



To: Planning Commission

Agenda Item #: VI.A.

From: Cary Teague

Action

Discussion

Date: March 25, 2015

Information

Subject: Variance Condition Revision – 5800 Stuart Avenue

Action Requested:

The Planning Commission is asked to re-consider the condition that was put on their approved Variance that required a pervious driveway. (See applicant request on pages A2-A4.) The applicant is proposing a rain garden in place of the pervious driveway, which was required as a condition of approval of the variance by the Planning Commission. (See page A1.)

Information / Background:

The Planning Commission approved setback and lot coverage variances to use the existing foundation and build a new home. The existing home had significant mold and was uninhabitable.

Attachments:

The applicants narrative and proposed rain garden plan (See pages A2-A4)
Stormwater Management Plan (See pages A3-A4)
Stormwater Report Summary (See pages A5-A30)
Revised Engineering Memo (See page A31)
Original Engineering Memo (See pages A32-A33)
Planning Commission Minutes, August 13, 2014 (See pages A34-A36)
Planning Commission Staff Report, August 13, 2014 (See pages A37-A48)

reiterated the pool and the required 4-feet of decking are not included in lot coverage calculations.

Chair Staunton said the mold situation is unusual and it may be unfair to ask the applicants to reduce the size of their house.

Commissioners agreed however, pointed out the site has so much hard surface suggesting if the house isn't reduced some of the existing hard surface could be taken out.

Commissioner Carr suggested that the driveway could be changed out to pervious pavers which would reduce runoff concerns. Commissioner Lee agreed that would be a good start; however it's very difficult with the plans submitted to make an educated guess on what's what.

A discussion ensued focusing on the site's hard surface and the opportunities the applicant has to reduce hard surface minimizing the threat of storm water runoff.

Motion

Commissioner Carr moved approval based on staff findings and subject to staff conditions. Commissioner Platteter seconded the motion to include amendments; the driveway is to be constructed of pervious materials and a landscaping plan must be submitted to City staff for their review and approval. Commissioner Carr accepted those amendments. Ayes; Carr, Platteter, Lee, Staunton. Nay, Forrest. Motion carried 4-1.

B. Variance. Moynihan. 6212 Crest Lane, Edina, MN

Planner Rothstein told the Commission the subject property is approximately 180 feet in width (as measured 50 feet back from the front property line) and is 79,798 square feet (1.8 acres) in area. There is a steep grade change in the rear of the property.

There are two existing single-family homes on the north and south lots, both facing the Crest Lane cul-de-sac. The north lot has a front setback of 35.4 feet and the lot to the south of the subject property is set back 68.7 feet from the front property line, which also has a significant grade change in the rear of the property.

The property owner is requesting to convert existing garage space into livable space, complete an addition to the south side of the home, and build a new two-car garage to the north side of the home. The proposed garage addition will not meet the front yard setback.

The Environmental Engineer has reviewed the application, and his memo is included in the packet, which requests to direct most of the drainage to the front of the lot. The applicant is working with the engineer to revise the plans to address runoff concerns associated with the steep slope in the rear yard.

Applicant Narrative

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March 19, 2015

Dear Planning Commission Member:

On August 13, 2014 we presented a request for variance to the planning commission board for our house re-build at 5800 Stuart Avenue. At this meeting there was much discussion in regard to concern with storm water runoff and the storm water management plan - especially in regard to the proposed placement of the driveway to the front of the house. During the discussion it was suggested that the driveway be constructed with pervious pavers to reduce drainage concerns.

The variance was approved with the following conditions:

1. Survey date stamped: May 13, 2014
2. Building plans and elevations dated: April 24, 2014
3. Compliance with the Environmental Engineer's memo dated August 1, 2014 – which reads
“10. The following comments apply to the storm water management plan.
b. No increase in peak rate or volume to private properties in rear and side lot. (This standard is for reference only. It appears to be met.)
c. Due to the unique downstream flooding issue, No increase in peak rate or volume to HL_9.”

In the months since the meeting we have researched storm water management in regard to our site and have had Civil Site Group Inc. conduct a storm water study of our property. With the information that we have collected we have come to the conclusion that pervious pavers will not necessarily reduce storm water run-off and due to a unique situation the upkeep of the pavers will be problematic. In lieu of pervious pavers we are suggesting the use of a rain garden to mitigate the issue and believe that this wouldn't increase peak rate or volume of run-off but would lessen it.

Several aspects were taken into consideration when reaching this conclusion. Our site soil consists of clay which has slow to no infiltration, and higher runoff potential. We discussed our project and our site's soil with both Kevin Bigalke at Nine Mile Creek as well as with Engineer Matt Pavsek at Civil Site Group Inc. Both Kevin and Matt expressed concerns in regard to the use of porous pavers on clay soils due to the fact that in order for porous pavers to work correctly they must have underlying soils that will allow infiltration of water. (Please see attached e-mail from Kevin Bigalke). Because water does not infiltrate clay or does so at a very slow rate the water that soaks through the pavers and then through several base layers is contained by an impermeable liner then fed out of the area via a drainage pipe. This drainage pipe directs the water into the storm drain. Because none of the storm water is being diverted or absorbed into the underlying soils this would not reduce the storm water run-off but would simply delay the arrival of it to the storm drain. (Diagram 1) As it stands now our storm water rate summary is 1.39 - if pervious pavers were used the actual storm water rate summary would stay the same due to the clay soil and the redirection of the water from under the pavers to the storm sewer. (Storm Water Report Attached)

A2

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In order for pervious pavers to function correctly – i.e. allowing water to pass through them – the pavers need to be maintained. Maintenance consists of vacuuming sand and debris out of the pavers to restore open, permeable holes. It is recommended that vacuuming occur after snow melt each year, when water infiltration rate slows or stops, and when construction vehicles have tracked sediment onto the surface. We happen to own a commercial construction company for which my husband drives his truck into job sites on a daily basis which will result in tracking mud and dirt onto our driveway. Technically in order to maintain the functionality of the pervious pavers we would be vacuuming the driveway every single day to make sure that the pores of the pavers did not clog.

Implementing a rain garden would actually lower the storm water rate to 1.31 due to the capability of the native plants within the garden to uptake and store water slowly releasing it into the surrounding planting medium and has the added benefit of the plants ability to clean water of nutrients, pesticides and fertilizers before releasing into the surrounding soil. (Diagram 2) Although there is upkeep of a garden it would not be required on a daily basis and would only add a small amount of time to the upkeep already performed on our existing gardens. We believe that this would be a much better solution and would comply with the Environmental Engineer's memo dated August 1, 2014.

Thank you for your time.

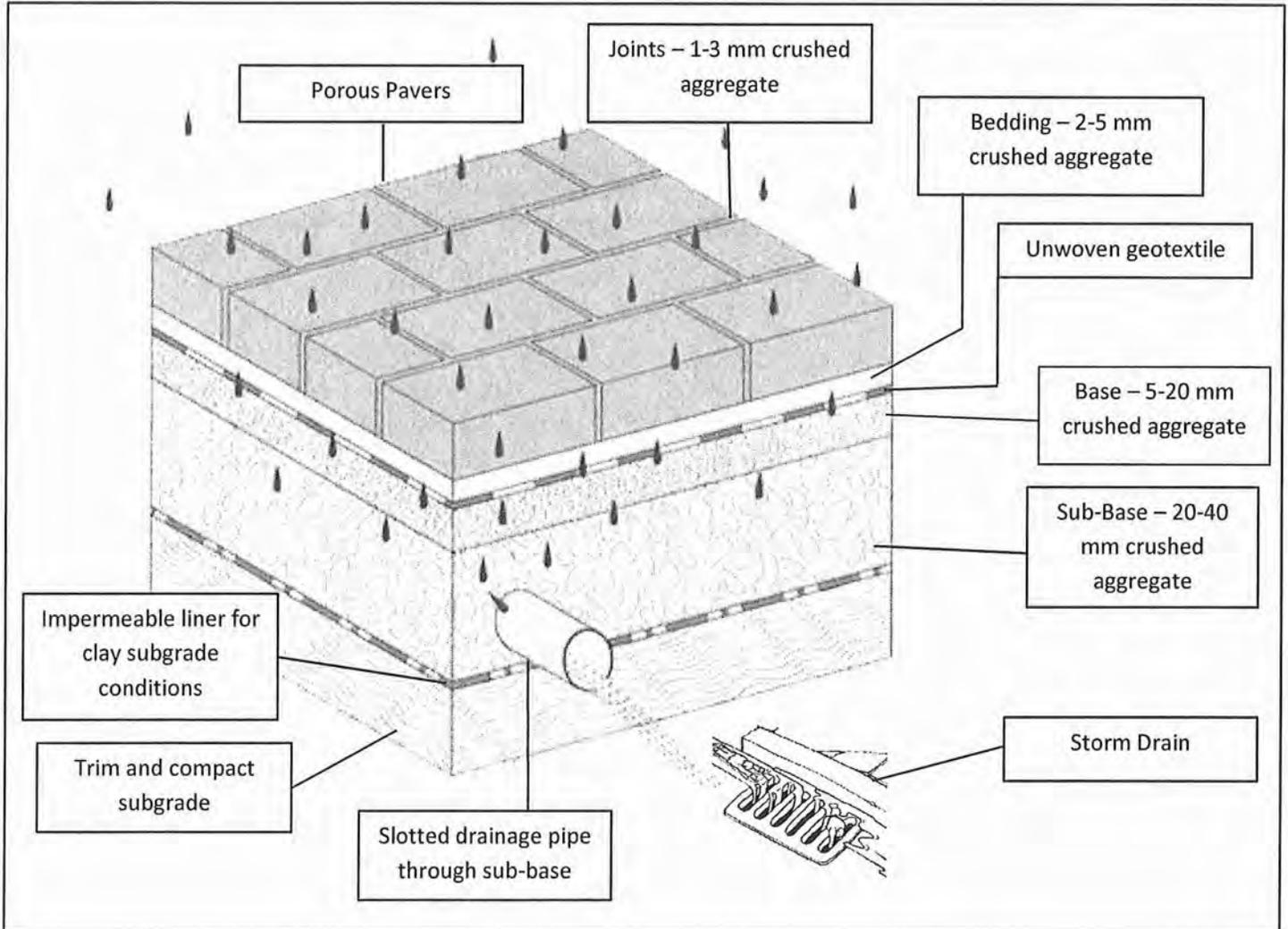
Sincerely yours,

Molly and Jason Urbanski

A2a

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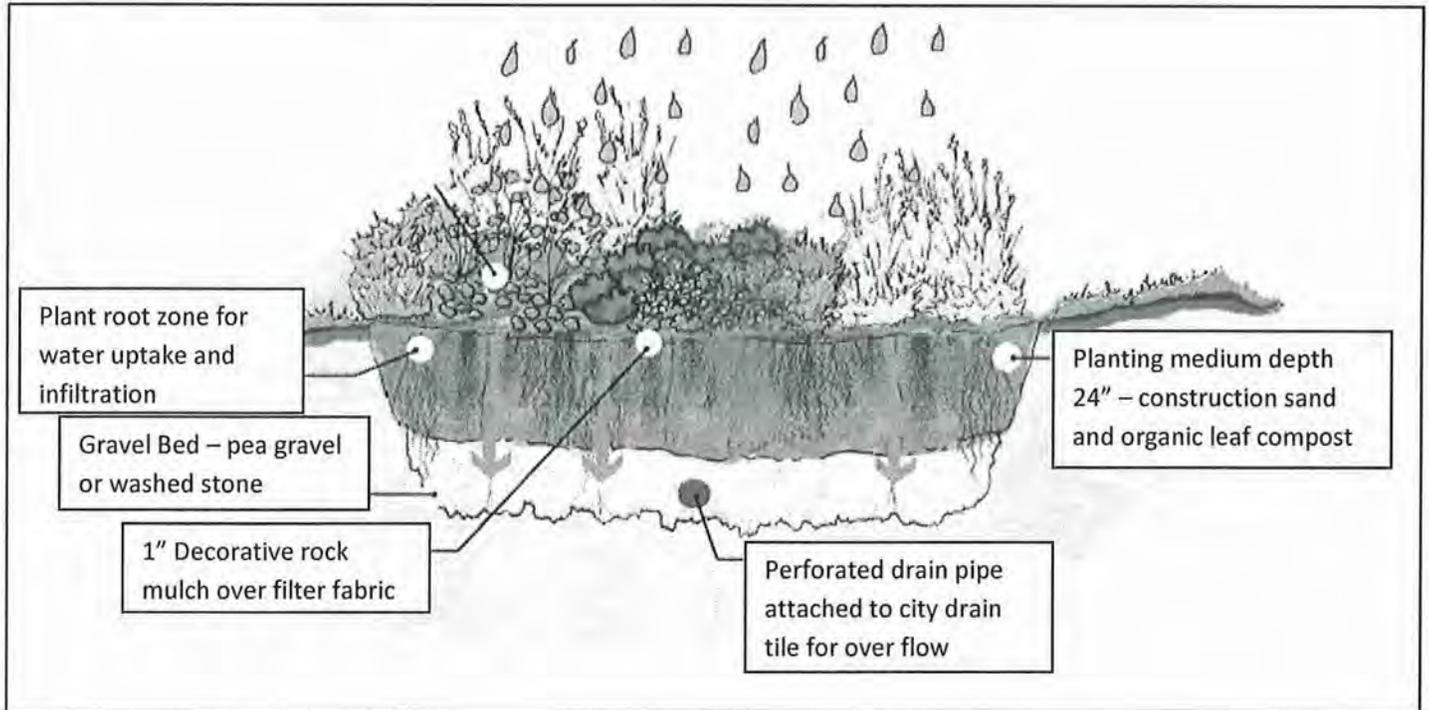
Diagram 1



A26

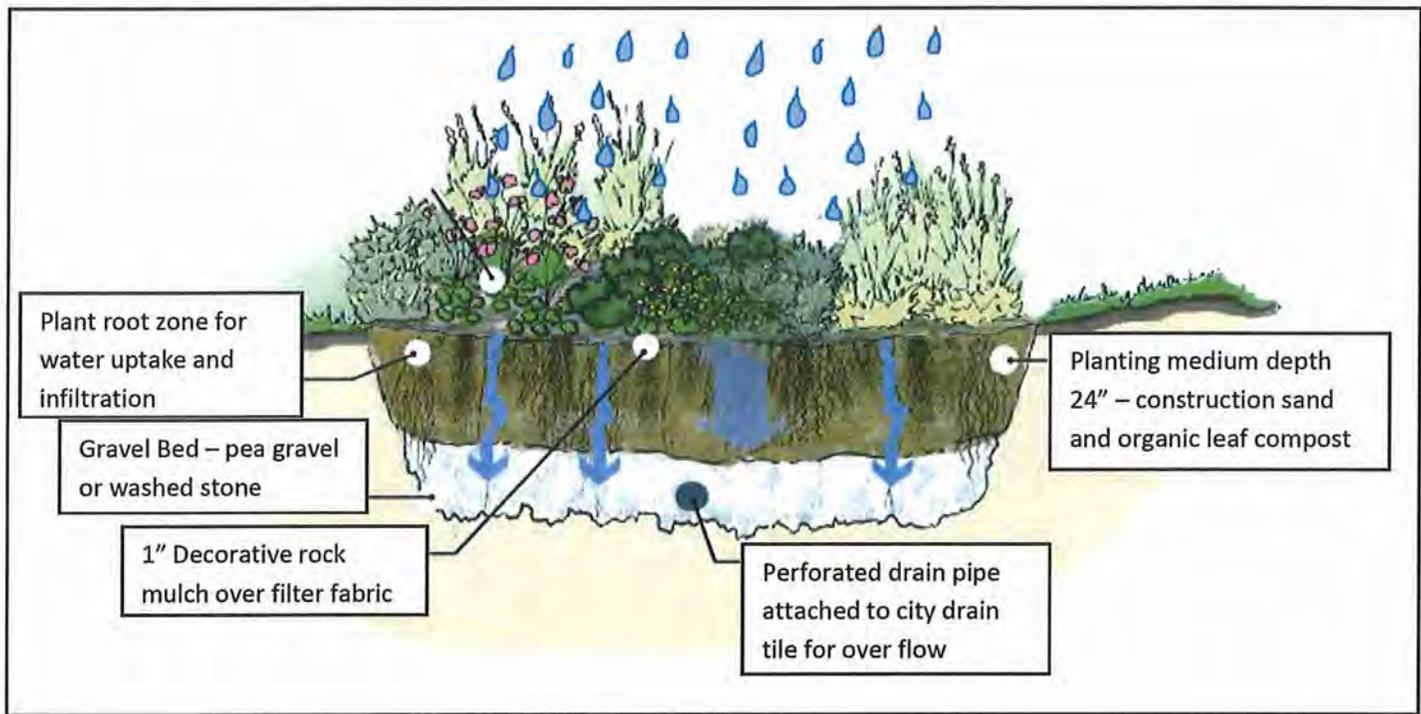
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Diagram 2



Adg

Diagram 2



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Kevin Bigalke E-mail.txt

From: Kevin Bigalke <kbigalke@ninemilecreek.org>
Sent: Monday, March 02, 2015 3:07 PM
To: urbys@comcast.net
Subject: 5800 Stuart Avenue, Edina

Molly,

This email is a follow up to our discussion regarding your project at 5800 Stuart Avenue, Edina.

