PLANNING COMMISSION STAFF REPORT

Originator **Breanne Rothstein** **Consultant Planner**	Meeting Date **August 13, 2014**	Agenda # **B-14-14**

Recommended Action: Approve a 15.05 foot variance from the required 52.05 foot front yard setback for the addition of a garage 37 feet from the front property line at the property located at 6212 Crest Lane.

Project Description: The applicant is requesting a 15.05 foot variance to the required 52.05 foot front yard setback to construct a garage addition on the lot located at 6212 Crest Lane.

INFORMATION/BACKGROUND

The subject property is approximately 180 feet in width (as measured 50 feet back from the front property lone) 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. Section 36-439, I (a) requires a front yard setback equal to the average setback of the two adjacent homes, or 52.05 feet for this lot.

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.

SUPPORTING INFORMATION

Surrounding Land Uses

This property is located on the end of a cul-de-sac of single-family homes in the Valley View Heights subdivision.

Existing Site Features

The subject lot is 79,798 square feet. It is a treed lot with a significant downsloping grade change in the rear yard.

Planning

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

Building Design

The proposal is to build two additions to the existing home, one on the north side and one on the south side of the existing home. The proposal is to convert the garage to living space and add a new, two-car garage on the north side closer to the front property line than currently allowed by city code, therefore requiring a variance.

Compliance Table

	City Standard	Proposed
Front - Side- Rear-	Average of adjacent (52.05) 10+ height, (living) 25 feet	**37 feet*** 12.1 and 15.1 feet Over 250 feet
Building Height Lot Area Lot Width	2 1/2 stories, 40 Ft 9,000 Sq Ft or avg of nbhd 75 feet or avg of nbhd	1 story rambler, 15 feet from existing grade 79,798 sq. ft 180 feet
Lot coverage	25%	6.74%

** **Variance Required***

Primary Issues

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

  Yes, staff believes the proposal is reasonable for four reasons:

1. The proposed use is permitted in the R-1 Single Dwelling Unit District and complies with all the standards, with exception of the front yard setback (as determined by the average of the two adjacent homes).

2. The additions to the home are appropriate in size and scale for the lot and the improvements will enhance the property.

3. The property has topographical challenges unique to this property that make compliance with the ordinance a practical difficultly.

4. The proposed home, as proposed, keeps the addition as far from the steep slope as possible.

- **Is the proposed variance 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 Statues and Section 36-98 of the Edina Zoning Ordinance 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 variance is reasonable given that the applicant is seeking to minimize impact on the steep slopes in the rear yard and is maintaining a setback farther back than the existing home.

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

Yes. A unique circumstance is that the lot has a steep slope in the rear yard that makes moving the proposed structure to a conforming location difficult.

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

No. The proposed home will not alter the essential character of the neighborhood. The proposed addition will complement the existing neighborhood homes and the additions are not getting any closer to the front lot line than the current property.

Staff Recommendation

Recommend that the Planning Commission approve the variance.

Approval is based on the following findings:

1. The proposed use is permitted in the R-1 Single Dwelling Unit District and complies with all the standards, with exception of the front yard setback (as determined by the average of the two adjacent homes).

2. The proposed additions are appropriate in size and scale for the lot and the improvements will enhance the property.

3. There is a practical difficulty in meeting the ordinance requirements and there are circumstances unique to the property due to an imposed front yard setback from adjacent homes and the existence of a steep grade in the rear yard.

4. The variance, if approved, will not alter the essential character of the neighborhood.

Approval of the variance is subject to the following conditions:

1) Subject to staff approval, the site must be developed and maintained in substantial conformance with the following plans:

   Survey dated June 17, 2014

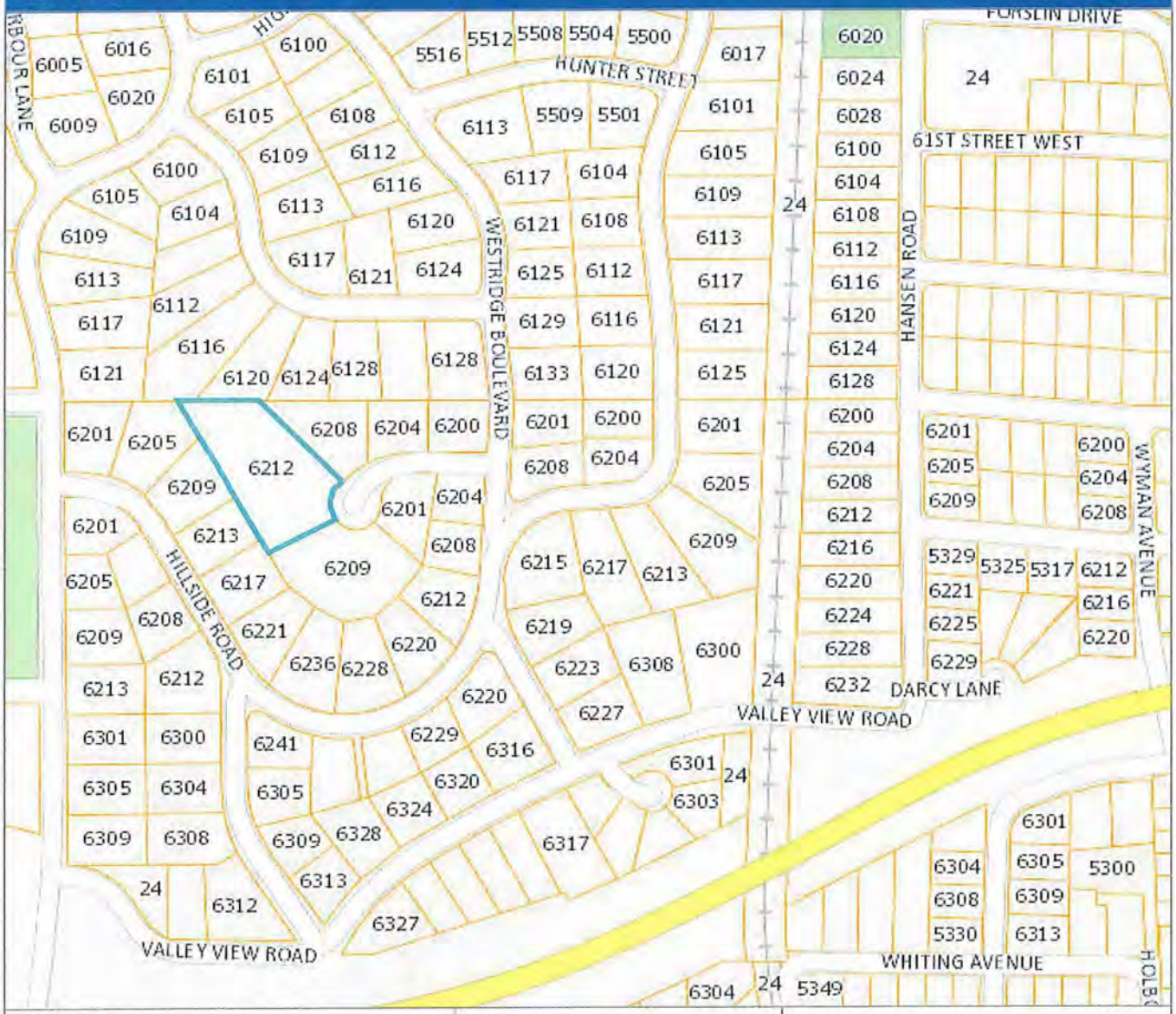
   Building plans and elevations date stamped June 19, 2014;

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

Deadline for a City Decision: August 19, 2014

Interactive Maps

Property Map



Parcel ID:	05-116-21-12-0043	A-T-B:	Torrens	Map Scale: 1" ≈ 400 ft.	
				Print Date: 8/6/2014	
Owner Name:		Market Total:			
Parcel Address:	6212 Crest La Edina, MN 55436	Tax Total:			
Property Type:	Residential	Sale Price:			
Home-stead:	Non-Homestead	Sale Date:			
Parcel Area:	1.76 acres 76,587 sq ft	Sale Code:			

