

MINNETONKA PLANNING COMMISSION
November 30, 2017

Brief Description	Concept plan review for Ridgedale Executive Apartments at 12501 Ridgedale Drive.
Action Requested	Discuss concept plan with the applicant. No formal action required.

Background

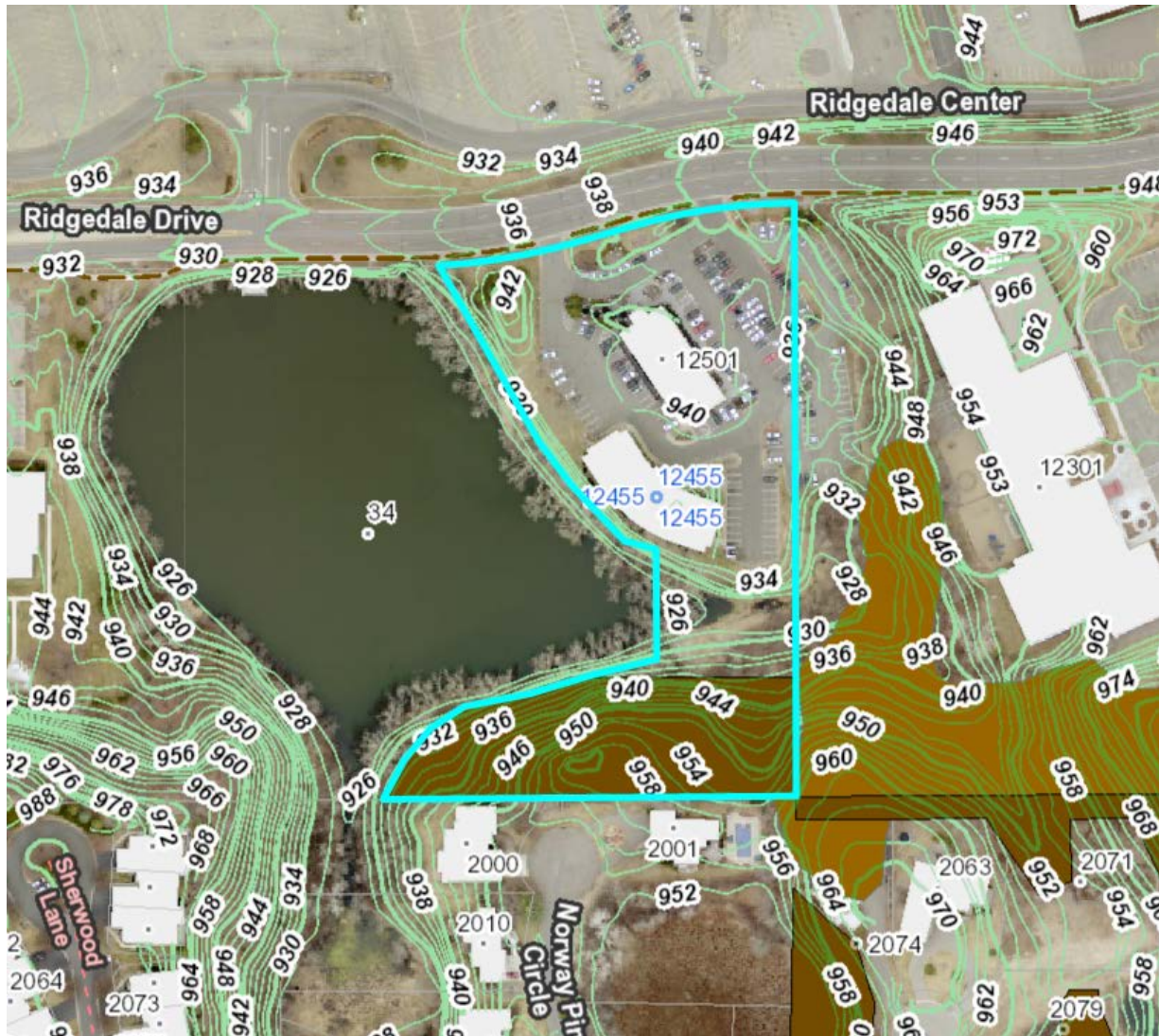
Rotenberg Companies is proposing to redevelop portions of the existing commercial property located at 12501 Ridgedale Drive. The Ridgedale Executive Apartments concept plan contemplates redevelopment of the former RS Sports Grill portion of the property with a 6-story, 112-unit luxury apartment building. The existing office building located on the same property would continue to remain.

The proposed housing will provide a mix of 1 to 2 bedroom units. A number of on-site amenities are included in the building including fitness facilities, a community room and an outdoor patio and pool area. (See attached plans)

The existing property includes two buildings – a former restaurant (RS Sports Grill, previously Redstone) and an office building which are located on the northern half of the site. Parking lots shared in common surround the buildings. The parking lot also extends onto the YMCA site to the east which is secured through a lease arrangement between the property owners. The south half of the site is an undeveloped wooded area that is protected with a conservation easement. The land along the south property line is approximately 30 feet higher in elevation than the pond and approximately 20 feet higher in elevation than the developed portion of the site. There are likely wetland features at the edges of the pond that may also extend into the eastern portion of the site.

Neighboring properties include Ridgedale Mall to the north and Ridgedale YMCA to the east. A stormwater pond which treats surface water runoff from Ridgedale Mall is west of the property. The Hennepin County Ridgedale Service Center and Library is located west of the pond. Immediately south of the site are single-family residential homes.

The site is zoned PID Planned I-394 District and guided for mixed use in the 2030 comprehensive plan. The Ridgedale Vision 2035 plan identifies this area for residential housing opportunity with potential for 300 housing units. (See attachments).



Key Issues

City staff has identified the following considerations for any development of the subject properties:

- **Change of land use:** A change from commercial to residential would change the characteristics of people traveling to and from the site. Further analysis of traffic impacts would be needed.
- **Site Plan:** The proposed site plan would intensify development on the site. Site circulation for residents and emergency response, snow removal, pedestrian connections become more important as site use intensifies.

- **Building Character:** Building elevations have been provided with fairly significant character details. Input on building massing and desired character is important.

Review Process

Staff has outlined the following review process for the proposal. At this time, a formal application has not been submitted.

- **Neighborhood Meeting.** The developer held a neighborhood meeting on November 6, 2017. Approximately 30 people attended the meeting raising concerns about building height and scale, trail connections, occupancy and crime.
- **Planning Commission Concept Plan Review.** The planning commission Concept Plan Review is intended as a follow-up to the neighborhood meeting. The objective of this meeting is to identify major issues and challenges in order to inform the subsequent review and discussion. The meeting will include a presentation by the developer of conceptual sketches and ideas, but not detailed engineering or architectural drawings. No staff recommendations are provided, the public is invited to offer comments, and planning commissioners are afforded the opportunity to ask questions and provide feedback without any formal motions or votes.
- **City Council Concept Plan Review.** The city council Concept Plan Review is intended as a follow-up to the planning commission meeting and would follow the same format as the planning commission Concept Plan Review. No staff recommendations are provided, the public is invited to offer comments, and council members are afforded the opportunity to ask questions and provide feedback without any formal motions or votes.