You had indicated that you were considering using porous pavers for your new driveway.

Given the clay soils you have on site, this would not be the best options. A porous paver driveway needs

to have underlying soils that will allow infiltration of water.

Using porous pavers on clay soils does not necessarily result in reduced runoff.

You may be better served constructing a rain garden to capture the runoff from your driveway. You

would have to do soil correction or amendments in the rain garden, but it will be more effective than pavers on clay.

Thanks,
Kevin

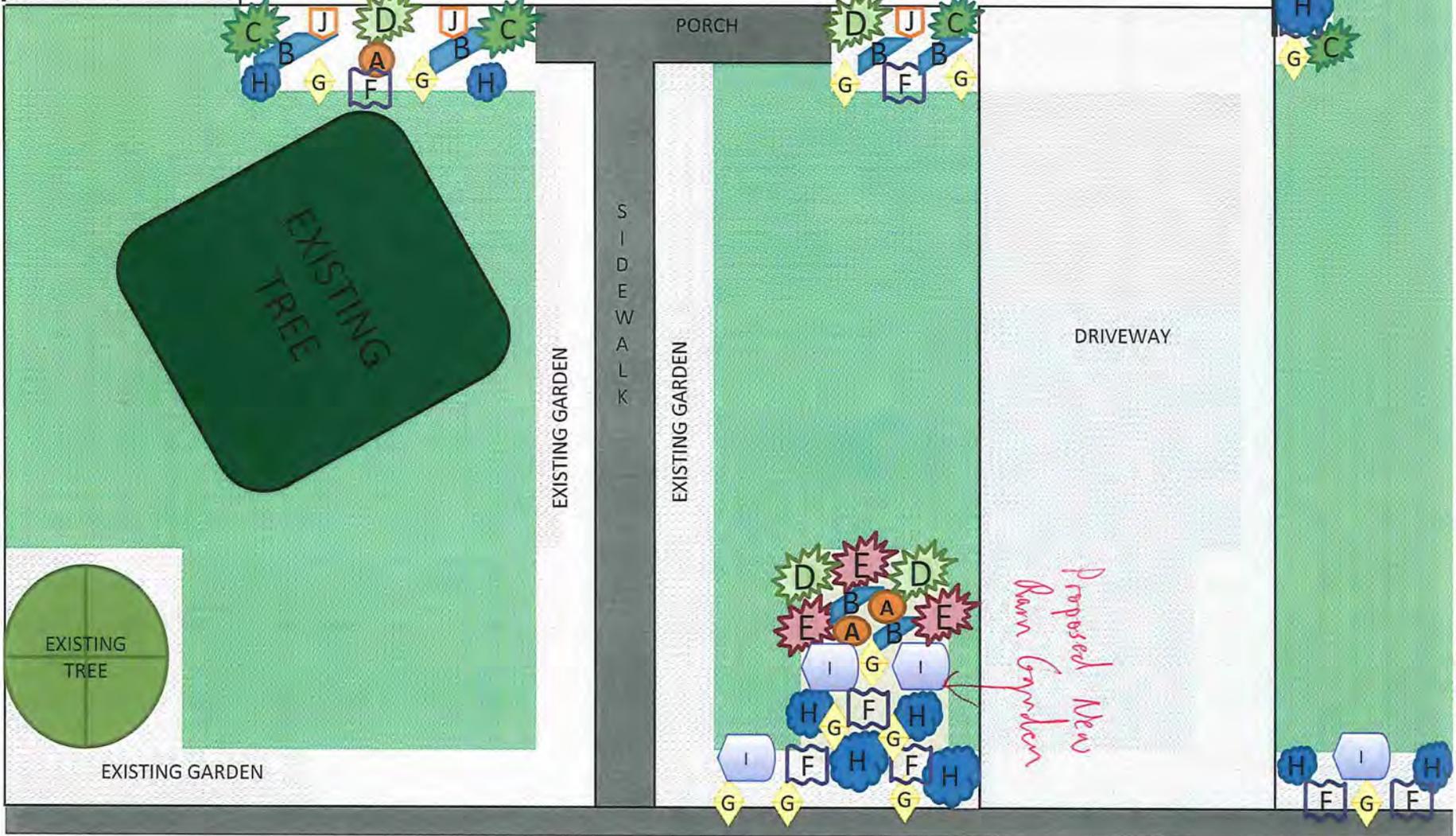
Kevin D. Bigalke
Administrator
Nine Mile Creek Watershed District
12800 Gerard Drive
Eden Prairie, MN 55346
Phone: (952) 835-2078
Fax: (952) 835-2079
E-mail: kbigalke@ninemilecreek.org

EXISTING GARDEN

Urbanski proposed landscaping - 5800 Stuart Avenue

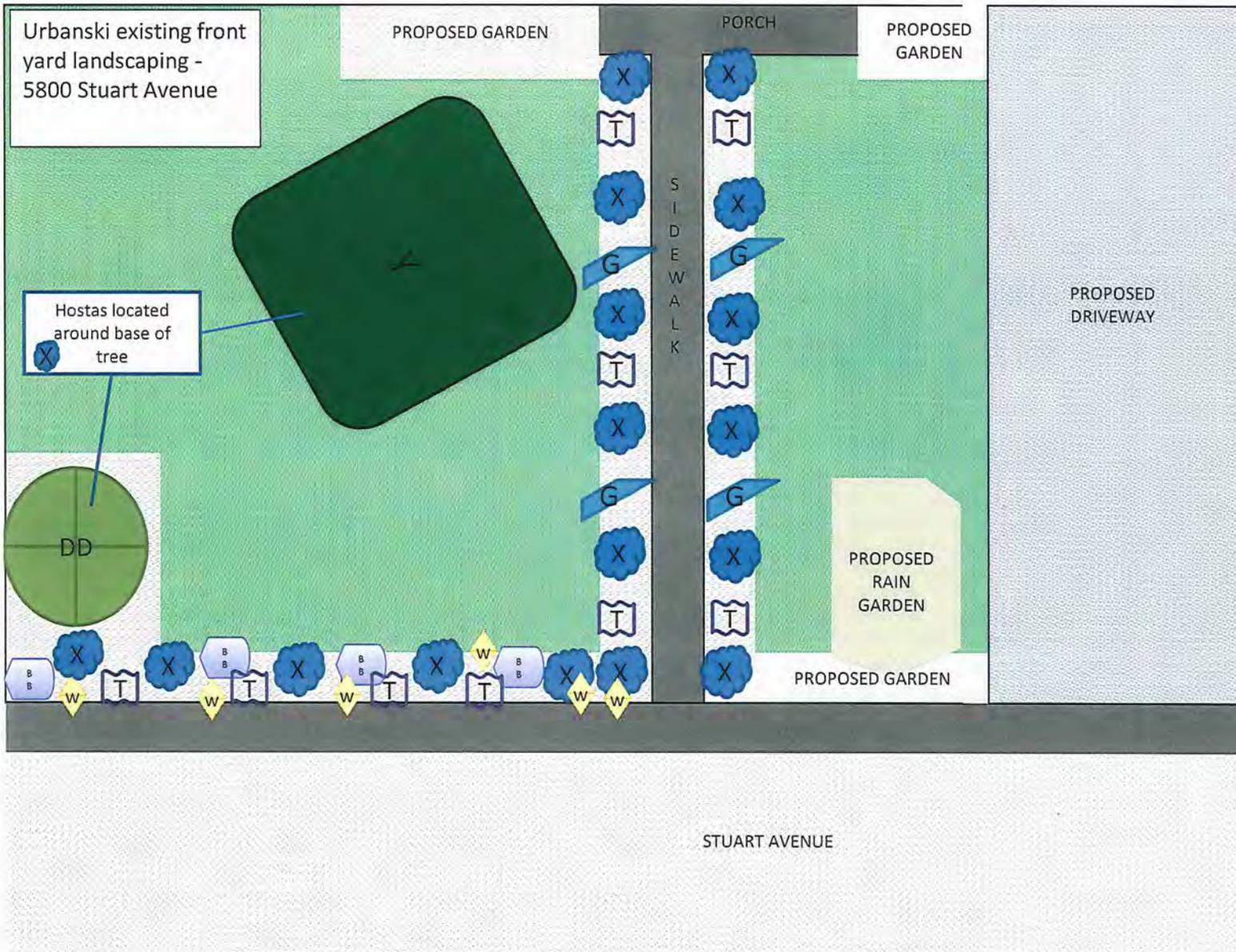
Letter	Symbol	Plant Name	Total #	Size
A		Iris, variegated variety	3	1 Gal
B		Iris, variety	6	1 Gal
C		Grass "Karl Foerster"	4	5 Gal
D		Grass "Variegated Maiden"	5	5 Gal
E		Grass "Ruby Ribbons"	5	5 Gal
F		Coral Bells "Midnight Rose"	7	1 Gal
G		Tulip bulbs, variety	15	1 Gal
H		Hosta, variety	12	2 Gal, 5 Gal
I		Chinese Bellflower	4	1 Gal
J		Phlox variety	3	1 Gal

All gardens but rain garden to include wood mulch. Rain garden to include rock.



A2e

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Garden on both sides of sidewalk and down walkway/wall.



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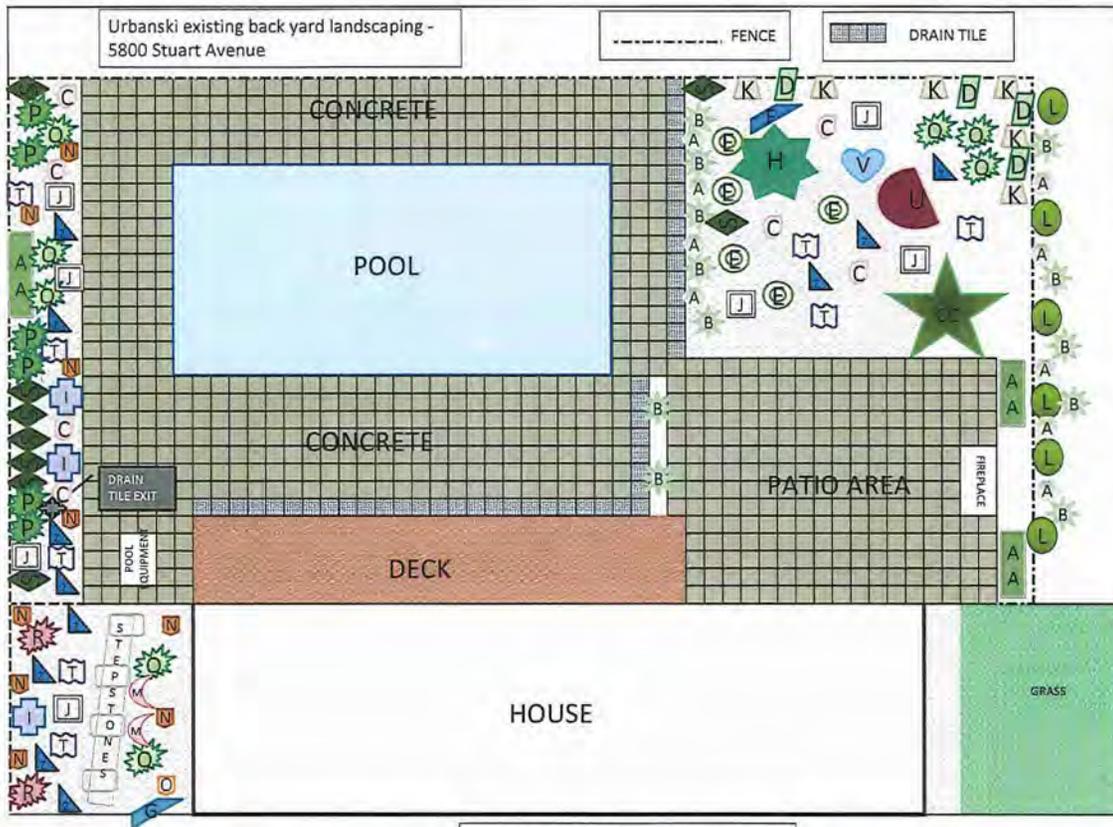
Urbanski existing landscaping key

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Letter	Symbol	Plant Name
A		Arborvitae "Hetz Midget"
B		Artemesia
C		Sedum, Purple Variety
D		Shamrock Holly
E		Euonymus "Canandale Gold"
F		Iris, variegated variety
G		Iris, variety
H		Artic Willow Tree
I		Andromeda "Blue Ice"
J		Purpleleaf Sandcherry
K		Smokebush "Golden Spirit"
L		Crab "Spring Snow"
M		Daphne "Carol Mackie"
N		Creeping Phlox
O		Phlox variety
P		Grass "Karl Foerster"

Letter	Symbol	Plant Name
Q		Grass "Variegated Maiden"
R		Grass "Ruby Ribbons"
S		Arborvitae "Degroots Spire"
T		Coral Bells "Midnight Rose"
U		Magnolia "Jane"
V		Spruce, blue globe
W		Tulip bulbs, variety
X		Hosta, variety
Y		Honey Locust Tree
Z		Green Liriope
AA		Ivy
BB		Chinese Bellflower
CC		Maple Tree
DD		Evergreen Tree
		Wood Mulch
		River Rock

A2g



New Landscaping - Please see proposed landscape design

Backyard Pool Area Landscaping



Backyard Patio Area Landscaping



Side Yard Area Landscaping



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SEDIMENT AND EROSION CONTROL NOTES

CONSTRUCTION DEMONSTRATION

1. INSTALLATION OF SILT FENCE OR BERM SHALL AROUND SITE
2. DEMOLITION OF EXISTING STRUCTURES IF ANY.
3. CLEAR AND GRUB.
4. CONSTRUCT NEW FILTRATION BASIN
5. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOILGRASSING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

EROSION PREVENTION

THE CONTRACTOR IS RESPONSIBLE FOR PLANNING FOR AND IMPLEMENTING APPROPRIATE CONSTRUCTION PRACTICES, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES THAT MINIMIZE EROSION.

ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SHEDS THAT DRAIN WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR EXISTING WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 20 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER, STABILIZATION OF THE LAST 20 LINEAL FEET MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER.

STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SHEDS MUST BE COMPLETED WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED.

TEMPORARY OR PERMANENT DITCHES OR SHEDS THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BWO ROLLS, BILT DICES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.

SEDIMENT CONTROL

SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT FROM ENTERING SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS AND STORM SEWER INLETS.

SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UPWARD LAND DISTURBING ACTIVITIES BEGIN. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.

ALL STORM DRAIN INLETS MUST BE PROTECTED BY APPROPRIATE BMPs DURING CONSTRUCTION UNTIL ALL SOURCES BOTH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.

TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROL MEASURES IN PLACE TO PREVENT SURFACE WATER, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.

VEHICLE TRACKING OF SEDIMENT FROM THE CONSTRUCTION SITE MUST BE MINIMIZED BY A ROCK CONSTRUCTION ENTRANCE. STREET DRESSING MUST BE USED IF THE ROCK ENTRANCE IS NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET.

TEMPORARY DE-WATERING - DEWATERING OR BASIN DRAINING (E.G. PUMPED DISCHARGES, TRENCH CUTS FOR DRAINAGE) RELATED TO THE CONSTRUCTION ACTIVITY THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. IF THE WATER CANNOT BE DISCHARGED TO A SEDIMENTATION BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMPs SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER, DOWNSTREAM LANDOWNERS OR WETLANDS.

THE CONTRACTOR MUST DESIGN THAT DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEATHING OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS.

FILTER BACKWASH WATERS MUST BE HAULED AWAY FOR DISPOSAL, RETURNED TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATED INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION. DISCHARGE OF THE BACKWASH WATER TO SANITARY SEWER IS ALLOWED WITH PERMISSION OF THE SANITARY SEWER AUTHORITY.

SIDE COMPACTION PRECAUTIONS

THE PERMITS MUST MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL. MINIMIZING SOIL COMPACTION IS NOT REQUIRED WHERE THE FUNCTION OF THE SPECIFIC AREA OF THE SITE INDICATES THAT IT BE COMPACTED. METHODS FOR MINIMIZING COMPACTION INCLUDE THE USE OF TRACKED EQUIPMENT, AND STAYING OFF OF AREAS TO BE LEFT

UNCOMPACTED METHODS TO PRESERVE TOPSOIL INCLUDE STRIPPING AND STOCKPILING TOPSOIL PRIOR TO GRADING OR EXCAVATION OPERATIONS.

INSPECTIONS AND MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE AT ALL TIMES FOR THE MAINTENANCE AND PROPER OPERATION OF EROSION AND SEDIMENT CONTROL FACILITIES. THE CONTRACTOR SHALL AT A MINIMUM, INSPECT, MAINTAIN AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES.

BASED ON INSPECTION RESULTS THE CONTRACTOR MAY AND SHALL MODIFY THE EROSION AND SEDIMENT CONTROL PLAN IN ORDER TO PREVENT POLLUTANTS FROM LEAVING THE SITE VIA STORM WATER RUNOFF.

POLLUTION PREVENTION

CONCRETE WASHOUT - SHALL OCCUR OFF-SITE

HAZARDOUS WASTE STORAGE AND HANDLING - OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH MPCA REGULATIONS.

STORMWATER

FINAL GRADING OF THE LOT SHALL PROMOTE SHEET DRAINAGE AND AVOID CONCENTRATION OF STORM WATER FLOWS.

FINAL GRADING SHALL MAINTAIN THE EXISTING STORM WATER DRAINAGE PATTERNS TO THE EXTENT POSSIBLE AND PRACTICAL AS TO NOT CAUSE ANY DAMAGE TO ADJACENT PROPERTIES.

STORMWATER, SEDIMENT & EROSION CONTROL CONTACT:

MARK DEWAZE - MULBERRY BUILDERS
6730 MULBERRY CIRCLE
CHANHASSEN, MN 55317
(612) 214-6019
MARK@MULBERRYBUILDERS.COM

IMPERVIOUS CALCULATIONS:

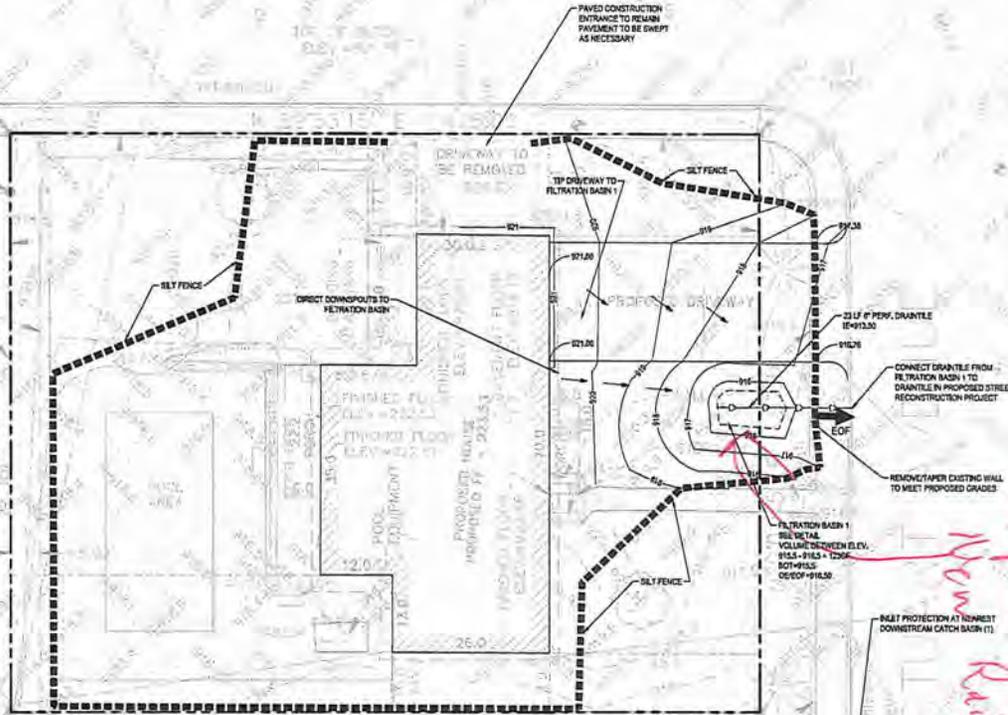
EXISTING IMPERVIOUS SURFACE = 4,186 SF
PROPOSED IMPERVIOUS SURFACE = 6,315 SF

NOTES:
SITE SURVEY, BY HARRY E. JOHNSON CO., INC., DATED 5/12/2010 FOR PROPOSED HOME ELEVATIONS & GRADING
EXISTING DRAINAGE PATTERN DRAINING OFF SITE SHALL NOT BE ALTERED.
DRAINAGE TO EAST SHALL BE DIRECTED TO FILTRATION BASIN 1
DRAINAGE TO THE NORTH SHALL BE DIRECTED TO THE STREET TO THE NORTH
DRAINAGE TO THE SOUTH & WEST SHALL BE DIRECTED TO ADJACENT PROPERTIES TO THE SOUTH AND WEST
PROPOSED IMPERVIOUS AREA IS LESS THAN EXISTING THUS THERE IS NO INCREASE IN PEAK RATE OR VOLUME OF STORM WATER RUNOFF TO ADJACENT PROPERTIES

LEGEND:

- STABILIZED CONSTRUCTION ENTRANCE
- ← DENOTES DIRECTION OF DRAINAGE
- 926.50 DENOTES EXISTING ELEVATION.
- 926.30 DENOTES PROPOSED CONTOUR.
- 926.30 DENOTES PROPOSED SPOT ELEVATION.
- DENOTES EXISTING FENCE
- DENOTES EXISTING FENCE
- DENOTES SILT FENCE
- DENOTES INLET PROTECTION DEVICE
- DENOTES TREE PROTECTION DEVICE

GOPHER STATE ONE CALL
WWW.GOPHERSTATEONECALL.ORG
(800) 252-1166 TOLL FREE
(651) 454-0002 LOCAL



Proposed New Rain Garden

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MAY 3 2015

CivilSite GROUP
4031 W. 26TH ST., SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com
Mail Pouch: 763-213-3844 Fax Server: 952-250-2003

5800 STUART - STORM WATER MANAGEMENT PLAN
EDINA, MINNESOTA

MULBERRY BUILDERS
6730 MULBERRY CIRCLE, CHANHASSEN, MN 55317

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.
M. DeWaze
MATTHEW B. DEWAZE, P.E.
DATE: 3/20/15, LICENSE NO. 24293

ISSUE/SUBMITTAL SUMMARY	DATE/DESCRIPTION	STATUS/DATE SUBMITTED

STORM WATER MANAGEMENT PLAN
C1.0

Storm Water Report Summary

Project:

5800 Stuart Storm Water Management
5800 Stuart Avenue
Edina, MN

Prepared for:

Mark Oehlke – Mulberry Builders
6730 Mulberry Circle
Chanhassen, MN 55317
612-221-9576
mark@mulberrybuilders.com

All plans and supporting Documentation contained in this report have been reviewed and approved by the Registered Engineer listed below and it is hereby certified that the plans comply with the requirements of the ordinance.

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.



Matthew R. Pavek P.E.

Registration Number: 44263

Date:

3/10/2015

Table of Contents:

Cover Sheet

Summary Narrative

Tables

Storm Water Information
Rate Control Summaries

Existing Drainage Area Map

Proposed Drainage Area Map

HydroCAD Reports

Summary Narrative:

Existing Site Conditions:

The existing site area is approximately 12,154 square feet (0.28 acres) in total made up of an existing house, garage, driveway, and pool.

Proposed Site:

The proposed use for this site is the demolition of the existing house, garage and driveway, construction of a new single family home, garage, and driveway, along with miscellaneous site improvements. Grading will occur to improve drainage conditions on the site. The new site will have approximately 346 more square feet of impervious surface when compared to the existing condition.

Table 1: Storm Water Information

		Storm Water Running off to Grove Street (DA1)	Storm Water Running off to Stuart Avenue/Filtration Basin 1 (DA2)	Storm Water Running off to Adjacent Properties (DA3)
EXISTING	Total Area	2,759ft ²	4,128ft ²	5,267ft ²
	Impervious Area	1,290ft ²	1,044ft ²	3,835ft ²
PROPOSED	Total Area	3,100ft ²	3,787ft ²	5,267ft ²
	Impervious Area	873ft ²	1,807ft ²	3,835ft ²

As shown in Table 1 above, the impervious area draining to properties is increasing in the proposed scenario. This will result in more runoff to the street, and less to adjacent properties. Runoff to adjacent properties remains the same.

Requirements: Per City of Edina

Rate Control:

No increase in runoff rates for proposed conditions for the Atlas 14 10-YR storm event (4.24").

Volume Control:

Provide an infiltration volume of 1.1" over the new impervious area.

Rate Control Summary Tables:

Stormwater Rate Summary

Drainage Area	Existing Rate (cfs)
	10-YR [4.24"]
EX DA1	0.31
EX DA2	0.42
EX DA3	0.66
TOTAL	1.39

Drainage Area	Proposed Conditions Rate (cfs)
	10-YR [4.24"]
PR DA1	0.28
FIL 1 (PR DA2)	0.39
PR DA3	0.64
TOTAL	1.31

	Existing Conditions Rate (cfs)	Proposed Conditions Rate (cfs)
10-Year Event	1.39	1.31

As seen from the tables above, runoff rates are lower in the proposed condition.

Requirement satisfied.

Volume Control Summary:

Water volume control requirements are met by providing filtration onsite in the amount equal to 1.1 inches of runoff over the new impervious surface.

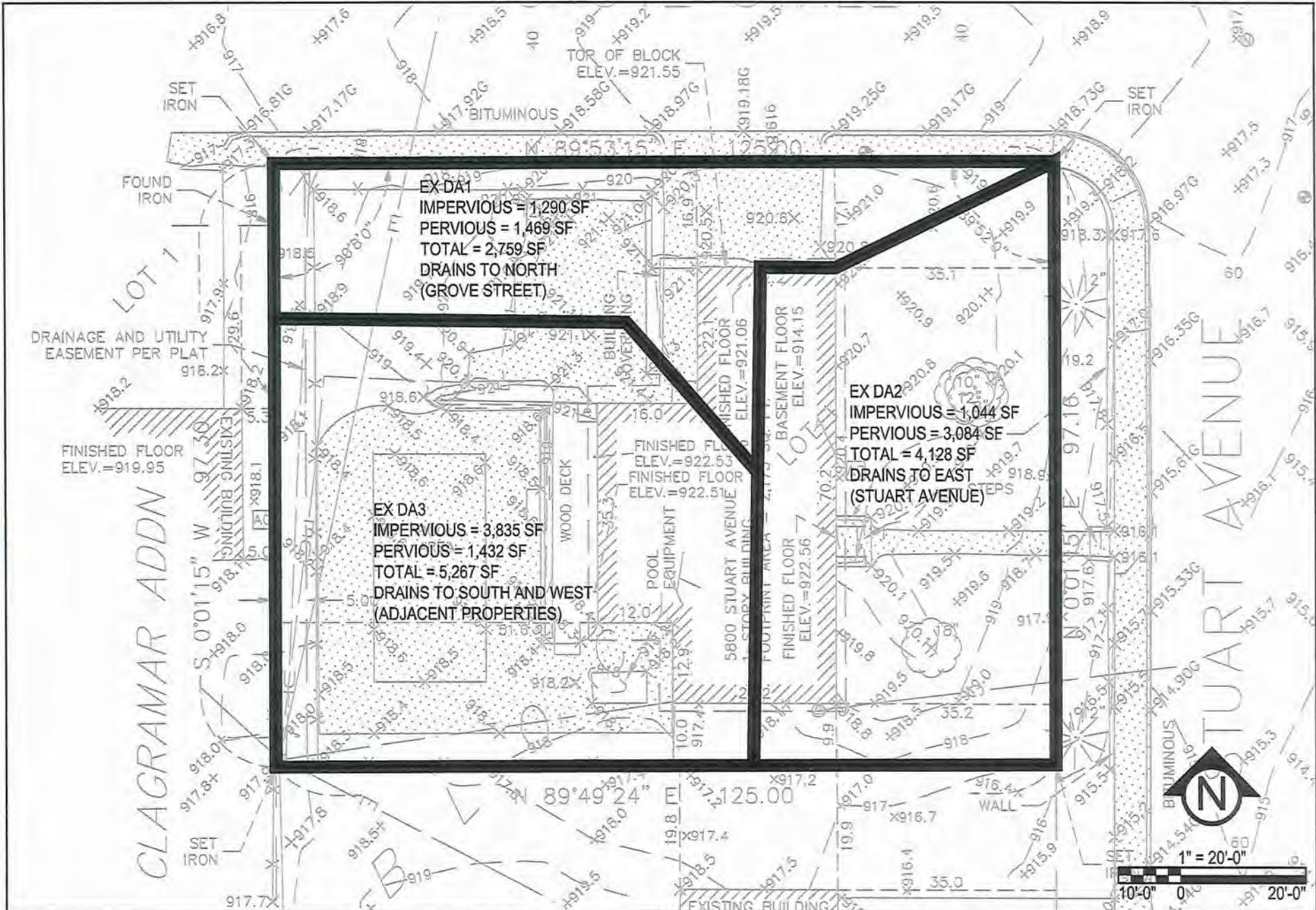
The calculations are shown below:

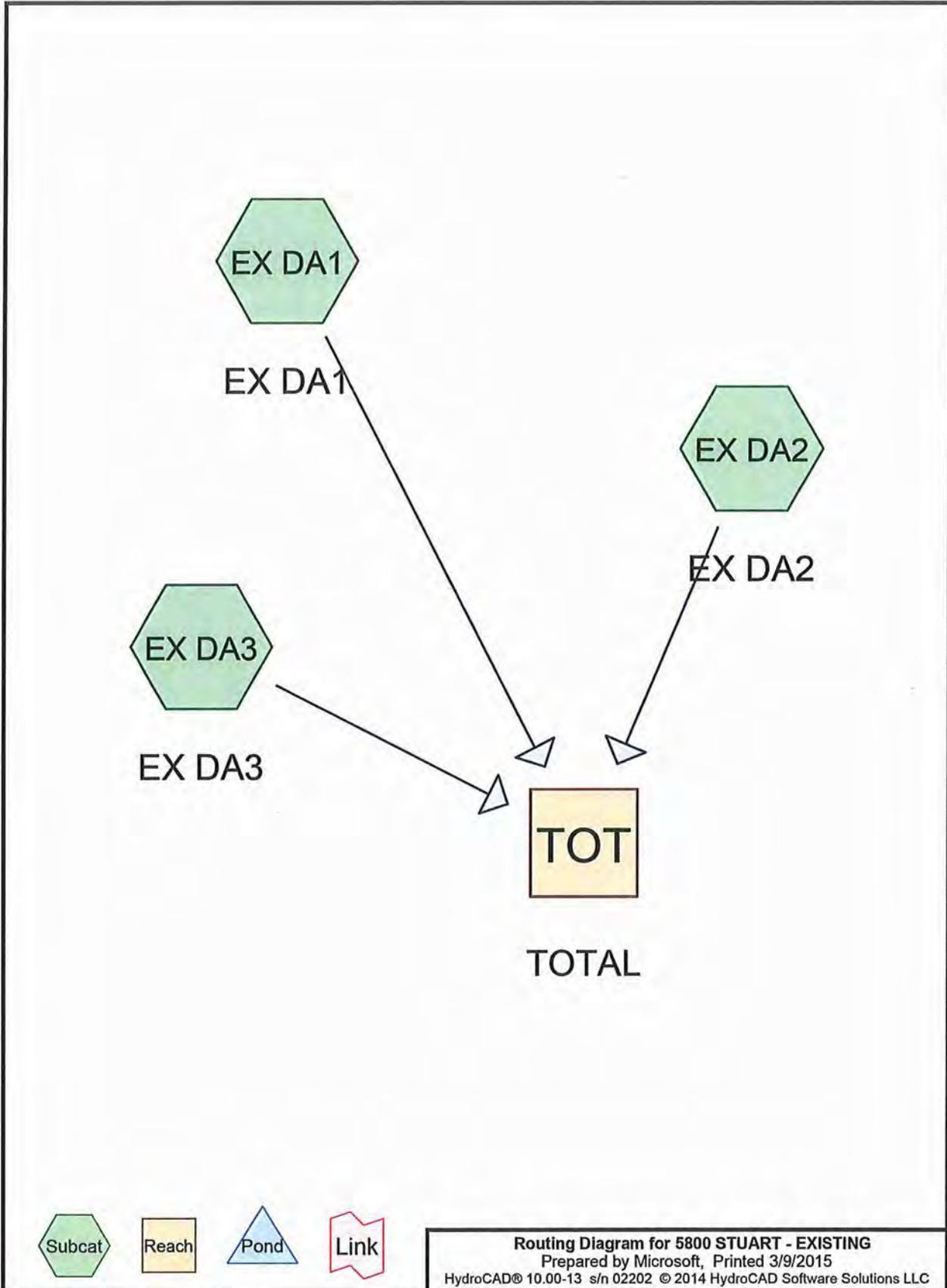
$$=346\text{SF New Impervious} \times (1.1"/12) = 32\text{CF Filtration Volume}$$

$$\text{Filtration Basin 1 Volume between elevations 915.5-916.5} = 123\text{CF}$$

Requirement satisfied.

A-4





5800 STUART - EXISTING

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EXISTING SITE

Printed 3/9/2015

Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.137	79	50-75% Grass cover, Fair, HSG C (EX DA1, EX DA2, EX DA3)
0.142	98	IMPERVIOUS (EX DA1, EX DA2, EX DA3)
0.279	89	TOTAL AREA

5800 STUART - EXISTING

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EXISTING SITE

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Page 3

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.137	HSG C	EX DA1, EX DA2, EX DA3
0.000	HSG D	
0.142	Other	EX DA1, EX DA2, EX DA3
0.279		TOTAL AREA

5800 STUART - EXISTING

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EXISTING SITE

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Page 4

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.137	0.000	0.000	0.137	50-75% Grass cover, Fair	EX DA1, EX DA2, EX DA3
0.000	0.000	0.000	0.000	0.142	0.142	IMPERVIOUS	EX DA1, EX DA2, EX DA3
0.000	0.000	0.137	0.000	0.142	0.279	TOTAL AREA	

5800 STUART - EXISTING

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EXISTING SITE

Type II 24-hr 10-YR Rainfall=4.24"

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Page 5

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX DA1: EX DA1

Runoff Area=2,759 sf 46.76% Impervious Runoff Depth>2.76"
Tc=6.0 min CN=88 Runoff=0.31 cfs 0.015 af

Subcatchment EX DA2: EX DA2

Runoff Area=4,128 sf 25.29% Impervious Runoff Depth>2.40"
Tc=6.0 min CN=84 Runoff=0.42 cfs 0.019 af

Subcatchment EX DA3: EX DA3

Runoff Area=5,267 sf 72.81% Impervious Runoff Depth>3.24"
Tc=6.0 min CN=93 Runoff=0.66 cfs 0.033 af

Reach TOT: TOTAL

Inflow=1.39 cfs 0.066 af
Outflow=1.39 cfs 0.066 af

Total Runoff Area = 0.279 ac Runoff Volume = 0.066 af Average Runoff Depth = 2.84"
49.24% Pervious = 0.137 ac 50.76% Impervious = 0.142 ac

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Type II 24-hr 10-YR Rainfall=4.24"

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Page 6

Summary for Subcatchment EX DA1: EX DA1

Runoff = 0.31 cfs @ 11.97 hrs, Volume= 0.015 af, Depth> 2.76"

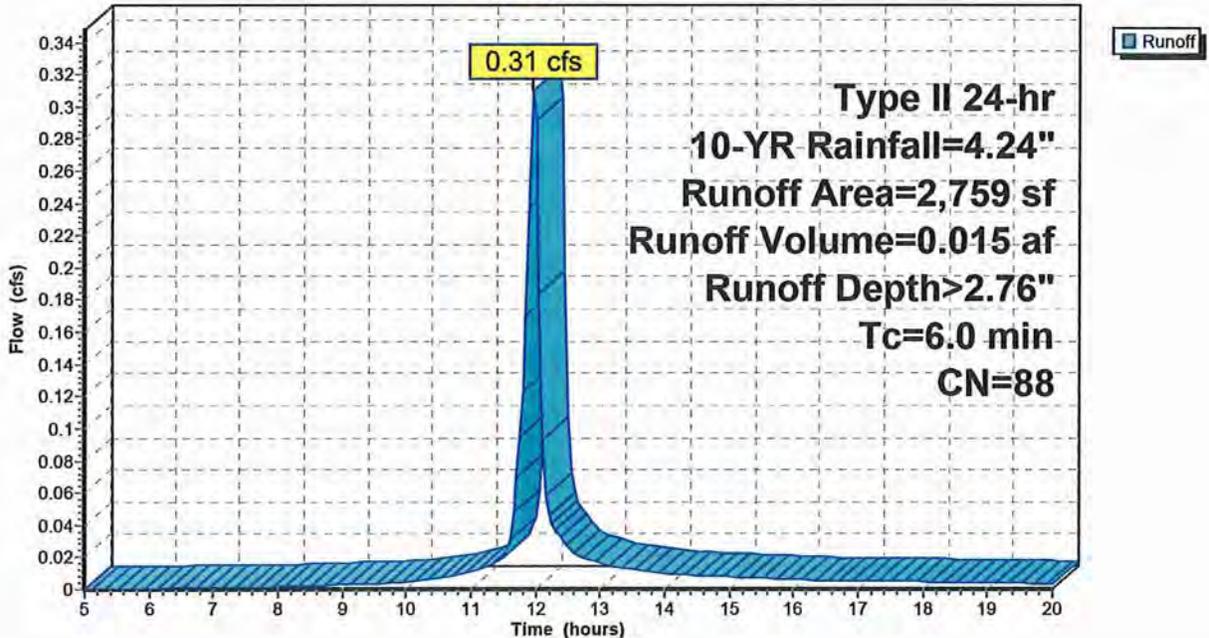
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.24"

Area (sf)	CN	Description
* 1,290	98	IMPERVIOUS
1,469	79	50-75% Grass cover, Fair, HSG C
2,759	88	Weighted Average
1,469		53.24% Pervious Area
1,290		46.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment EX DA1: EX DA1

Hydrograph



A/C

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Type II 24-hr 10-YR Rainfall=4.24"

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Summary for Subcatchment EX DA2: EX DA2

Runoff = 0.42 cfs @ 11.97 hrs, Volume= 0.019 af, Depth> 2.40"

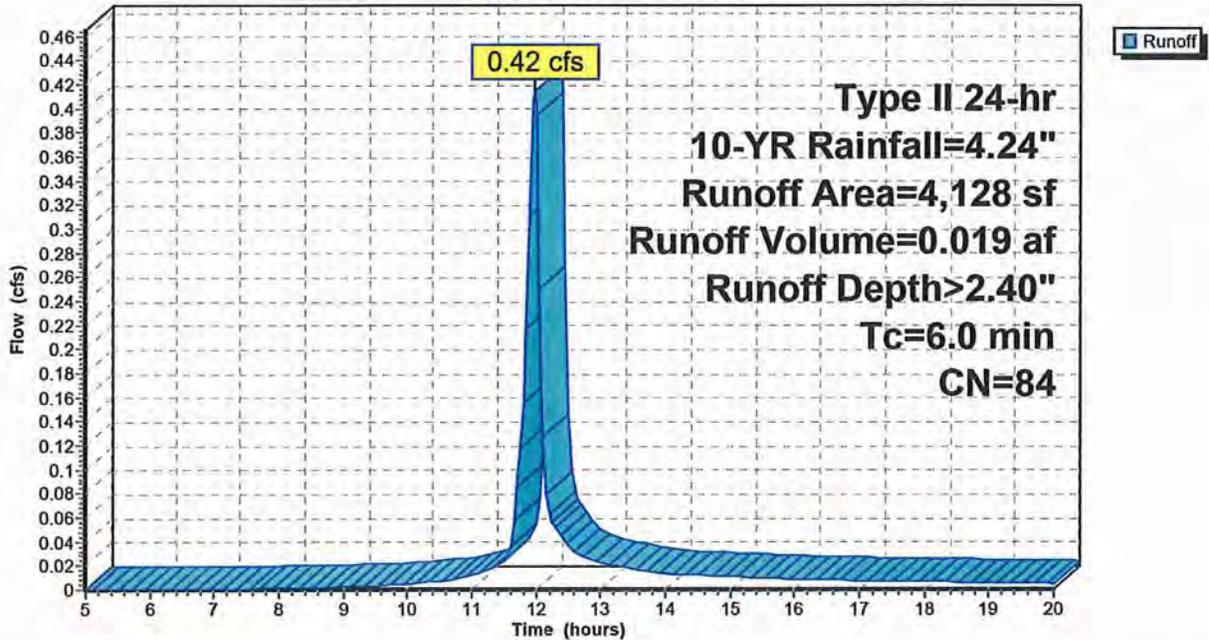
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.24"

Area (sf)	CN	Description
* 1,044	98	IMPERVIOUS
3,084	79	50-75% Grass cover, Fair, HSG C
4,128	84	Weighted Average
3,084		74.71% Pervious Area
1,044		25.29% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment EX DA2: EX DA2

Hydrograph



A16

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Summary for Subcatchment EX DA3: EX DA3

Runoff = 0.66 cfs @ 11.96 hrs, Volume= 0.033 af, Depth> 3.24"

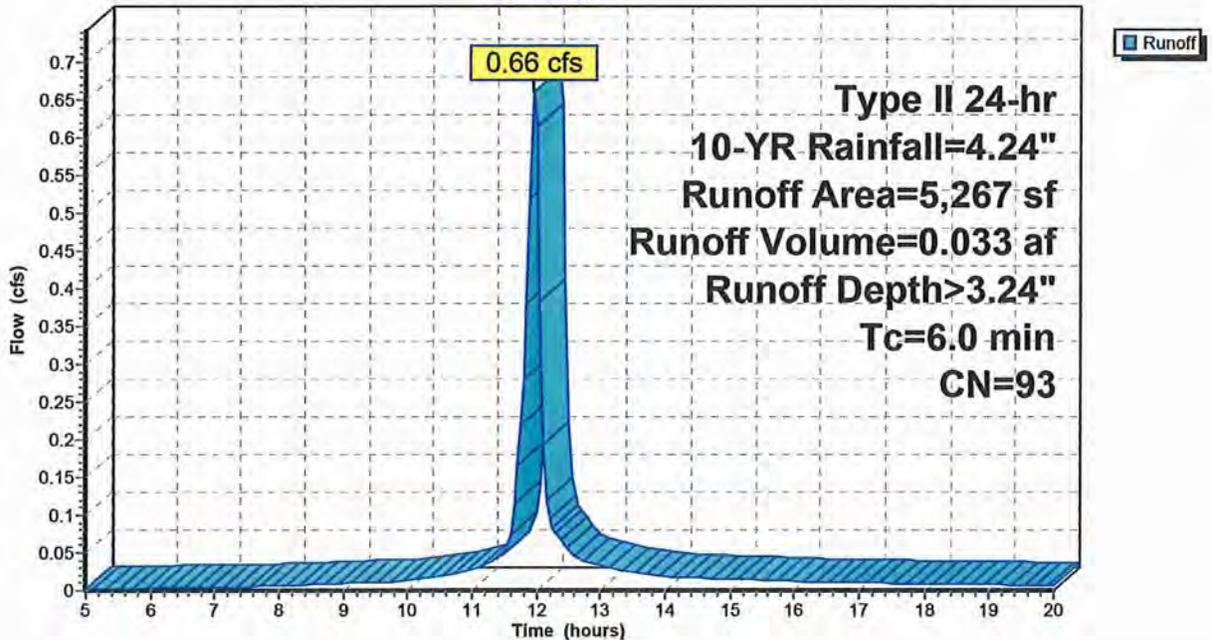
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.24"

