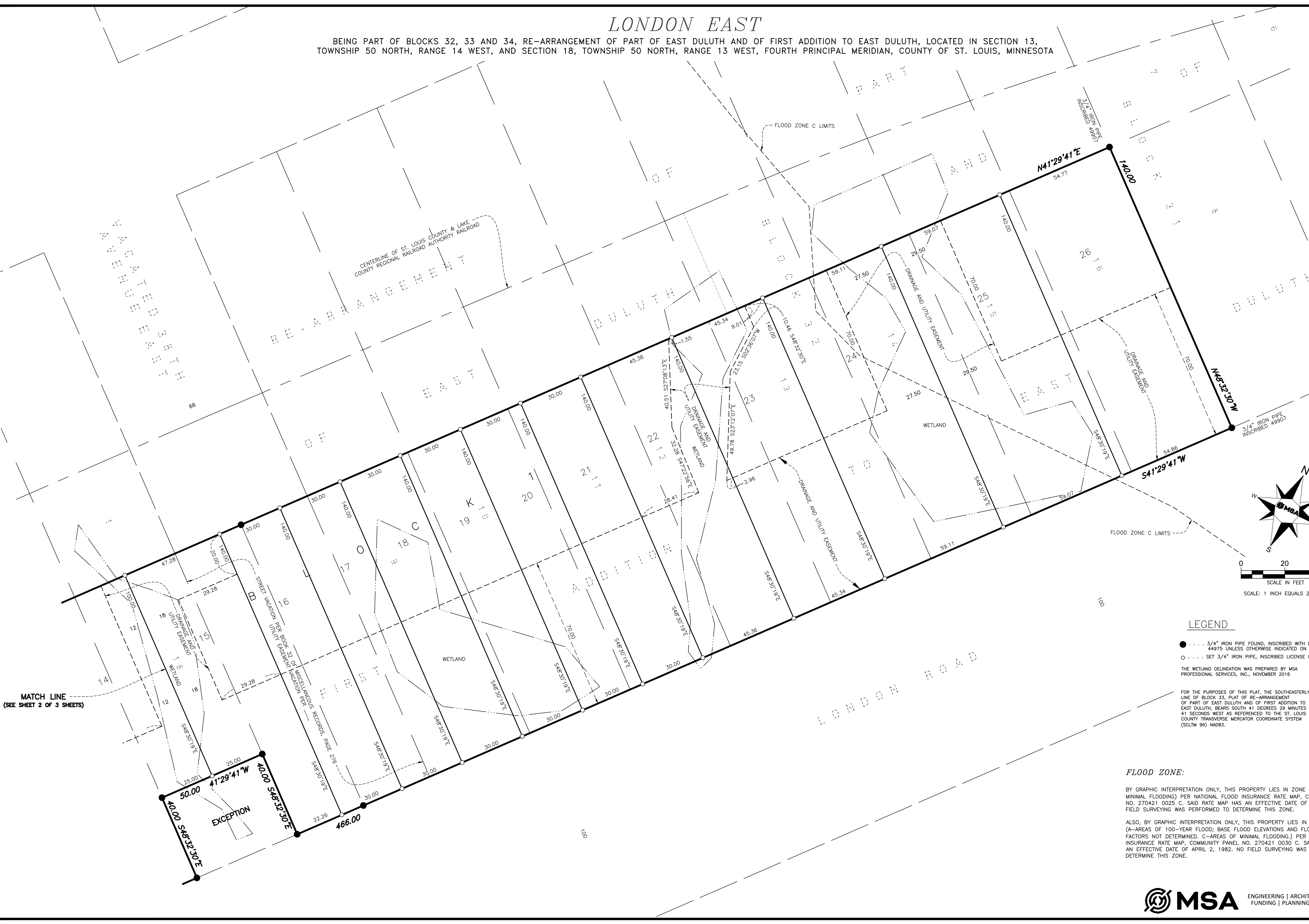
VICINITY MAP



ENGINEERING | ARCHITECTURE | SURVEYING  
FUNDING | PLANNING | ENVIRONMENTAL

LONDON EAST

BEING PART OF BLOCKS 32, 33 AND 34, RE-ARRANGEMENT OF PART OF EAST DULUTH AND OF FIRST ADDITION TO EAST DULUTH, LOCATED IN SECTION 13, TOWNSHIP 50 NORTH, RANGE 14 WEST, AND SECTION 18, TOWNSHIP 50 NORTH, RANGE 13 WEST, FOURTH PRINCIPAL MERIDIAN, COUNTY OF ST. LOUIS, MINNESOTA