Staff Recommendation

Staff recommends the planning commission provide comment and feedback on the identified key issues and others the planning commission deems appropriate. The discussion is intended to assist the applicant with future direction that may lead to the preparation of more detailed development plans.

Originator: Loren Gordon, AICP, City Planner

ADDITIONAL INFORMATION

Next Steps

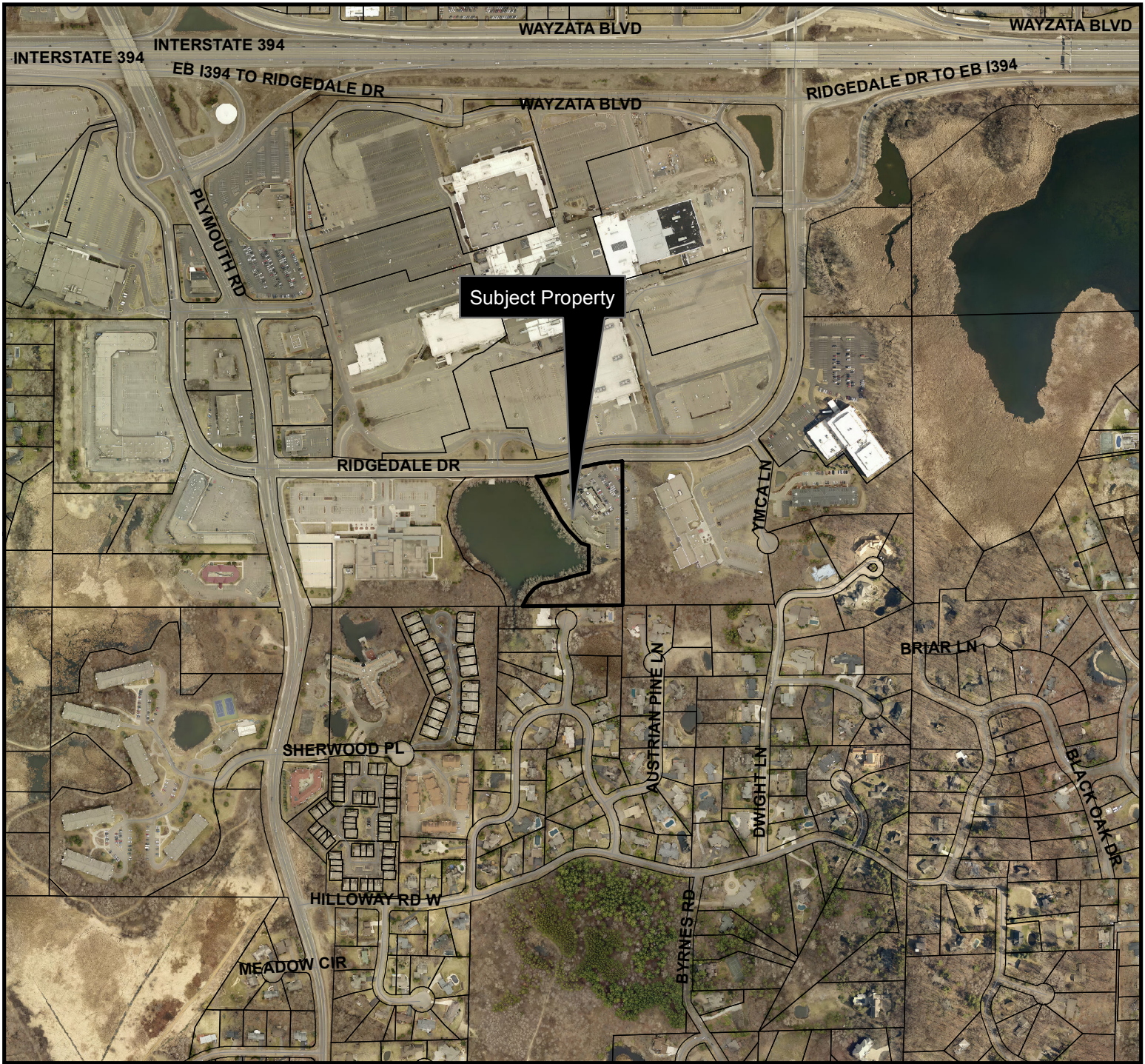
- **Formal Application.** If the developer chooses to file a formal application, notification of the application would be mailed to area property owners. Property owners are encouraged to view plans and provide feedback via the city's website. Through recent website updates: (1) staff can provide residents with ongoing project updates, (2) residents can "follow" projects they are particularly interested in by signing up for automatic notification of project updates; (3) residents may provide project feedback on project; and (4) and staff can review resident comments.
- **Neighborhood Meeting.** Prior to the planning commission meeting and official public hearing, an additional public meeting would be held with neighbors to discuss specific engineering, architectural and other details of the project, and to solicit feedback. This extends the timing that has historically been provided in advance of the planning commission review to allow more public consideration of the project specifics.
- **Council Introduction.** The proposal would be introduced at a city council meeting. At that time, the council would be provided another opportunity to review the issues identified during the initial concept plan review meeting, and to provide direction about any refinements or additional issues they wish to be researched, and for which staff recommendations should be prepared.
- **Planning Commission Review.** The planning commission would hold an official public hearing for the development review and would subsequently recommend action to the city council.
- **City Council Action.** Based on input from the planning commission, professional staff and general public, the city council would take final action.

Roles and Responsibilities

- **Applicants.** Applicants are responsible for providing clear, complete and timely information throughout the review process. They are expected to be accessible to both the city and to the public, and to respect the integrity of the public process.
- **Public.** Neighbors and the general public will be encouraged and enabled to participate in the review process to the extent they are interested. However, effective public participation involves shared responsibilities. While the city has an obligation to provide information and feedback opportunities, interested residents are expected to accept the responsibility to educate themselves about the project

and review process, to provide constructive, timely and germane feedback, and to stay informed and involved throughout the entire process.