Area (sf)	CN	Description
* 3,835	98	IMPERVIOUS
1,432	79	50-75% Grass cover, Fair, HSG C
5,267	93	Weighted Average
1,432		27.19% Pervious Area
3,835		72.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment EX DA3: EX DA3

Hydrograph



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EXISTING SITE

Type II 24-hr 10-YR Rainfall=4.24"

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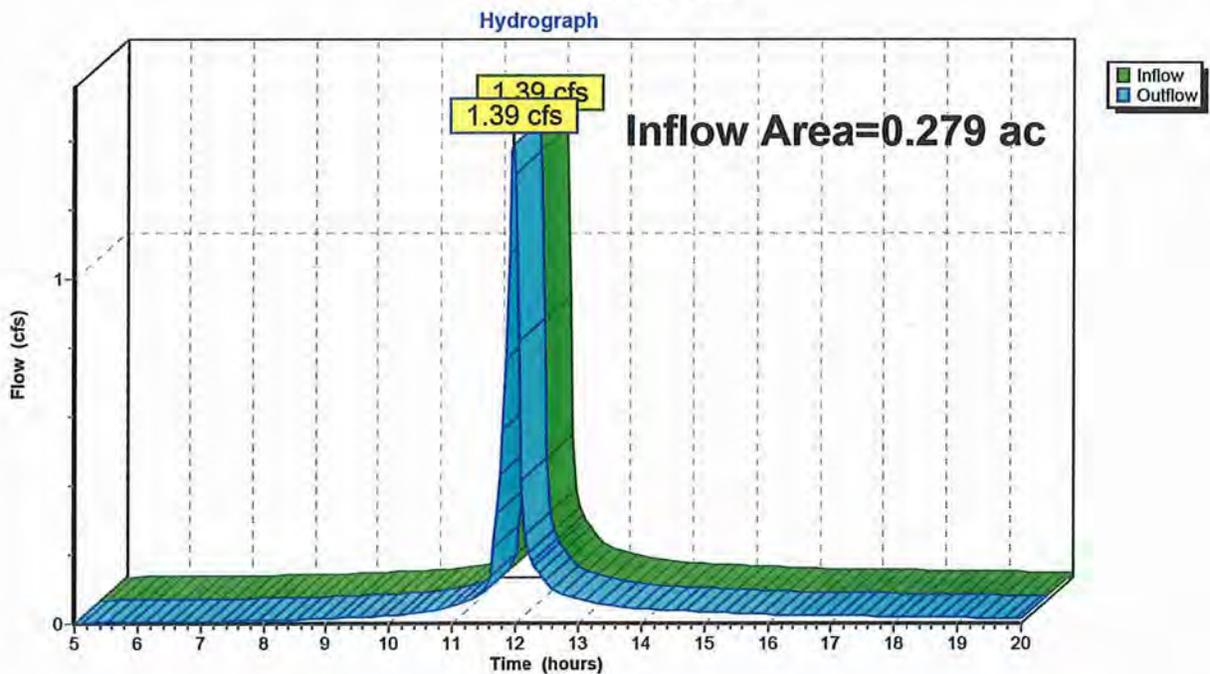
Summary for Reach TOT: TOTAL

[40] Hint: Not Described (Outflow=Inflow)

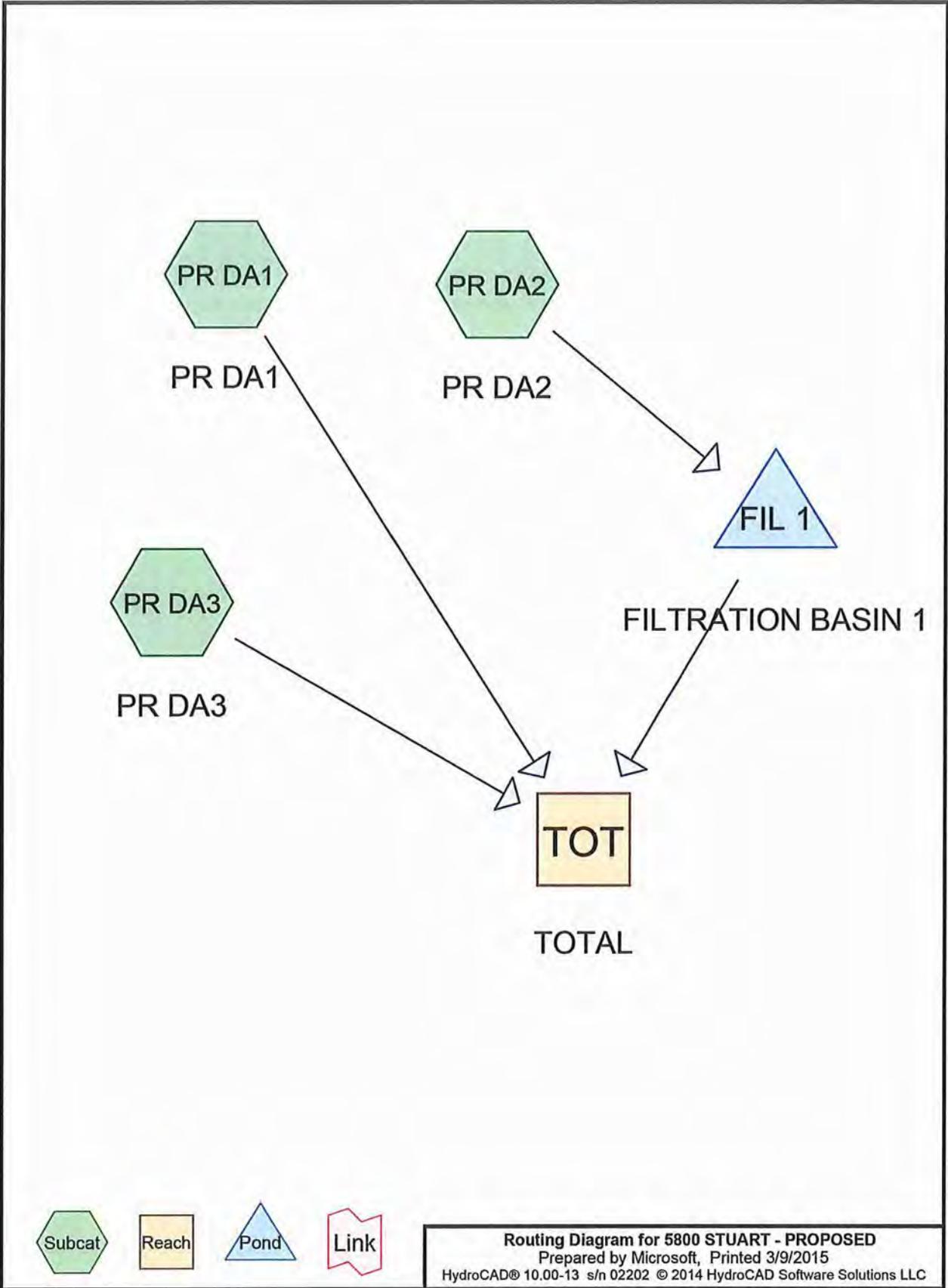
Inflow Area = 0.279 ac, 50.76% Impervious, Inflow Depth > 2.84" for 10-YR event
Inflow = 1.39 cfs @ 11.97 hrs, Volume= 0.066 af
Outflow = 1.39 cfs @ 11.97 hrs, Volume= 0.066 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach TOT: TOTAL



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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.129	74	>75% Grass cover, Good, HSG C (PR DA1, PR DA2, PR DA3)
0.150	98	IMPERVIOUS (PR DA1, PR DA2, PR DA3)
0.279	87	TOTAL AREA

AJ

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.129	HSG C	PR DA1, PR DA2, PR DA3
0.000	HSG D	
0.150	Other	PR DA1, PR DA2, PR DA3
0.279		TOTAL AREA

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Page 4

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.129	0.000	0.000	0.129	>75% Grass cover, Good	PR DA1, PR DA2, PR DA3
0.000	0.000	0.000	0.000	0.150	0.150	IMPERVIOUS	PR DA1, PR DA2, PR DA3
0.000	0.000	0.129	0.000	0.150	0.279	TOTAL AREA	

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Type II 24-hr 10-YR Rainfall=4.24"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment PR DA1: PR DA1

Runoff Area=3,100 sf 28.16% Impervious Runoff Depth>2.15"
Tc=6.0 min CN=81 Runoff=0.28 cfs 0.013 af

Subcatchment PR DA2: PR DA2

Runoff Area=3,787 sf 47.72% Impervious Runoff Depth>2.49"
Tc=6.0 min CN=85 Runoff=0.39 cfs 0.018 af

Subcatchment PR DA3: PR DA3

Runoff Area=5,267 sf 72.81% Impervious Runoff Depth>3.05"
Tc=6.0 min CN=91 Runoff=0.64 cfs 0.031 af

Reach TOT: TOTAL

Inflow=1.29 cfs 0.059 af
Outflow=1.29 cfs 0.059 af

Pond FIL 1: FILTRATION BASIN 1

Peak Elev=916.65' Storage=155 cf Inflow=0.39 cfs 0.018 af
Outflow=0.39 cfs 0.015 af

Total Runoff Area = 0.279 ac Runoff Volume = 0.061 af Average Runoff Depth = 2.64"
46.40% Pervious = 0.129 ac 53.60% Impervious = 0.150 ac

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Summary for Subcatchment PR DA1: PR DA1

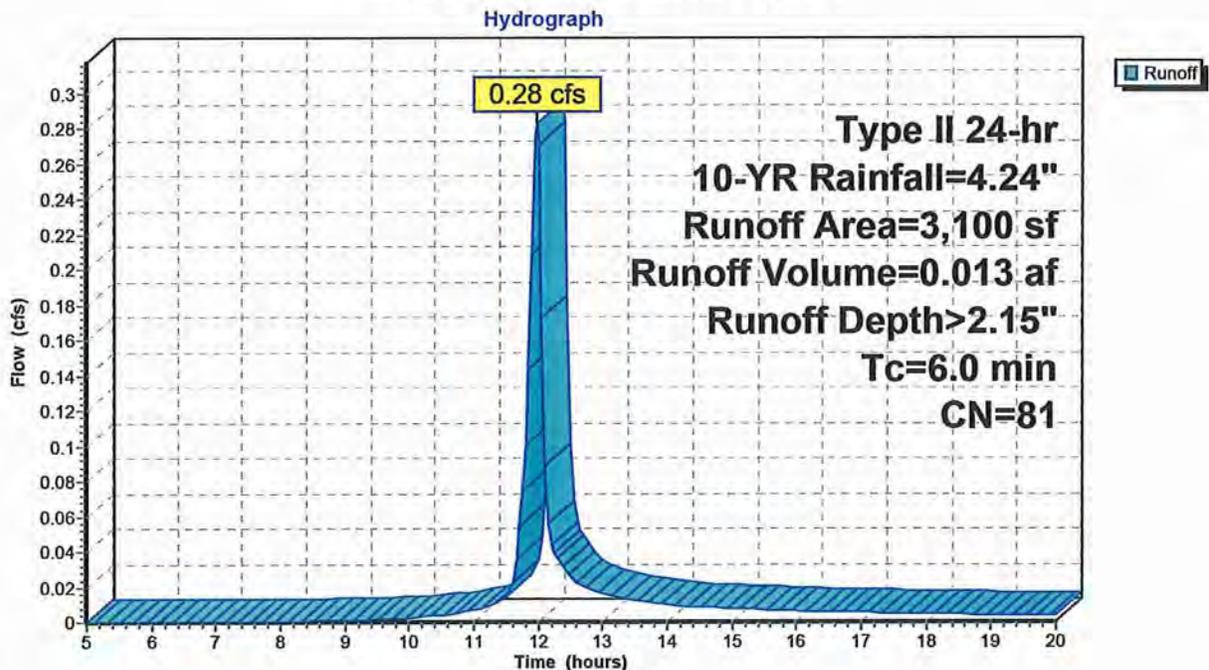
Runoff = 0.28 cfs @ 11.97 hrs, Volume= 0.013 af, Depth> 2.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.24"

Area (sf)	CN	Description
* 873	98	IMPERVIOUS
2,227	74	>75% Grass cover, Good, HSG C
3,100	81	Weighted Average
2,227		71.84% Pervious Area
873		28.16% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment PR DA1: PR DA1



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Type II 24-hr 10-YR Rainfall=4.24"

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Summary for Subcatchment PR DA2: PR DA2

Runoff = 0.39 cfs @ 11.97 hrs, Volume= 0.018 af, Depth> 2.49"

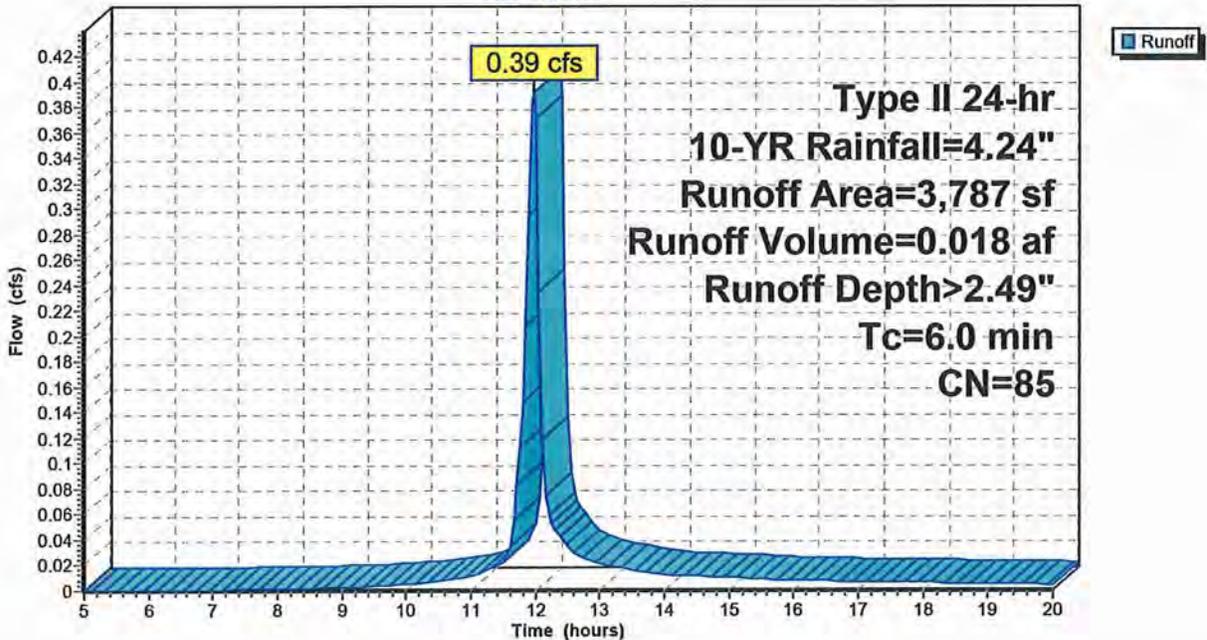
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.24"