**LEGEND**

- . . . . 3/4" IRON PIPE FOUND, INSCRIBED WITH LICENSE NO. 44975 UNLESS OTHERWISE INDICATED ON THIS PLAT.
- . . . . SET 3/4" IRON PIPE, INSCRIBED LICENSE NO. 49907

THE WETLAND DELINEATION WAS PREPARED BY MSA PROFESSIONAL SERVICES, INC., NOVEMBER 2016.

FOR THE PURPOSES OF THIS PLAT, THE SOUTHEASTERLY LINE OF BLOCK 33, PLAT OF RE-ARRANGEMENT OF PART OF EAST DULUTH AND OF FIRST ADDITION TO EAST DULUTH, BEARS SOUTH 41 DEGREES 29 MINUTES 41 SECONDS WEST AS REFERENCED TO THE ST. LOUIS COUNTY TRANSVERSE MERCATOR COORDINATE SYSTEM (SCLTM 96) NAD83.

**FLOOD ZONE:**

BY GRAPHIC INTERPRETATION ONLY, THIS PROPERTY LIES IN ZONE C (AREAS OF MINIMAL FLOODING) PER NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 270421 0025 C. SAID RATE MAP HAS AN EFFECTIVE DATE OF APRIL 2, 1982. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ALSO, BY GRAPHIC INTERPRETATION ONLY, THIS PROPERTY LIES IN ZONES A AND C (A—AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED. C—AREAS OF MINIMAL FLOODING.) PER NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 270421 0030 C. SAID RATE MAP HAS AN EFFECTIVE DATE OF APRIL 2, 1982. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.



# EXHIBIT A

## EXISTING LEGAL DESCRIPTION:

LOTS 9 THROUGH 16, INCLUSIVE, BLOCK 32, INCLUDING THE THE EASTERLY HALF OF VACATED 38TH AVENUE EAST, ST. LOUIS COUNTY, MINNESOTA.  
ALL IN REARRANGEMENT OF PART OF EAST DULUTH AND OF FIRST ADDITION TO EAST DULUTH.

AND

LOTS 10 TO 18 INCLUSIVE BLOCK 33, INCLUDING THE THE WESTERLY HALF OF VACATED 38TH AVENUE EAST, EXCEPT THAT SOUTHEASTERLY 40 FEET OF LOTS 10 AND 18, BLOCK 33, PLAT OF RE-ARRANGEMENT OF PART OF EAST DULUTH AND OF FIRST ADDITION TO EAST DULUTH, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN AND FOR ST. LOUIS COUNTY, MINNESOTA.

AND

LOT 16, BLOCK 34, RE-ARRANGEMENT OF PART OF EAST DULUTH AND OF FIRST ADDITION TO EAST DULUTH, ST. LOUIS COUNTY, MINNESOTA.

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**To:** Kyle Deming  
**From:** Andrew Barnebey  
**Subject:** East London Road Development - Response to Condition of Approval for Preliminary Plat  
**Date:** May 13, 2020

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The Preliminary Plat for this project was approved with the following conditions. Our response to those conditions is in italics after the conditions.

1. The final plat be designed so that all of the lots are compliant with minimum lot area requirements.

***This has been done.***

2. The utility easement on Lots 14 and 15 be extended eastward at the north plat boundary to connect to the existing utility easement in former 38th Avenue East.

***This has been done.***

3. The utility easement in former 38th Avenue East covered by this re—plat be vacated by the City Council with the vacation resolution filed in the St. Louis County Auditor's office prior to recording the final plat.

***The exhibit for the vacation has been prepared – this will be done.***

4. Prior to recording the final plat, the Land Use Supervisor verify that the Common Interest Community (CIC) Declaration associated with this project includes a clause that requires the homeowners association to avoid altering wetlands identified as being preserved in the wetland replacement plan.

***This will be done.***

**MEMO**

May 13, 2020

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5. Immediately following recording of the plat in the St. Louis County Auditor's office, the applicant record a restrictive covenant that limits development of the lots into twin homes with proof of recording provided to the Land Use Supervisor.