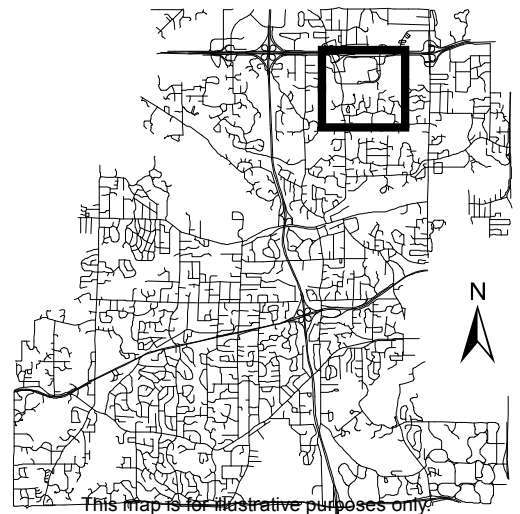
- **Planning Commission.** The planning commission hosts the primary forum for public input and provides clear and definitive recommendations to the city council. To serve in that role, the commission identifies and attempts to resolve development issues and concerns prior to the council's consideration by carefully balancing the interests of applicants, neighbors, and the general public.
- **City Council.** As the ultimate decision maker, the city council must be in a position to equitably and consistently weigh all input from their staff, the general public, planning commissioners, applicants and other advisors. Accordingly, council members traditionally keep an open mind until all the facts are received. The council ensures that residents have an opportunity to effectively participate in the process.
- **City Staff.** City staff is neither an advocate for the public nor the applicant. Rather, staff provides professional advice and recommendations to all interested parties, including the city council, planning commission, applicant and residents. Staff advocates for its professional position, not a project. Staff recommendations consider neighborhood concerns, but necessarily reflect professional standards, legal requirements and broader community interests.



Location Map

Applicant: Rotenberg Companies
 Address: 12501 Ridgedale Dr

City of
minnetonka
Where quality is our nature



This map is for illustrative purposes only.

12501 RIDGEDALE DRIVE

Minnetonka, MN



Project Narrative For Concept Review

November 20, 2017

Developer: Ridgedale Executive Apartments, LLC
12455 Ridgedale Drive, Suite 103
Minnetonka, MN 55305
(Mr. Richard J. Rotenberg – Principal)
952-545-9059

Property Owner: The Rotenberg Companies, Inc.

Architect: Momentum Design Group
Jesse Hamer, LEED AP, 612-859-5833

**Civil Engineer/
Landscape Architect:** Civil Site Group, PC
Patrick Sarver, Landscape Architect

A. SUBMITTAL CONTENTS

Included in this submittal is this Project Narrative and the preliminary development plans and drawings listed on the attached Schedule of Plans & Drawings.

B. PROJECT LOCATION

The 12501 Ridgedale project site lies just south of Ridgedale Center on Ridgedale Drive generally between the YMCA (to the east) and the Hennepin County Government Center/Library (and pond) to the west. It is located within a "Mixed Use" land use category area in the City's 2030 Comprehensive Guide Plan and is included in the study area of RIDGEDALE; A VISION FOR 2035 commissioned by the City of Minnetonka and dated September 2012.

C. PROPERTY – EXISTING CONDITIONS

The property on which the project is to be located is a single lot totaling approximately 193,047 square feet or about 4.43 acres in area. The re-development project is to be located at the north end of the property. The south end of the property has been maintained as a wooded bluff, with some wetland area below leading from the pond situated to the west of the property. Minimal or no impact on the south end of the property is expected. The northern part of the property is currently improved with a two-story office building and a one-story brick building (previously occupied as a branch bank by Norwest Bank and more recently as a restaurant by Redstone Grill). That so-called "Redstone" building would be removed as part of this re-development project. Parking lot improvements make up most of the rest of that north end. The current parking lot was extended onto the YMCA property to the east to accommodate the parking requirements of Redstone Grill. Those so-called YMCA parking lot improvements are expected to be removed.

Legal Description: Lot 3, Block 1, Ridgedale Center Fifth Addition, Hennepin County, Minnesota.

Ownership: The Rotenberg Companies, Inc.

PIN: 02-117-22-33-0009

D. SUMMARY OF THE PROPOSED PROJECT

The proposed 12501 Ridgedale project is the development of a new 111 unit apartment building which will include below grade and at grade indoor parking facilities. The building is designed to be located on the northerly part of the property, basically laid out along Ridgedale Drive and facing the Ridgedale Mall. It will be over the space now occupied by the restaurant building (which will be removed along with a substantial portion of the existing asphalt surface parking near the restaurant building). The office building (and its parking lot located just the east of the office building) will remain. The apartment units will be one and two bedrooms (and possibly one three bedroom). A few units may be larger; any more spacious apartments to be located on the first and/or sixth floors. Two levels of in-structure parking will be reserved for the apartment residents. One level will be underground and the other will be indoor parking within the first level of the building, as shown on the attached plans for parking. Forty-five (45) spaces of surface parking will be constructed on site and an existing 13 spaces are to remain, bringing the total of surface parking to 58 spaces.

E. PROJECT CONCEPT

Redstone's departure to join other restaurants at the mall has presented an excellent opportunity to participate in the transformation of the Ridgedale Village area. Our project is proposed to bring luxury apartment homes to what will become the Ridgedale Parkway, together with life and vitality to energize the Ridgedale Village as it grows and matures. Though only to include 111 apartments, the extraordinarily high quality of the 12501 Ridgedale project is anticipated to provide a substantial boost toward the critical mass necessary to achieve the City's vision for Ridgedale. The project is designed to introduce the diversity of upscale housing and fill the niche for it. We expect to satisfy the demand of empty nester baby boomers for the highest quality home coupled with the freedom and amenities of a luxury apartment -- an apartment home equivalent to the beautiful Minnetonka homes they're now leaving. These apartment homes will also attract young professionals and other newcomers to the City whose communities lack the means and/or the foresight to provide this sort of housing opportunity. As

described in the City's Vision statement for Ridgedale Village, the 12501 Ridgedale project will bring residents who wish to urbanize and engage in the walkable community envisioned for the Ridgedale Village. The close, very walkable, proximity of the project to the parkway and shops, restaurants and events in the Ridgedale Village Center will certainly integrate the project with the Ridgedale Village Center so that each will be an especially desirable attribute of the other.

As said, the 12501 Ridgedale project will feature one and two bedroom luxury apartment homes designed and constructed to the highest condominium-caliber standards, offering residents the convenience of leasing, coupled with a thoughtfully programmed living environment. The apartments themselves will feature elegantly flowing floorplans, wide plank hardwood flooring, master bedroom suites with spacious walk-in closets and luxurious baths, private patios and gourmet kitchens. Many will offer expansive views of the adjacent pond and/or the wooded bluff to the south of the property. Upscale features at the project will include a well-appointed sun terrace offering a heated pool, poolside chaise lounging and an outdoor chef's kitchen complete with large Viking grills and warming drawers. There will also be an additional wide array of amenities available to the residents, including multi-level heated parking for all residents, electric vehicle recharging stations, an indoor car wash bay at the lower parking garage, a state-of-the-art fitness center, a private yoga/dance studio, a sauna, a community room, a game room, virtual golf and a putting green as well as a beautifully appointed boardroom outfitted with video conferencing equipment and a TV monitor for presentations. There will be a remarkable attention to detail with an unparalleled commitment to the residents' experience. A 24-hour on-site lifestyle concierge will offer the highest level of service, such as last minute dinner reservations, personal shopping, arranging for airport transportation, event planning, housekeeping and more.