Area (sf)	CN	Description
* 1,807	98	IMPERVIOUS
1,980	74	>75% Grass cover, Good, HSG C
3,787	85	Weighted Average
1,980		52.28% Pervious Area
1,807		47.72% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment PR DA2: PR DA2

Hydrograph



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Type II 24-hr 10-YR Rainfall=4.24"

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Summary for Subcatchment PR DA3: PR DA3

Runoff = 0.64 cfs @ 11.96 hrs, Volume= 0.031 af, Depth> 3.05"

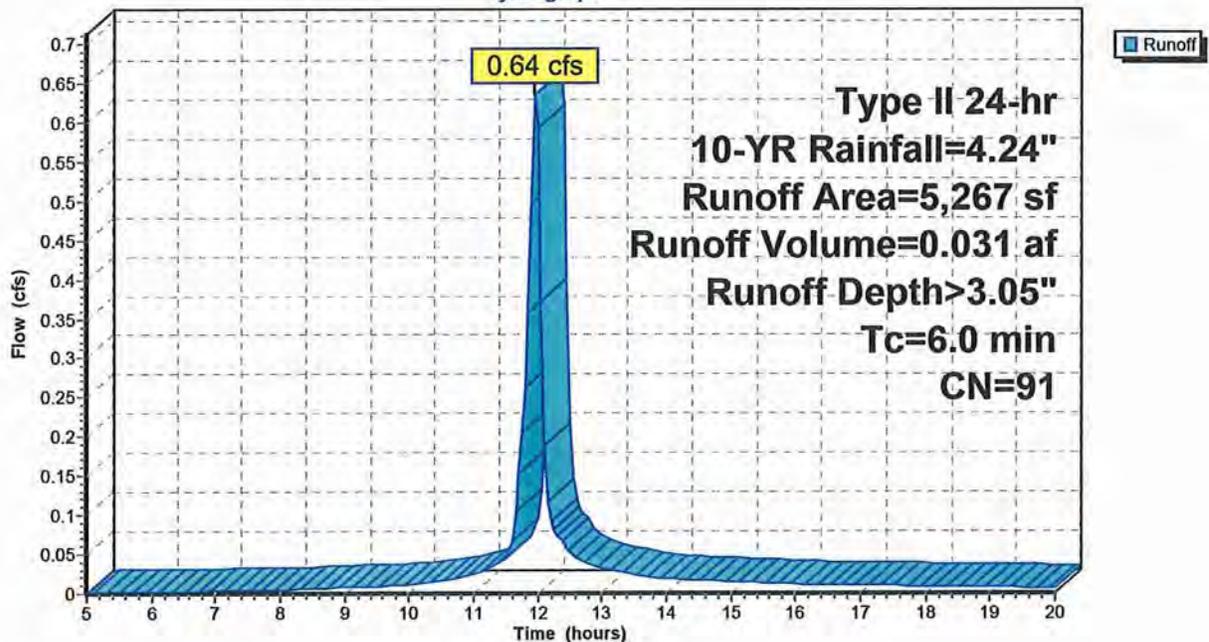
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=4.24"

Area (sf)	CN	Description
* 3,835	98	IMPERVIOUS
1,432	74	>75% Grass cover, Good, HSG C
5,267	91	Weighted Average
1,432		27.19% Pervious Area
3,835		72.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment PR DA3: PR DA3

Hydrograph



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Type II 24-hr 10-YR Rainfall=4.24"

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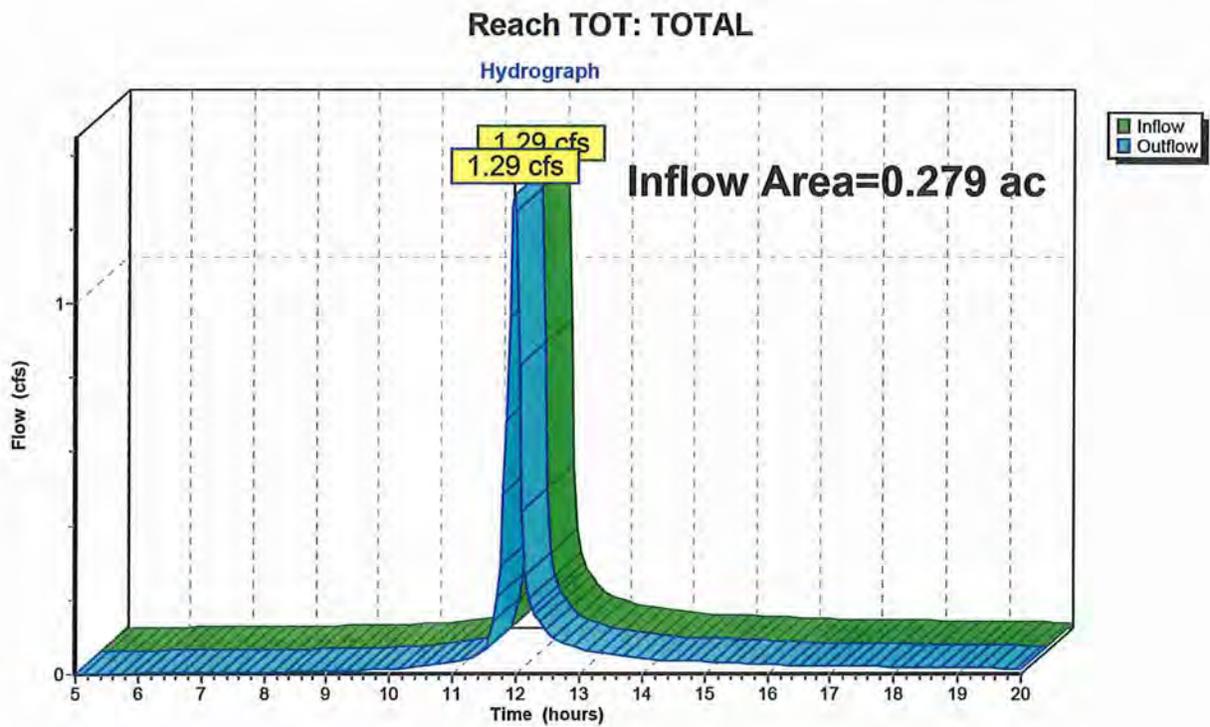
Page 9

Summary for Reach TOT: TOTAL

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.279 ac, 53.60% Impervious, Inflow Depth > 2.52" for 10-YR event
Inflow = 1.29 cfs @ 11.97 hrs, Volume= 0.059 af
Outflow = 1.29 cfs @ 11.97 hrs, Volume= 0.059 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs



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Type II 24-hr 10-YR Rainfall=4.24"

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Summary for Pond FIL 1: FILTRATION BASIN 1

Inflow Area = 0.087 ac, 47.72% Impervious, Inflow Depth > 2.49" for 10-YR event
 Inflow = 0.39 cfs @ 11.97 hrs, Volume= 0.018 af
 Outflow = 0.39 cfs @ 11.99 hrs, Volume= 0.015 af, Atten= 1%, Lag= 1.1 min
 Primary = 0.39 cfs @ 11.99 hrs, Volume= 0.015 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 916.65' @ 11.99 hrs Surf.Area= 225 sf Storage= 155 cf

Plug-Flow detention time= 71.2 min calculated for 0.015 af (84% of inflow)
 Center-of-Mass det. time= 24.8 min (797.7 - 772.9)

Volume	Invert	Avail.Storage	Storage Description
#1	915.50'	246 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
915.50	64	0	0
916.00	119	46	46
916.50	190	77	123
917.00	303	123	246

Device	Routing	Invert	Outlet Devices
#1	Primary	916.50'	2.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)

Primary OutFlow Max=0.38 cfs @ 11.99 hrs HW=916.65' (Free Discharge)
 ↳ **1=Sharp-Crested Rectangular Weir** (Weir Controls 0.38 cfs @ 1.27 fps)

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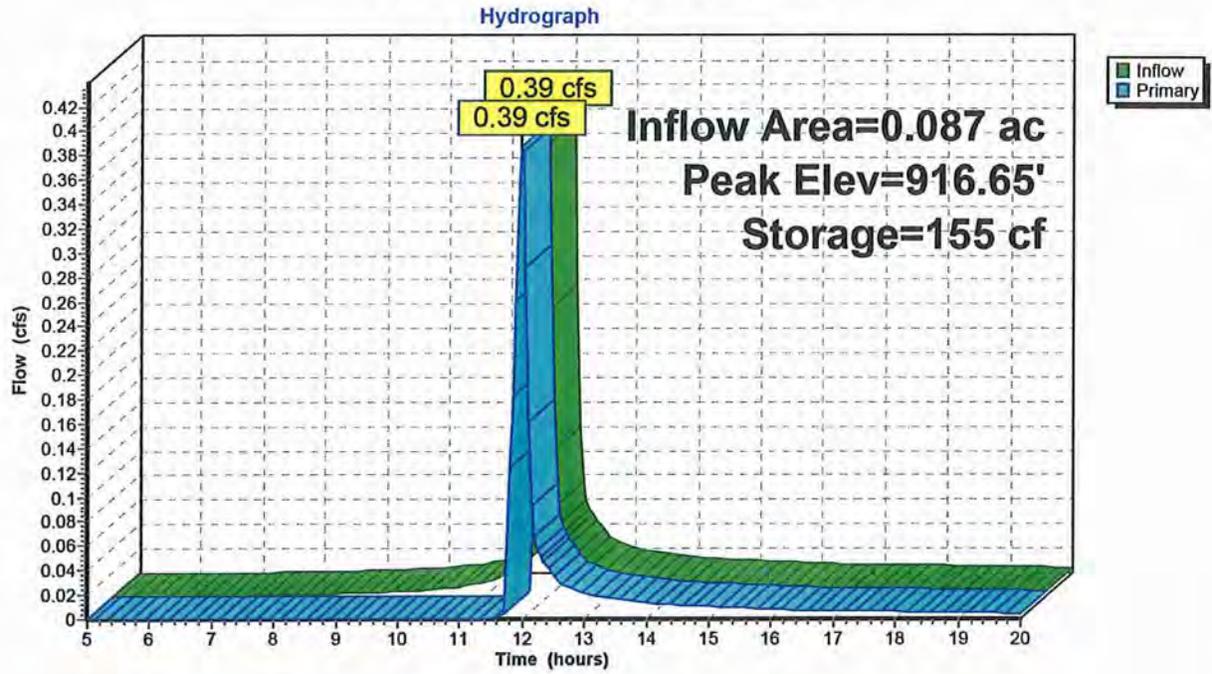
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Type II 24-hr 10-YR Rainfall=4.24"

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Pond FIL 1: FILTRATION BASIN 1



1.29

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Stage-Discharge for Pond FIL 1: FILTRATION BASIN 1

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
915.50	0.00	916.02	0.00	916.54	0.05
915.51	0.00	916.03	0.00	916.55	0.07
915.52	0.00	916.04	0.00	916.56	0.10
915.53	0.00	916.05	0.00	916.57	0.12
915.54	0.00	916.06	0.00	916.58	0.15
915.55	0.00	916.07	0.00	916.59	0.17
915.56	0.00	916.08	0.00	916.60	0.20
915.57	0.00	916.09	0.00	916.61	0.24
915.58	0.00	916.10	0.00	916.62	0.27
915.59	0.00	916.11	0.00	916.63	0.30
915.60	0.00	916.12	0.00	916.64	0.34
915.61	0.00	916.13	0.00	916.65	0.37
915.62	0.00	916.14	0.00	916.66	0.41
915.63	0.00	916.15	0.00	916.67	0.45
915.64	0.00	916.16	0.00	916.68	0.49
915.65	0.00	916.17	0.00	916.69	0.53
915.66	0.00	916.18	0.00	916.70	0.57
915.67	0.00	916.19	0.00	916.71	0.62
915.68	0.00	916.20	0.00	916.72	0.66
915.69	0.00	916.21	0.00	916.73	0.70
915.70	0.00	916.22	0.00	916.74	0.75
915.71	0.00	916.23	0.00	916.75	0.80
915.72	0.00	916.24	0.00	916.76	0.84
915.73	0.00	916.25	0.00	916.77	0.89
915.74	0.00	916.26	0.00	916.78	0.94
915.75	0.00	916.27	0.00	916.79	0.99
915.76	0.00	916.28	0.00	916.80	1.04
915.77	0.00	916.29	0.00	916.81	1.09
915.78	0.00	916.30	0.00	916.82	1.15
915.79	0.00	916.31	0.00	916.83	1.20
915.80	0.00	916.32	0.00	916.84	1.25
915.81	0.00	916.33	0.00	916.85	1.31
915.82	0.00	916.34	0.00	916.86	1.36
915.83	0.00	916.35	0.00	916.87	1.42
915.84	0.00	916.36	0.00	916.88	1.47
915.85	0.00	916.37	0.00	916.89	1.53
915.86	0.00	916.38	0.00	916.90	1.59
915.87	0.00	916.39	0.00	916.91	1.65
915.88	0.00	916.40	0.00	916.92	1.71
915.89	0.00	916.41	0.00	916.93	1.76
915.90	0.00	916.42	0.00	916.94	1.82
915.91	0.00	916.43	0.00	916.95	1.89
915.92	0.00	916.44	0.00	916.96	1.95
915.93	0.00	916.45	0.00	916.97	2.01
915.94	0.00	916.46	0.00	916.98	2.07
915.95	0.00	916.47	0.00	916.99	2.13
915.96	0.00	916.48	0.00	917.00	2.20
915.97	0.00	916.49	0.00		
915.98	0.00	916.50	0.00		
915.99	0.00	916.51	0.01		
916.00	0.00	916.52	0.02		
916.01	0.00	916.53	0.03		

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DATE: March 19, 2015
TO: Cary Teague – Planning Director
CC: David Fisher – Building Official
Ross Bintner P.E. - Environmental Engineer
FROM: Charles Gerck EIT – Engineering Technician
RE: 5800 Stuart Variance – Special Second Review

The Engineering Department has re-reviewed the subject property for compliance with our original August 1, 2014 memo. This review was performed at the request of the Planning Department; a more detailed review will be performed at the time of building permit application.

In our August 1, 2014 memo the following storm water constraints were recommended:

- “10. The following comments apply to the storm water management plan.
- b. No increase in peak rate or volume to private properties in rear and side lot. (This standard is for reference only. It appears to be met.)
 - c. Due to the unique downstream flooding issue, No increase in peak rate or volume to HL_9.”