***This will be done.***

6. The applicant obtain required permits from MN—DOT for the accesses to London Road, utility work, and sidewalk installation.

***One permit has been acquired, the other permit will be acquired.***

7. Prior to tree removal and site grading, the applicant obtain required wetland permits and that evidence be provided to the Land Use Supervisor showing required wetland mitigation.

***This will be done.***

8. Prior to approving the storm water permit for the site that the applicant provide evidence to the City Engineer that the culverts near wetlands are place to handle surficial drainage only, in order to prevent the drainage of the saturated soils that create wetland conditions.

***This will be done.***

9. Prior to tree removal and site grading, the applicant provide photographic evidence to the Land Use Supervisor to verify that construction fence was installed around wetlands to be preserved.

***This will be done.***

10. Prior to tree removal activities, the applicant obtain from the Land Use Supervisor approval of a tree replacement plan and that trees to be preserved be protected with construction fence, including the area of the trees' dripline.

***A draft plan has been prepared. This will be done after the plan is finalized.***

11. Prior to site grading activities, the City Engineer approves the storm water management plan including the placement of any needed conditions in the CIC Declaration.

***This will be done.***



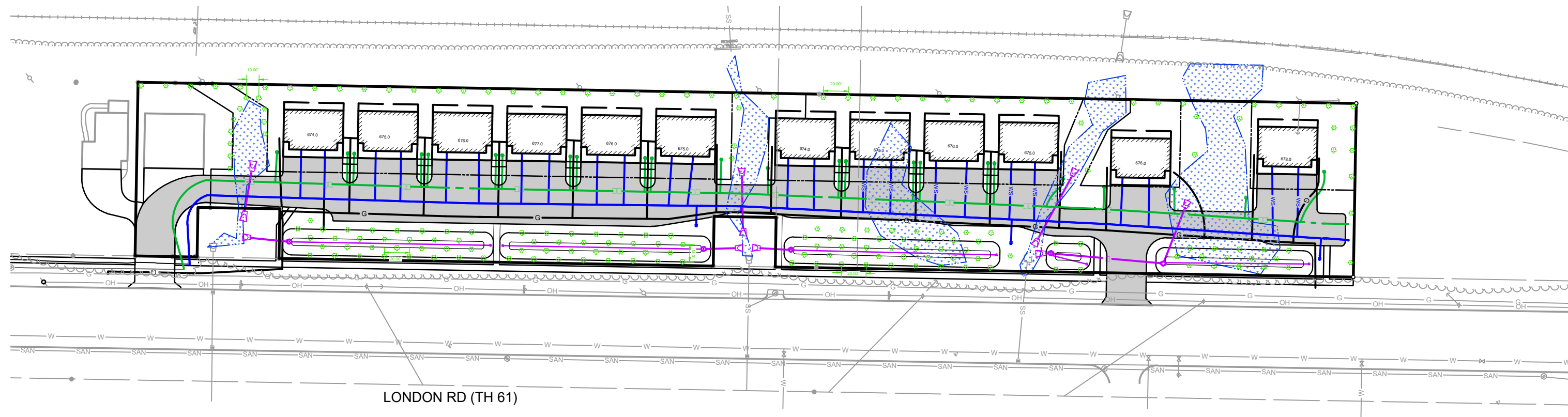
**MEMO**

May 13, 2020

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12. Prior to issuing grading plans for the private access road, the Land Use Supervisor approve the location of guest parking throughout the site.

***An exhibit has been prepared showing the guest parking locations. This will be done.***



NEW DECIDUOUS TREE, VARIOUS, TOTAL: 94  
NEW CONIFEROUS TREE, VARIOUS, TOTAL: 97

TOTAL TREES REPLACED: 191  
TOTAL INCHES REPLACED: 382 INCHES

INCHES OF SPECIAL TREE REMOVED: 1419 IN  
INCHES OF OTHER SIGNIFICANT TREE REMOVED: 935 IN  
SPECIAL TREE □ DBH TO BE REPLACED: 25 □  
OTHER SIGNIFICANT TREE □ DBH TO BE REPLACED: 10 □