The 12501 Ridgedale project is being designed to add an iconic identity to the Ridgedale Village and enhanced sense of place, while also maintaining (and improving) compatibility with the surrounding neighborhood. The building is designed with an elegant stone façade and clean white features to pair the welcoming and familiar style of the neighborhood with modern and luxurious finishes. The design sets a grand example for future development in the Ridgedale Village Center using upscale finishes and materials both on the interior and exterior of the building. This building design compliments the existing office building, integrating similar stone finishes, as well as continuing a similar warm, bright color pallet. These characteristics will provide a building at 12501 Ridgedale that residents and neighbors will both appreciate and enjoy as a striking enhancement of the neighborhood and will, hopefully, become an iconic addition to the regional community.

Of special concern in regard to compatibility was the goal to respect, and minimize the impact on, the residential neighborhoods located to the south of the project. To that end, the building has been sited on the property as far north as possible, lying along Ridgedale Drive, and designed to face northerly away from those residences and rather toward the mall. As the 12501 Ridgedale project is currently designed, the closest home is at least 430 feet away from the nearest point of the proposed building. The expectation has been that the heavily wooded bluff located at the south end of the project property between the neighbors to the south and the proposed project building to the north would effectively screen the project and serve as an adequate buffer. While foliage is on the trees and understory in those woods, the screening effect of those woods should be excellent. During the neighborhood meeting recently hosted by the developer, concern was raised by the neighbors about the visibility of the project building from their homes through the woods, especially during the times when the foliage is down. Though some screening would still be effected by the woods during those seasons, it appears that at least some of the building would be visible from several of the homes. In response to those concerns, the developer is committed to working with the affected residents to develop supplemental screening. Installation of evergreens at the top of the bluff may be a viable solution, perhaps even providing some additional screening for those neighbors from the views and lights of the mall itself (to the extent not screened by the proposed building itself).

It may be worthy of noting in regard to compatibility too that the restaurant that had been operating on the site, especially when busy, generated quite a bit of noise, lights and traffic (not to mention occasional police activity) – material aspects of which should be substantially reduced or eliminated by virtue of the change in use.

An additional concern voiced by the neighbors was the potential incompatibility of placing a public walking path through those woods as has been suggested by the city (staff) – both from a tree removal standpoint and also, likely more importantly, from a security standpoint. The developer expects to

evaluate these issues further with the city and work with both it and the neighbors in effort to resolve these issues.

As noted, the project has been designed to respect and preserve the beautiful natural features of the property – the wooded bluff, natural wetlands and the pond. But for the possible path, it is expected that these natural areas will be preserved as they are. The proposal also allows the easternmost portion of the existing parking lot to return to a natural green space. This allows future natural growth to integrate into the wetland and forested spaces of the site, improving the quality of the neighborhood and the environment. In addition to natural growth, water infiltration will increase in this location as it was previously an impervious surface. Through studies and design work from the civil engineer and landscape architect, the project strives to accomplish a sufficient and environmentally friendly site design in respect to its current surroundings, meeting the expectations for a high-quality development for the Ridgedale Village Center.

It is also expected that the building itself will integrate nicely with the new Ridgedale Parkway and Ridgedale Mall to the north of the building, with its high quality exterior finish (including natural cut stone) being compatible with the most recent improvements to the exterior materials at the mall. Its appearance viewed from the north is also expected to be buffered by the trees and vegetation along the Ridgedale Parkway. Our multi-family residential project will create a transition from the high intensity commercial retail mall and the residential neighborhoods to the south.

Finally, the 12501 Ridgedale project, offering a front row seat to the vibrant transformation of the Ridgedale Village Center, should serve as a beacon to empty nesters and young professionals throughout the metro area. The project offers a housing alternative that appears especially important and necessary to retain affluent baby boomers who are now empty nesting and want to downsize in Minnetonka. Though wanting the convenience of apartments, they do not want to downsize into lesser quality. Successful young professionals share similar values. Housing necessary to satisfy this niche is not currently available in Minnetonka. Without the leasing opportunity presented by the project, there will certainly be Minnetonka empty nesters that move to other communities that do offer such high quality apartment homes. Moreover, this project should attract similarly situated persons from other communities, including young professionals, whether baby boomers, Gen X or Gen Y. As mentioned in the 2035 vision statement, this is the demographic that want to urbanize and engage in a high quality experience within their community. Accordingly, the future residents of the 12501 Ridgedale project will be exactly those persons that will energize the Ridgedale Village envisioned by the city. They will be out and about, supporting and vitalizing Ridgedale Village Center - shopping, enjoying the broad array of other retail destinations and partaking of its fine dining opportunities - all within a short walk of the 12501 Ridgedale project. Accordingly, the 12501 Ridgedale project, if approved, and the residents it will bring, should provide an armature for the future investment and improvements necessary to successfully realize the vision that is the Ridgedale Village Center. Perhaps suffice to say, we expect the 12501 Ridgedale project would serve well the City's goals for the transformation of Ridgedale and, as importantly, strengthen the entire image of Minnetonka.

F. ADDITIONAL PROJECT DETAILS*

1. A. Unit Count, Floor Areas (approx.)

105,820 sf:	111 Apartment Units
77,647 sf:	Common and Amenity Areas
<u>69,937 sf:</u>	Garage, 192 Indoor Parking Stalls
253,404 sf total	

B. Parking Count

192 garage stalls
58 surface stalls
250 total parking stalls

C. Unit Breakdown Per Floor

FLOOR	GUEST UNIT	ONE BED	TWO BED	THREE BED	TOTAL
FLOOR ONE	1	3	3	0	7
FLOOR TWO	0	10	7	0	17
FLOOR THREE	0	13	9	0	22
FLOOR FOUR	0	13	9	0	22
FLOOR FIVE	0	13	9	0	22
FLOOR SIX	0	12	8	1	21
TOTAL	1	64	45	1	111

2. Other Detail

- GROSS SITE AREA 4.43 Acres; 193,047 sf
- GROSS BUILDING AREA 14,361 sf Office Building
253,404 sf Apartment Building
- NET FAR 1.06
- APARTMENT UNITS 111 Units
- RESIDENTIAL DENSITY 25.05 Units/Acres

* These details are current as of November 20, 2017 – the numbers may be modified as the project design matures.