The applicant has now proposed a rain garden in place of a pervious paver driveway, as conditioned by the planning commission. The rain garden proposed has been designed by a licensed engineering and satisfies the storm water constraints that our August 1, 2014 memo outlined.

ENGINEERING DEPARTMENT

7450 Metro Boulevard • Edina, Minnesota 55439
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392

431



DATE: August 1, 2014
TO: Cary Teague – Planning Director
CC: David Fisher – Building Official
Chad Milner – City Engineer
FROM: Ross Bintner P.E. - Environmental Engineer
RE: **5800 Stuart Avenue - Special Review of Variance Application**

The Engineering Department has reviewed the subject property for street and utility concerns, grading, storm water, erosion and sediment control and for general adherence to the following ordinance sections:

- Chapter 10, Article 4 – Demolition Permit Stormwater and Erosion Control (10-106 to 10-113)
- Chapter 10, Article 7 – Littering in the Course of Construction Work (10-341 to 10-345)
- Chapter 10 Article 17 – Land Disturbing Activities (10-674 to 10-710)
- Chapter 24, Article 4 Division 2 – Roadway Access (24-129 to 24-133)
- Chapter 36, Article 12 – Drainage, Retaining Walls and Site Access (36-1257)

This review was performed at the request of the Planning Department and assumes the provided documents were submitted for building permit review. A more detailed review will be performed at the time of building permit application.

Land Use/Planning Concerns

1. Extensive landscaping make site highly impervious and reconfiguration of the driveway slightly increase the overall hard surface coverage.

General

2. A separate permit may be required from Nine Mile Creek Watershed District: www.ninemilecreek.org
3. Site survey should follow the standard described in policy SP-005-B included in the building [permit application packet](#).

Street and Curb Cut

4. Application proposes relocation or modification of curb cut, Follow standards in curb cut permit application: http://edinamn.gov/edinamn/files/files/City_Offices/Public_Works/CurbCutApplication.pdf

Sanitary and Water Utilities

5. Existing foundation to remain. Assuming no modification to utility connections.

Storm Water Utility

6. The subject site drains to Grove Street and Stuart Avenue and is part of subwatershed HL_9. Downstream public system stormwater capacity is limited. The downstream system also includes a backyard flooding issue subject to Comprehensive Water Resources Management Plan item 5.3.1.2 and a flood prone landlocked lake with a pumped outlet.



7. The subject site rear and side yards drains to subwatershed MD_40. This drainage path is through private property to the south and west.
8. Applicant may review local drainage features at the following links: <https://maps.barr.com/edina/> and http://edinamn.gov/index.php?section=engineering_water_resource.
9. Required storm water and erosion control precautions are described below.

Site Storm Water

Ordinance Chapter 10, article 4 - Demolition Permits And Building Permits For Single And Two Family Dwelling Units (Sec.10-110), states:

For a building permit, the applicant must submit stormwater and erosion control plans prepared and signed by a licensed professional engineer. The plans must be approved by the City Engineer and the permit holder must adhere to the approved plans. The stormwater management plan must detail how stormwater will be controlled to prevent damage to adjacent property and adverse impacts to the public stormwater drainage system. The erosion control plan must document how proper erosion and sediment control will be maintained on a continual basis to contain on-site erosion and protect on and off-site vegetation. Permit holder must protect all storm drain inlets with sediment capture devices at all time during the project when soil disturbing activities may result in sediment laden stormwater runoff entering the inlet. The permit holder is responsible for preventing or minimizing the potential for unsafe conditions, flooding, or siltation problems. Devices must be regularly cleaned out and emergency overflow must be an integral part of the device to reduce the flooding potential. Devices must be placed to prevent the creation of driving hazards or obstructions.

10. The following comments apply to the storm water management plan.
 - a. Follow Nine Mile Creek Watershed District standards, if applicable.
 - b. No increase in peak rate or volume to private properties in rear and side lot. (This standard is for reference only. It appears to be met.)
 - c. Due to the unique downstream flooding issue, No increase in peak rate or volume to HL_9.

Grading, Erosion and Sediment Control

11. No comments.

ENGINEERING DEPARTMENT

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A37

**MINUTE SUMMARY OF THE
REGULAR MEETING OF THE PLANNING COMMISSION
CITY OF EDINA, MINNESOTA
CITY COUNCIL CHAMBERS
AUGUST 13, 2014
7:00 PM**

I. CALL TO ORDER

II. ROLL CALL

Answering the roll call were: Forrest Lee, Kilberg, Halva, Carr, Platteter, Staunton

Members absent from roll: Scherer, Olsen and Schroeder

III. APPROVAL OF MEETING AGENDA

Commissioner Platteter moved approval of the meeting agenda. Commissioner Carr seconded the motion. All voted aye; motion carried.

IV. APPROVAL OF CONSENT AGENDA

Commissioner Carr moved approval of the July 9 2014, meeting minutes with one correction. Commissioner Platteter seconded the motion. All voted aye; motion carried.

V. COMMUNITY COMMENT

Chair Staunton asked if anyone would like to speak; being none, Commissioner Lee moved to close community comment. Commissioner Forrest seconded the motion. All voted aye; public comment closed.

VI. PUBLIC HEARINGS

A. Variance. Urbanski. 5800 Start Avenue, Edina, MN

Planner Presentation

Planner Rothstein informed the Commission Jason and Molly Urbanski has submitted a variance application to allow the construction of a new home at the property at 5800 Stuart Avenue. They plan to tear their existing home down to the current foundation and re-construct the home on the same foundation in the same location as the current home. The homeowners currently have extensive patio/deck area with an in-ground swimming pool that they would like to remain on site.



Rothstein explained the plan includes a second story addition, a small addition of the rear of the home, and a re-orientation of the garage from Grove Street to Stuart Ave.

The home has excessive mold and has been uninhabitable for quite some time, with the owners living off-site. The plan is to remove the home for the purposes of mold abatement. The owners felt that it would be an opportune time to add onto the house to include an expansion west of the garage and a second story addition. All of the new additions conform to the setback and height requirements of the city code. However, the proposed first floor will have a different roof pitch than the original home.

Rothstein pointed out the current home is non-conforming for front and street side setbacks and lot coverage. It is located 16.9 feet from the Grove Street lot line and required setback is 29.6 feet (the setback of the adjacent home). The current home is located 9.9 feet from the southern property line, and the side yard setback is 10 feet minimum. The rebuilt home will remain at the same setbacks as the existing home from the front, side street and side yard lot lines and the additions meet the city code standards for setback (given the provision to allow for a moderate expansion of a legal, non-conforming use). Also, the rebuilt home will not increase the non-conformity of the lot coverage overages, as the only additions will replace existing patio areas.

The Environmental Engineer has reviewed this application, and his memo is included in the packet. There are no major issues associated with this application.

Rothstein concluded that staff recommends approval of the variances based on the following findings:

- a) The proposed lot coverage is not increasing with the request to construct a new home – existing lot coverage is being maintained;
- b) The encroachments into the setbacks are existing nonconforming setbacks that were established when the original home was built in 1961 and was conforming at that time, and the existing nonconforming setbacks are causing a practical difficulty in keeping the foundation and building in a conforming location.

approval of the variance is also subject to the following conditions:

- 1) The home must be construction per the proposed plans date stamped:

Survey dated: May 13, 2014

Building plans and elevations dated: April 24, 2014

- 2) Compliance with the Environmental Engineer's memo dated August 1, 2014.

Appearing for the Applicant

Jason and Molly Urbanski, Brad Schowen

Applicant Presentation

Mr. Schowen told the Commission the new home will be constructed on the existing foundation. Schowen explained that the reason for the teardown to the basement walls was because the existing house had issues with mold and the only way to abate the mold was a complete teardown.

Discussion

Commissioner Forrest commented that to her a majority of the yard appears to be pool and decking. Forrest asked if the pool decking exceeds what's required by code. Planner Rothstein replied that the pool and the required 4-feet of decking are not included in lot coverage. All other decking is included in lot coverage minus a 150 square foot onetime credit for deck or patio. Concluding, Rothstein stated the lot coverage requirement for this lot is 25%, adding lot coverage shouldn't be confused with "hard cover."

Public Testimony

Chair Staunton opened the public hearing and asked if anyone would like to speak to the issues; being none, Commissioner Lee moved to close the public hearing. Commissioner Carr seconded the motion, all voted aye; motion carried.

Discussion

Commissioner Carr stated as submitted she supports the variance, adding it makes sense to her to rebuild on the existing foundation.

Commissioner Lee said her concern is with lot coverage, pointing out the site is over on lot coverage and since the house is being rebuilt the Commission has the opportunity to mitigate the non-conformity. Continuing, Commissioner Lee said the City is very sensitive to drainage issues, reiterating this may be the opportunity to correct the overage.

Commissioner Forrest stated she agrees with Commissioner Lee's comments, adding she would like to see any non-essential hard surfaces removed. Commissioner Lee stated she agrees with Forrest and pointed out this is new construction providing the applicant with options.

Commissioner Carr stated both Commissioners Lee and Forrest raised good points. Carr asked if they had suggestions for the applicant. Lee said she would like to see the applicant keep to the 25% lot coverage requirement as much as possible, questioning if it's possible to reduce the size of the new house or eliminate non-essential hard surface.

Ms. Urbanski told the Commission she understands their concerns. She added when the pool was put in nothing was mentioned about being over on lot coverage. Planner Rothstein



PLANNING COMMISSION STAFF REPORT

Originator Breanne Rothstein, Consulting Planner	Meeting Date August 13, 2014	Agenda # B-14-11
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Recommended Action: Approve a 12.7 foot north street setback variance, a .1 foot south side yard setback variance, and a variance to the lot coverage requirements of 25% maximum at the property located at 5800 Stuart Avenue.

Project Description

Jason and Molly Urbanski have submitted a variance application to allow the construction of a new home at the property at 5800 Stuart Avenue. They plan to tear their existing home down to the current foundation and re-construct the home on the same foundation in the same location as the current home. The homeowners currently have extensive patio/deck area with an in-ground swimming pool that they would like to remain on site.

The plan includes a second story addition, a small addition of the rear of the home, and a re-orientation of the garage from Grove Street to Stuart Ave.

The home has excessive mold and has been uninhabitable for quite some time, with the owners living off-site. The plan is to remove the home for the purposes of mold abatement. The owners felt that it would be an opportune time to add onto the house to include an expansion west of the garage and a second story addition. All of the new additions conform to the setback and height requirements of the city code. However, the proposed first floor will have a different roof pitch than the original home.

INFORMATION/BACKGROUND

The subject property is located on the south west corner of Grove Street and Stuart Avenue, consisting of a rambler with a two car garage loading from Grove Street. The home was built in 1961. The lot is 12,154 square feet in area with existing lot coverage of 32.48%. The owners are hoping to tear down the existing structure and replace it with a two story home with an attached two car garage loading from Stuart Ave. The curb cut and driveway access change has been reviewed and approved by the Engineering Department.

The current home is non-conforming for front and street side setbacks and lot coverage. It is located 16.9 feet from the Grove Street lot line and required setback is 29.6 feet (the setback of the adjacent home). The current home is located 9.9 feet from the southern property line, and the side yard setback is 10 feet minimum. The rebuilt home will remain at the same setbacks as the existing home from the front, side street and side yard lot lines and the additions meet the city code standards for setback (given the provision to allow for a moderate expansion of a legal, non-conforming use). Also, the rebuilt home will not increase the non-conformity of the lot coverage overages, as the only additions will replace existing patio areas.

The Environmental Engineer has reviewed this application, and his memo is included in the packet. There are no major issues associated with this application.

Surrounding Land Uses

- Northerly: Church property, zoned R-1, single dwelling unit district and guided residential.
- Easterly: Single dwelling units, zoned R-1, single dwelling unit district and guided residential.
- Southerly: Single dwelling units, zoned R-1, single dwelling unit district and guided residential.

Existing Site Features

The subject property is a 12,154 square foot lot with a single story home that has a two car garage built in 1961 (see included building plans).

Planning

Guide Plan designation: Single Dwelling Unit
Zoning: R-1, Single Dwelling Unit District

Building Design

The proposed home will be a two story home finished with a combination of materials including stone, siding and shake siding.

Compliance Table

	City Standard	Proposed
Front/Side Street –	29.6 feet	*16.9 feet
Front Street	35 feet	35.1 feet
Interior Side-	10+ height, (living)	*9.9 feet
Rear -	25 feet	51.6 feet
Building Height	2 1/2 stories feet to midpoint 35 feet to the ridge,	2 story, 29 feet to the ridge
Lot coverage	25%	*35.5%

*** Variance Required**

Primary Issue:

- **Is the proposed development reasonable for this site?**

Yes. Staff believes the proposal for the variances is reasonable for four reasons:

1. The proposed use is permitted in the R-1, Single Dwelling Unit Zoning District.
2. The home is appropriate in size and scale for the lot. The improvements to the home will enhance the property and not detract from the neighborhood. Spacing between the home and the adjacent homes will remain the same. The current home is not habitable due to a mold problem so complete removal of the structure to the floor cap is appropriate.
3. The improvements will provide a reasonable use of a corner lot that is difficult to work with given the current front yard/side street setback requirement along Grove Street and the nonconforming interior side yard setback. The setback variances will allow the rebuilt home on the existing foundation to match the current setbacks. The second story will conform to the required setbacks and the addition is allowed as an expansion of a legal, non-conforming use, given its size.
4. The new home and lot coverage matches an existing nonconforming situation that has been in place since 1961, with the exception of an increase in the first floor area due to an adjustment in the roof line.

- **Is the proposed lot coverage variance justified?**

Yes. Staff supports the lot coverage variance as requested for the property because the pool, patio and deck areas already exist, with the homeowners desiring to keep them in place along with the improvements/additions to their home. No additional lot coverage is proposed with this application beyond what is already in place.

- **Are the proposed setback variances justified?**

Yes. Per the Zoning Ordinance, a variance should not be granted unless it is found that the enforcement of the ordinance would cause practical difficulties in complying with the zoning ordinance and that the use is reasonable.

Minnesota Statutes and Edina Ordinances require that the following conditions must be satisfied affirmatively. The proposed variance will:

- 1) *Relieve practical difficulties that prevent a reasonable use from complying with ordinance requirements.***

Reasonable use does not mean that the applicant must show the land cannot be put to any reasonable use without the variance. Rather, the applicant must show that there are practical difficulties in complying with the code and that the proposed use is reasonable. "Practical difficulties" may include functional and aesthetic concerns.

Staff believes the proposed variances are reasonable given that the required setbacks match existing setbacks and no new lot coverage is being added. A practical difficulty is the nonconforming situation that the home is currently in and the necessity for mold mitigation.

The purpose behind the ordinance is to maintain an established front yard sight line and street scape and proper spacing between structures. The ordinance is meant to prevent a continual erosion of the established front yard setback pattern in an existing neighborhood by holding all new construction to the existing neighborhood standard and to avoid new structure build-out beyond existing conditions. Duplicating the Grove Street and interior setback of the existing home will not compromise the intent of the ordinance. The new home will maintain the existing pattern of setbacks on the block, will be no closer to the street and will provide a deeper driveway to park cars so there will be no more interfering/overlapping the side walk along Grove Street.