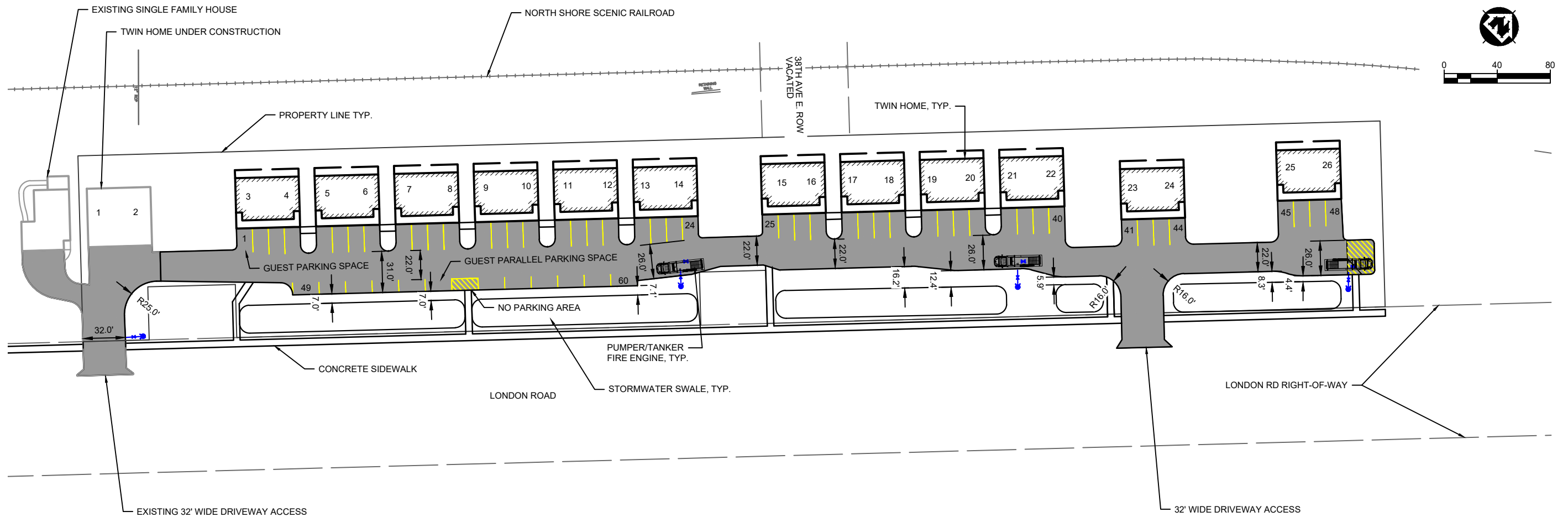
TREE PRESERVATION CREDITS: 69

SPECIAL REPLACEMENT:  
1419 IN REMOVED X 25 □ □ 355 IN TO BE REPLACED

OTHER SIGNIFICANT TREE:  
935 IN REMOVED X 10 □ □ 94 IN TO BE REPLACED

TOTAL REPLACEMENT REQUIRED:  
355 IN □ 94 IN □ 449 IN

**DRAFT**



PRIMARY PARKING PROVIDED (TWO PER UNIT IN GARAGES): 52 SPACES  
GUEST PARKING IN FRONT OF UNITS: 48 SPACES  
GUEST PARALLEL PARKING: 12 SPACES  
TOTAL GUEST PARKING: 60 SPACES  
TOTAL PARKING PROVIDED: 112  
DIMENSIONS OF PARKING SPACES IN FRONT OF GARAGES: 12' X 20'  
DIMENSIONS OF PARALLEL PARKING SPACES: 9' X 20'

PROJECT DATE: 02/17/20	DRAWN BY: EDC	NO.	DATE	REVISION	BY	I HEREBY CERTIFY THAT THIS PLAN, REPORT, OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.	Date	License No.		ENGINEERING   ARCHITECTURE   SURVEYING FUNDING   PLANNING   ENVIRONMENTAL 332 W Superior Street, Duluth MN 55802 (218) 722-3915 www.msa-ps.com © MSA Professional Services, Inc.	LONDON EAST DEVELOPMENT TJS CONSTRUCTION DULUTH, MN	PARKING AND FIRE ACCESS EXHIBIT	PROJECT NO: 05331006
PLOT DATE: 4/29/2020 11:37 AM, \\msa-ps.com\fs1\Projects\5300s\5330s\5331\05331006\CADD\Exhibits\05331006 Parking and Fire Access Exhibit 04-29-2020.dwg													