SCHEDULE OF PLANS & DRAWINGS

(12501 Ridgedale Drive)

1. Context Plan
2. Architectural Site plan
3. Floor Plans
4. 3D Views
5. Elevations
6. Site Sections
7. Site Views
8. Site Survey
9. Civil Site Plan



YMCA BUILDING

AUSTRIAN PINE LANE

SITE SECTION C
452 ft TO BUILDING

NEW GREEN SPACE

NEW APARTMENT BUILDING
FIRST FLOOR ELEVATION: 94'2"
BOTTOM OF LOWEST GARAGE: 93'2'-4"

430

EXISTING OFFICE BUILDING

SITE SECTION A
430 ft TO BUILDING

RIDGE DALE DRIVE

PEDESTRIAN WALKWAY

POTENTIAL EVERGREEN TREE SCREENING

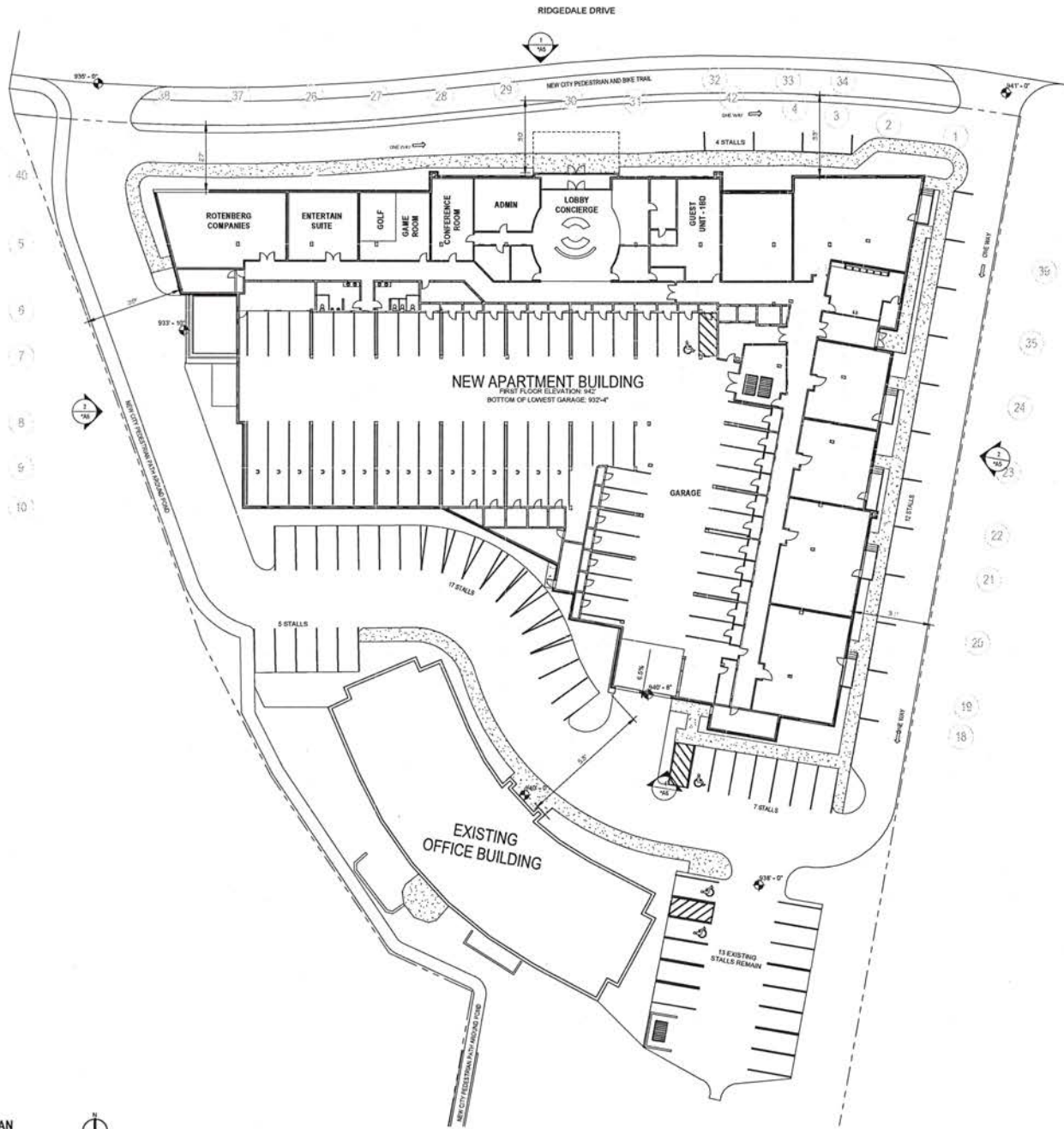
NORWAY PINE CIRCLE

SITE SECTION B
473 ft TO BUILDING

RIDGE DALE MALL PARKING LOT

Context Plan
1" = 30'-0"

RIDGE DALE EXECUTIVE APARTMENTS
CONTEXT PLAN
DATE: 06/20/2018
1/1/2019
MDC



SITE PLAN
1" = 20'-0"

MINNETONKA ZONING
 PLANNED L-304 DISTRICT:
 2017 LAND USE CATEGORY COMMERCIAL ZONING
 2020 LAND USE CATEGORY CHANGE TO MIXED USE PROPERTY
 2035 RIDGEDALE VILLAGE CENTER VISION:
 • PEDESTRIAN FRIENDLY
 • REVITALIZE USE
 • ADDITIONAL RESIDENTIAL GROWTH
 • VITALITY ENCOURAGED BY MIXED USES

PARKING SUMMARY
 OFFICE REQUIRED PARKING SPACES:
 14361 SF / 1000 X 4 = 67 SPACES
 APARTMENT REQUIRED PARKING SPACES:
 MINNETONKA STANDARDS:
 111 UNITS X 2 SPACES/UNIT = 222 SPACES REQUIRED

1 SPACE PER BEDROOM
 45 TWO BEDROOM X 2 SPACES/UNIT + 64 ONE BEDROOM X 1 SPACE/UNIT + 1 PENTHOUSE THREE BEDROOM UNIT X 3 SPACES/UNIT + 1 GUEST ROOM X 1 SPACE/UNIT = 158 SPACES NEEDED

CURRENT DESIGN:
 • INDOOR GARAGE SPACES PROVIDED 192
 • OUTDOOR SPACES PROVIDED 58
TOTAL PARKING PROVIDED 250

GROSS BUILDING AREA BY FLOOR	
1st Floor	23686 SF
2nd Floor	31956 SF
3rd Floor	31956 SF
4th Floor	31956 SF
5th Floor	31956 SF
6th Floor	31956 SF
Grand total	183467 SF

GROSS GARAGE AREA BY FLOOR	
1st Floor Garage	22766 SF
Underground Garage	47171 SF
Grand total	69937 SF