2) *There are circumstances that are unique to the property, not common to every similarly zoned property, and that are not self-created?*

Yes. The unique circumstances are that the existing nonconforming setbacks of the home, and the corner lot subjected to two front yard setbacks. The current access to the garage is shallow interfering with sidewalk traffic which is not a self-imposed condition. The garage will be re-oriented so no sidewalk interference will occur along Grove Street any longer.

3) *Will the variance alter the essential character of the neighborhood?*

No. The proposed home will be consistent with the location of the existing home and will not change the streetscape along Grove Street. The applicant is asking to preserve a setback pattern that has included the nonconforming setbacks of the subject property.

Staff Recommendation

Approve the variances based on the following findings:

- a) The proposed lot coverage is not increasing with the request to construct a new home – existing lot coverage is being maintained;
- b) The encroachments into the setbacks are existing nonconforming setbacks that were established when the original home was built in 1961 and was conforming at that time, and the existing nonconforming setbacks are causing a practical difficulty in keeping the foundation and building in a conforming location.

Approval of the variance is subject to the following condition:

- 1) The home must be construction per the proposed plans date stamped:

Survey dated: May 13, 2014

Building plans and elevations dated: April 24, 2014

- 2) Compliance with the Environmental Engineer's memo dated August 1, 2014.

Deadline for a City decision: August 28, 2014

Interactive Maps

Find a PID or an address on the map

Welcome

Results

Links

[Tax information](#)

[View oblique imagery \(Bing maps\)](#)

[Survey documents](#)

[About the data](#)

PID: 3211721420015

5800 Stuart Ave
Edina, MN 55436

Owner/Taxpayer

Owner: J J Urbanski & M J Urbanski

Taxpayer: JASON URBANSKI
5800 STUART AVE
EDINA MN 55436

Tax District

School Dist: 273

Sewer Dist:

Watershed Dist: 1

Parcel

Parcel Area: 0.28 acres
12,154 sq ft

Torrens/Abstract: Abstract

Addition: Broadmore Addn
Eliason Replat

Lot: 001

Block: 001

Metes & Bounds:

Tax Data (Payable 2014)

Market Value:

Total Tax:

Legend

Measure



A42



ACT3



Subject property

444



Neighbor to the
west
AT5



*Neighbor 40 the
bough*

ATG

LEGAL DESCRIPTION:

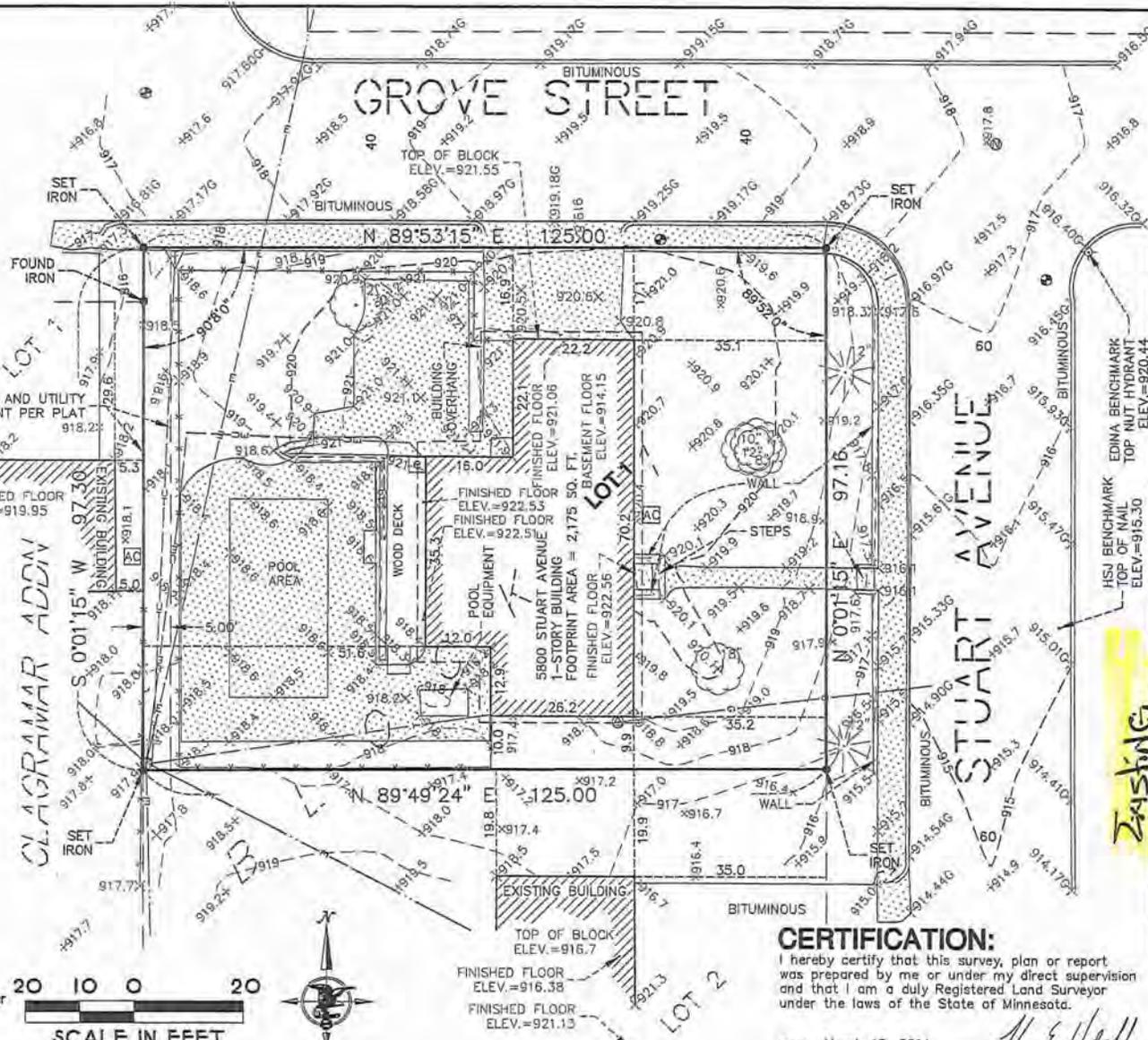
Lot 1, Block 1, BROADMORE ADDITION ELIASON REPLAT, Hennepin County, Minnesota.

GENERAL NOTES:

1. The bearing system used is assumed.
2. The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
3. Site area = 12,154 square feet = 0.279 acres.
4. This survey was made on the ground.
5. No current title work was furnished for the preparation of this survey, legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.
6. Elevation datum is based on city data, benchmarks shown on survey.
7. Edina Bench mark is top nut hydrant. Elevation = 920.44
HSJ Bench mark is top of nail. Elevation = 915.30
8. Proposed ground elevations to be field verified by contractor for proper drainage.
9. The existing top of block could not be physically occupied thus the elevations are estimates from exterior indicators.
10. Impervious area details.
Total Site Area: 12,154 square feet
Total Impervious Surface Area: 6,093 square feet
House Area(s): 2,175 square feet
Driveway/Paved Pool Areas: 3,367 square feet
Deck/Walls/Front Walk Area(s): 551 square feet
Percent of Total Site Area that is Impervious: 50.13%

LEGEND

- FOUND IRON
- SET IRON
- Found Property Monument
- Set Property Monument (Minn. Reg. No. 23677)
- Concrete
- Concrete Curb
- Fence
- Overhead Electric
- Underground Electric
- Overhead Telephone
- Underground Telephone
- Gas
- Electric Meter
- Hydrant
- Power Pole
- Guy Wire Anchor
- Gate Valve
- Air Conditioning Unit
- Deciduous Tree (Diameter in Inches)
- Coniferous Tree (Diameter in Inches)
- Gas Meter
- Telephone Box
- Sanitary Manhole
- Existing Contour
- Existing Spot Elevation Gutter
- Existing Spot Elevation



HARRY S. JOHNSON CO. INC.
LAND SURVEYORS & CONSULTANTS
9063 Lyndale Avenue South
Bloomington, Mn. 55420
(952) 884-5341
(952) 884-5344 Fax
Email: tom@hjsurveyors.com
Web: www.hjsurveyors.com



LOT CERTIFICATION UPDATE SURVEY
for:
MULBERRY BUILDRES
SITE: 5800 STUART AVENUE
EDINA, MINNESOTA

PROP	35
FILE NO.	1-3-7470MAB
PLAT NO.	637
DATE	2014174
SHEET NO.	1 OF 1
CT	

CERTIFICATION:
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Date: March 18, 2014
Thomas E. Hadorf
Minn. Reg. No. 23677

Revision History: 5/16/14 re-label pool equipment

A47

LEGAL DESCRIPTION:

Lot 1, Block 1, BROADMORE ADDITION ELIASON REPLAT, Hennepin County, Minnesota.

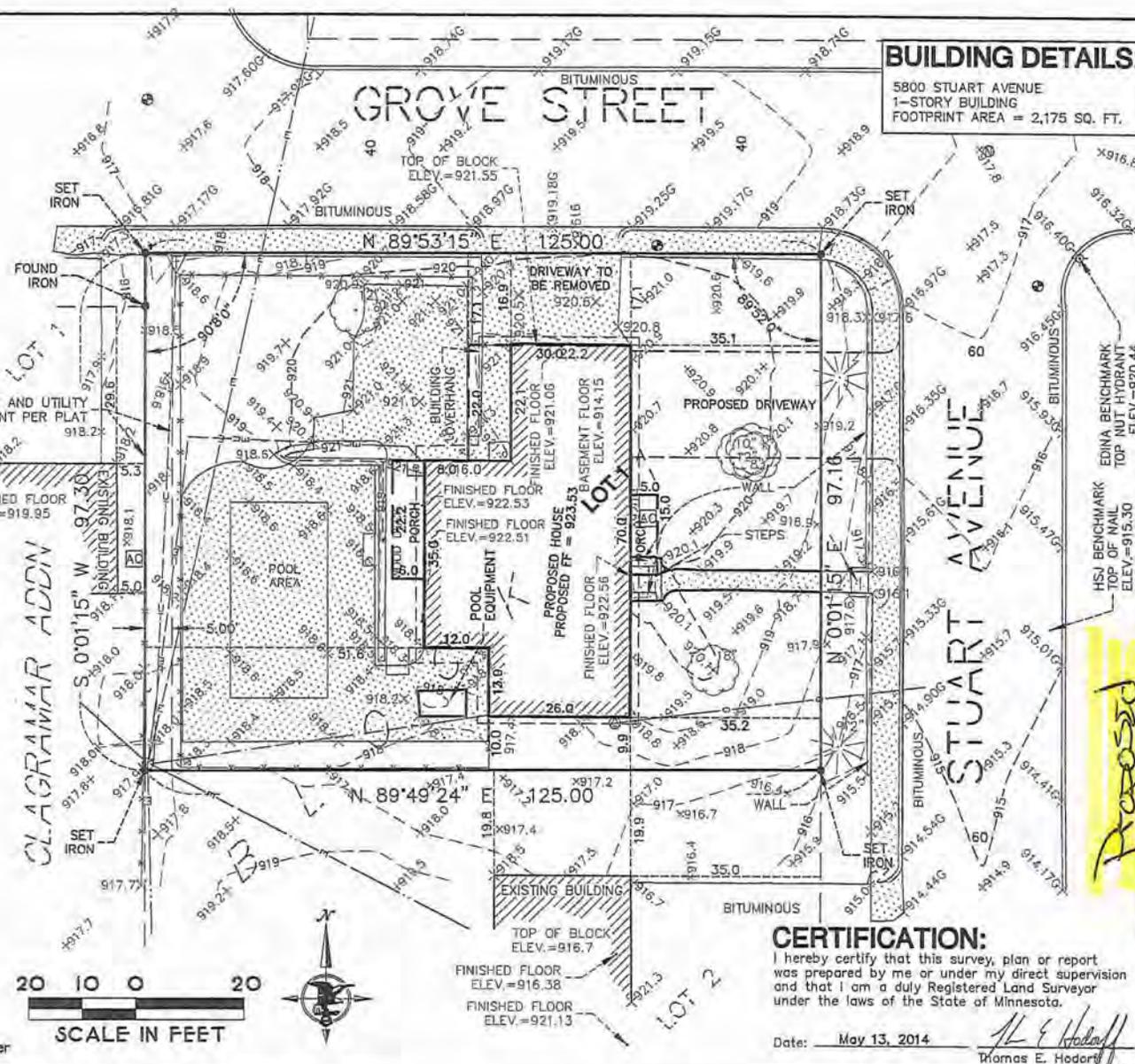
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- The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
- Site area = 12,154 square feet = 0.279 acres. This survey was made on the ground.
- No current title work was furnished for the preparation of this survey, legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.
- Elevation datum is based on city data, benchmarks shown on survey.
- Edina Bench mark is top nut hydrant. Elevation = 920.44. HSJ Bench mark is top of nail. Elevation = 915.30.
- Proposed ground elevations to be field verified by contractor for proper drainage.
- The existing top of block could not be physically occupied thus the elevations are estimates from exterior indicators.
- Impervious area details.
Total Site Area: 12,154 square feet
Total Impervious Surface Area: 5,634 square feet
House Area: 2,551 square feet
Paved Pool Area: 2,163 square feet
Large Patio Area: 696 square feet
Deck Area: 224 square feet
Credit Areas: 150 (bonus) & 1,161 (4' pool perimeter) or 1,311 square feet
Percent of Total Site Area that is Impervious: 35.57%

LEGEND

	Found Property Monument
	Set Property Monument (Minn. Reg. No. 23677)
	Concrete
	Concrete Curb
	Fence
	Overhead Electric
	Underground Electric
	Overhead Telephone
	Underground Telephone
	Gas
	Electric Meter
	Hydrant
	Power Pole
	Guy Wire Anchor
	Gate Valve
	Air Conditioning Unit
	Deciduous Tree (Diameter in Inches)
	Coniferous Tree (Diameter in Inches)
	Gas Meter
	Telephone Box
	Sanitary Manhole
	Existing Contour
	Existing Spot Elevation Gutter
	Existing Spot Elevation

X 851.27G
X 934.3



BUILDING DETAILS:

5800 STUART AVENUE
1-STORY BUILDING
FOOTPRINT AREA = 2,175 SQ. FT.

HARRY S. JOHNSON CO. INC.
LAND SURVEYORS & CONSULTANTS
9063 Lyndale Avenue South
Bloomington, Mn. 55420
(952) 884-5341
(952) 884-5344 Fax
Email: tom@hjsurveyors.com
Web: www.hjsurveyors.com



LOT CERTIFICATION
WITH PROPOSED HOUSE
for:
MULBERRY BUILDERS
SITE: 5800 STUART AVENUE
EDINA, MINNESOTA

PLAT NO.	1-3-7470MPH	PG#	35
BOOK	2014174	PG#	637
SHEET NO.	1 OF 1	CDG NO.	CT

CERTIFICATION:

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Date: May 13, 2014
Thomas E. Hodory
Minn. Reg. No. 23677