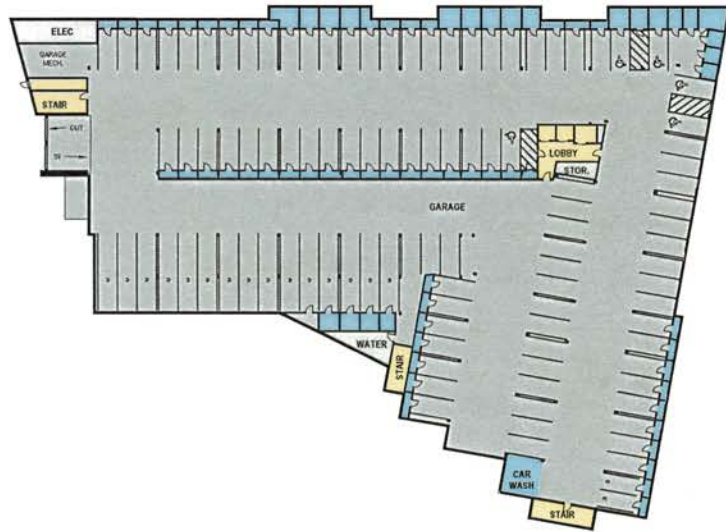
GRAND TOTAL BUILDING AREA 253,404 SF

UNIT COUNTS
 • TWO BEDROOM 45 UNITS
 • ONE BEDROOM 64 UNITS
 • PENTHOUSE UNITS 1 UNIT
 • GUESTROOM 1 UNIT
TOTAL 111 UNITS

FAR CALCULATION
 TOTAL SITE AREA 4.43 ACRES/193,047 SF
 TOTAL PROTECTED WETLAND AREA 6838 SF
 TOTAL BUILDABLE AREA 186,209 SF
 NON GARAGE BUILDING AREA (183,467 SF) + EXISTING OFFICE AREA (14,361 SF) / BUILDABLE LAND AREA (186,209 SF) = 1.06 FAR

LIGHTING STUDY
CURRENT DESIGN SITE LIGHTING:
 • FOOTCANDLE UNDER POLE 5 FT-C
 • FOOT CANDLE BETWEEN POLES/ SOUTHERN PERIMETER OF SITE 1 FT-C
YMCA SITE LIGHTING:
 • FOOTCANDLE UNDER POLE 10 FT-C
 • FOOTCANDLE BETWEEN POLES 2 FT-C

BUILDING HEIGHT CALCULATION
 TOTAL AREA BELOW 1ST FLOOR GRADE (2482 SF) / TOTAL PERIMETER (1220'-4") = TOTAL AVERAGE HEIGHT BELOW GRADE (2'-0")
 TOTAL ALLOWABLE BUILDING HEIGHT 73'-0"
 TOTAL OVERALL HEIGHT 75'-0"



PARKING GARAGE FLOOR PLAN

1:300



1ST FLOOR PLAN

1:300



2ND FLOOR PLAN

1:300



3RD - 6TH FLOOR PLAN - TYPICAL

1:300



SOUTHWEST ISOMETRIC



NORTHEAST CORNER PERSPECTIVE



NORTHWEST ISOMETRIC



NORTHWEST CORNER PERSPECTIVE



ELEVATION - NORTH

1" = 10'-0"

STOREFRONT GLASS
METAL PANELS CHROME / STAINLESS STEEL FINISH

CUT NATURAL STONE W/ BEVELED EDGE JOINTS SMOOTH FINISH

CUT NATURAL STONE HONED FINISH

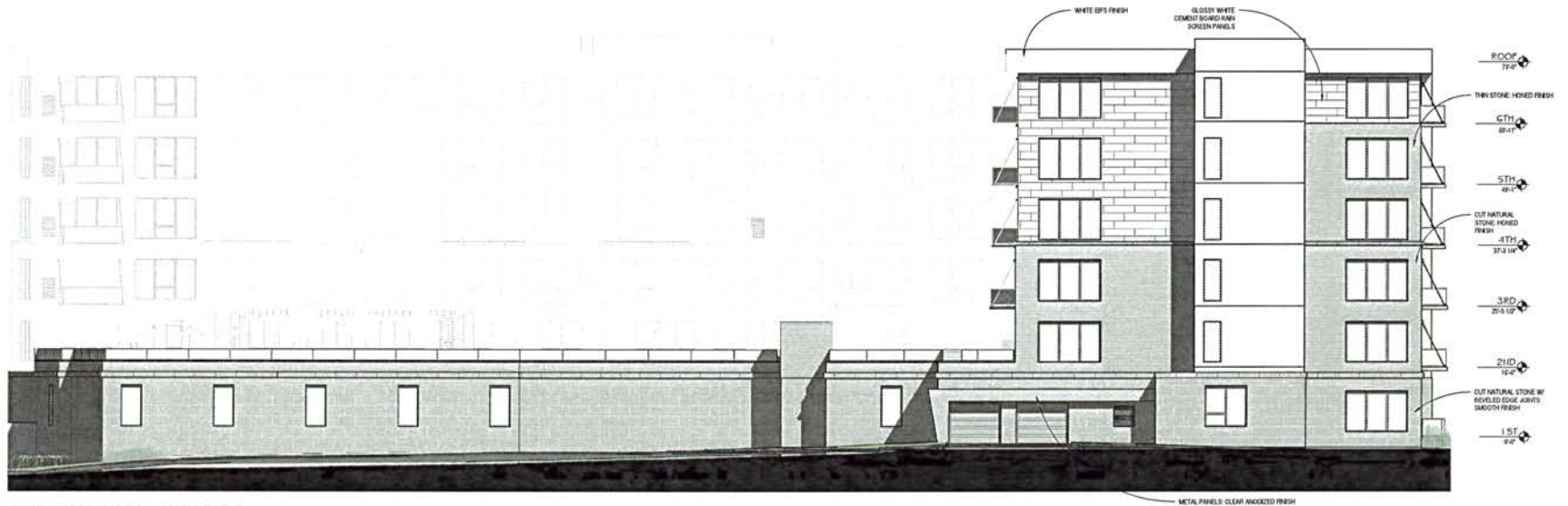
STOREFRONT GLASS



ELEVATION - EAST

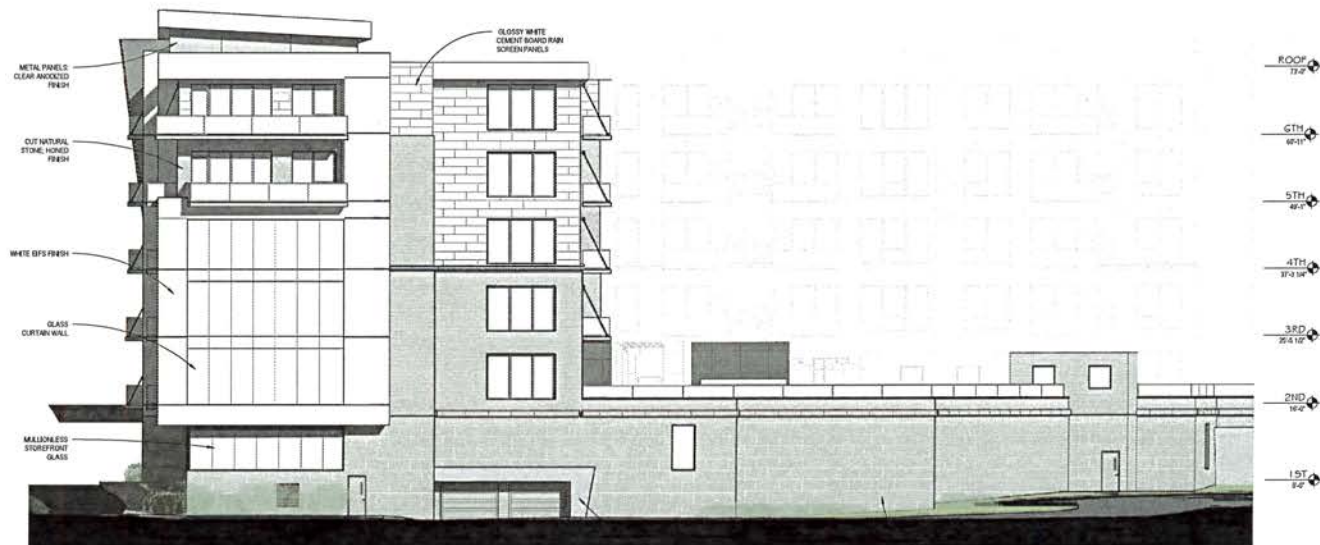
1" = 10'-0"

CUT NATURAL STONE W/ BEVELED EDGE JOINTS SMOOTH FINISH



ELEVATION - SOUTH

1" = 10'-0"



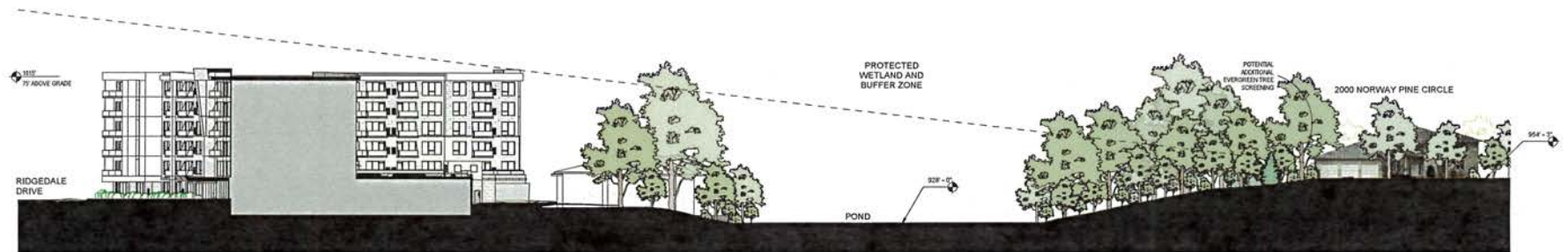
ELEVATION - WEST

1" = 10'-0"



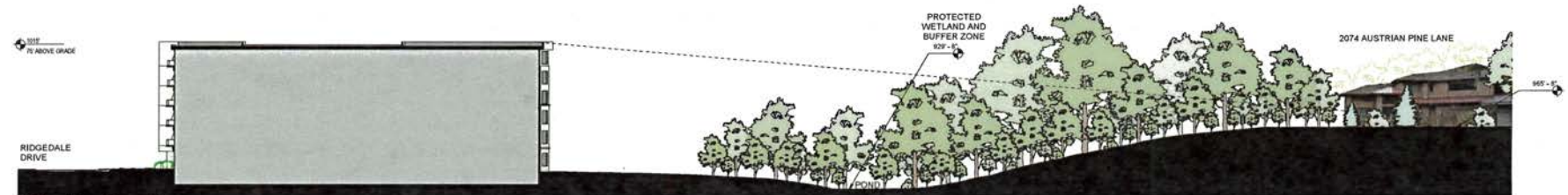
Site Section A

1" = 30'-0"



Site Section B

1" = 30'-0"



Site Section C

1" = 30'-0"



ARIEL VIEW

NOT TO SCALE



WEST RIDGEDALE DRIVE PERSPECTIVE

NOT TO SCALE



EAST RIDGEDALE DRIVE PERSPECTIVE

NOT TO SCALE



NORWAY PINE CIRCLE PERSPECTIVE

NOT TO SCALE
 NOTE: ADDITIONAL EVERGREEN TREE SCREENING SHOWN BASED ON LANDSCAPE ARCHITECT SUGGESTION; SEE PRELIMINARY LANDSCAPE PLAN



AUSTRIAN PINE LANE PERSPECTIVE

NOT TO SCALE



SHERWOOD LANE PERSPECTIVE

NOT TO SCALE

RIDGEDALE APARTMENTS

MINNETONKA, MN
Ridgedale Apartments

12501 Ridgedale Dr., Minnetonka, MN 55305

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS 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. SYNSTELEN
DATE: 11-8-17 LICENSE NO. 44565



REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 17103

ALTA/ACSM LAND TITLE SURVEY

V1.0

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DESCRIPTION OF PROPERTY SURVEY:

Lot 3, Block 1, Ridgedale Center Fifth Addition, according to the recorded plat thereof, Hennepin County, Minnesota.

ALTA/ACSM Land Title Survey Notes
(Numbered per Table A)

1. Readings are based on the Hennepin County Coordinate System, NAD83-1986ADJ.
2. Site Address: 12501 Ridgedale Dr., Minnetonka, MN, 55305.
3. 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. 2705C0331M, effective date of November 4, 2016.
4. The Gross land area is 193,047 +/- square feet or 4.43 +/- acres.
5. Elevations are based on top of hydrant near the south end of parking lot, having an elevation of 839.85 (NAVD03). As shown herein.
6. The current Zoning for the subject property is PID (Planned 1-794 D66(K)) per endorsement attached to Policy No. NCS-297246-PPS issued by First American Title Insurance Company.
Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.
7. The number of parking stalls on this site are as follows: 175 Regular + 6 handicap = 181 Total Parking Stalls.
8. 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, locating excavation, the exact location of underground utilities cannot be accurately, completely and reliably duplicated. 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.
9. The names of the adjoining owners of the platted lands, as shown herein, are based on information obtained from Hennepin County GIS.
10. I am not aware of any recent observable evidence of earth moving work.
11. I am not aware of any proposed right-of-way changes or recent street or sidewalk construction.

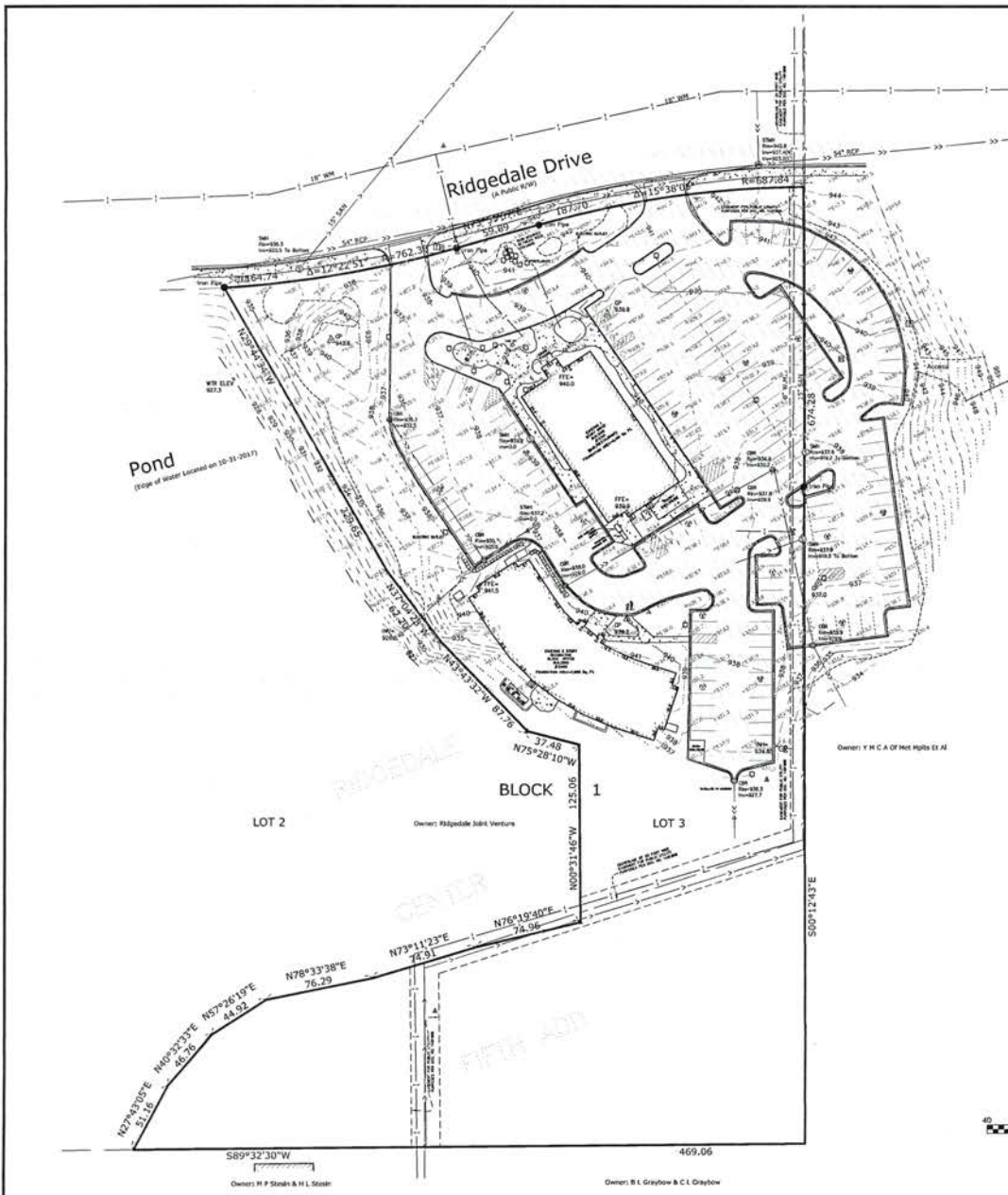
SURVEY REPORT

1. This map and report was prepared with the benefit of a Commitment for Title Insurance issued by First American Title Insurance Company, File No. NCS-297246-PPS, dated June 7, 2007, with notes the following with regards to Schedule B of the aforesaid referenced Title Commitment:
 - a. Item no. 1-6 are not survey related.
 - b. Boundary is shown herein per a survey prepared by Schoell and Hudson dated May 26, 2004.
 - c. We have shown easements herein per the aforementioned survey. These documents were not a part of the title work provided to us.
2. Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or penalties:
 - a. Storm water drains into adjacent property to the East of subject property without an easement.
 - b. Access to YMCA across the parking lot and East property line without an easement.
 - c. Parking lot is crossing the East property line without an easement.

ALTA CERTIFICATION

To: The Accounting Companies, Inc., a Minnesota corporation; Wells Fargo Bank, National Association, a national banking association; and First American 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 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7(A), 7(D)(1), 8, 9, 11, 13, 16 and 17 of Table A thereof. The field work was completed on October 23, 2017.

Dated this 8th day of November, 2017.
Rory L. Synstelen
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Linetype & Symbol Legend

— FS — FS —	FIBER OPTIC	⊗	UTILITY MANHOLE	⊗	AIR CONDITIONER
— S4S — S4S —	GAUGHAN	⊗	SANITARY MANHOLE	⊗	BOLLARD
— 1 — 1 —	WATER MAIN	⊗	TELEPHONE MANHOLE	⊗	SOIL BORING
— S — S —	SANITARY SEWER	⊗	TELEPHONE BOX	⊗	CATCH BASIN
— SSS — SSS —	STORM SEWER	⊗	TELEPHONE TRANSFORMER	⊗	CLEAN OUT
— TL — TL —	OVERHEAD UTILITIES	⊗	TRAFFIC SIGNAL	⊗	ELECTRIC BOX
— EL — EL —	ELECTRIC LINE	⊗	CABLE TV BOX	⊗	ELECTRIC MANHOLE
— CV — CV —	CABLE LINE	⊗	ELECTRICAL METER	⊗	FLAG POLE
— GR — GR —	GUARDRAIL	⊗	GAS METER	⊗	FLAGGED END SECTION
— W — W —	WOODEN FENCE LINE	⊗	FOUND IRON MONUMENT	⊗	GAS VALVE
— C — C —	CHAINLINK FENCE LINE	⊗	POWER POLE	⊗	HANDCAP SYMBOL
— B — B —	BARBED WIRE FENCE	⊗	WATER MANHOLE	⊗	HANDHOLE
— B — B —	BLOCK RET WALL	⊗	WATER VALVE	⊗	HYDRANT
— B — B —	BLOCK RET WALL	⊗	SET IRON MONUMENT	⊗	CAST IRON MONUMENT