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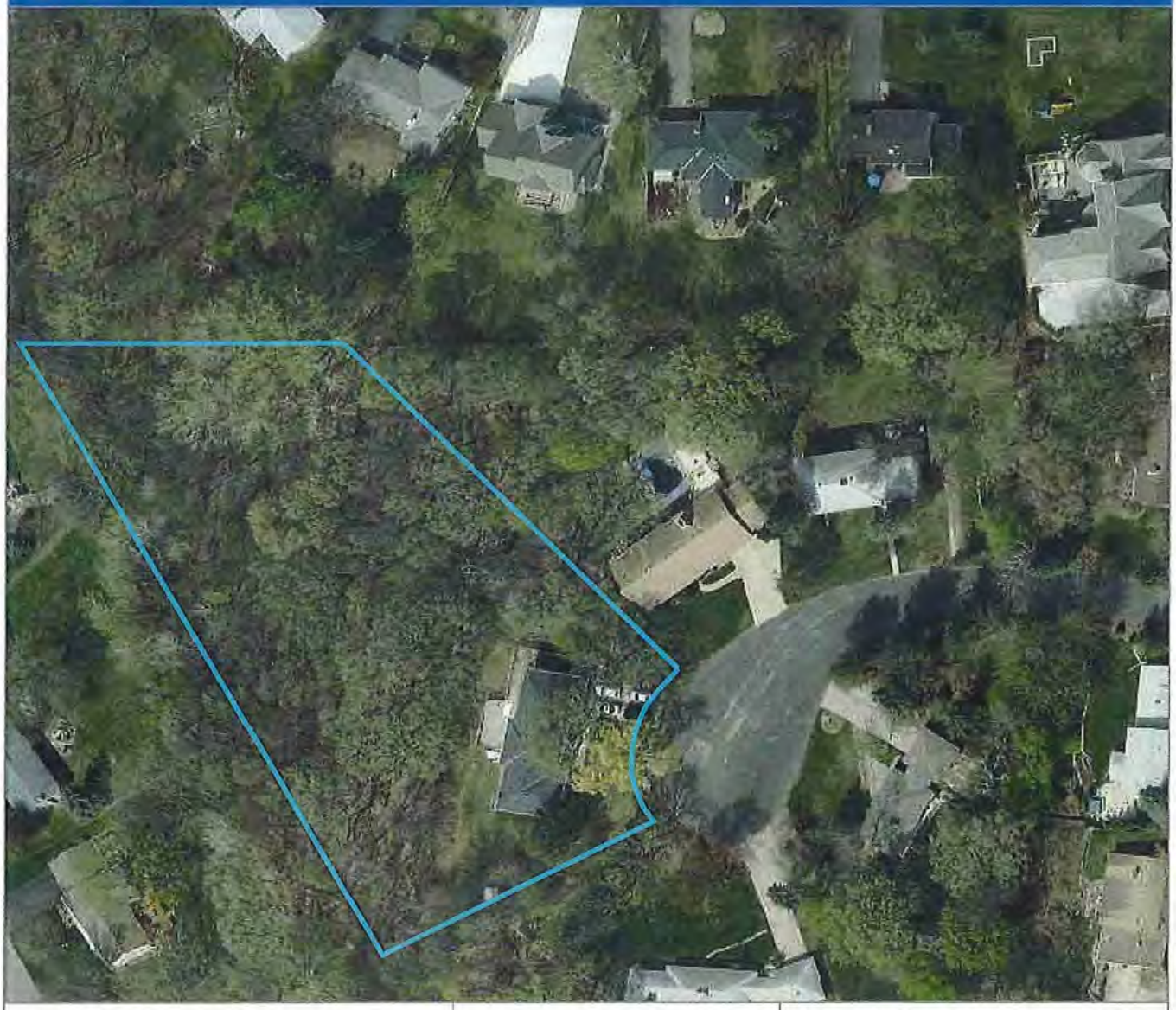
City of Edina Parcel Map

Engineering Dept
February, 2002

Hennepin Interactive Maps

Property Map



Parcel ID:	05-116-21-12-0043	**A-T-B:**	
Owner Name:		**Market Total:**	
Parcel Address:	6212 Crest La Edina, MN 55436	**Tax Total:**	
Property Type:	Residential	**Sale Price:**	
Home-stead:	Non-Homestead	**Sale Date:**	
Parcel Area:	1.76 acres 76,587 sq ft	**Sale Code:**	

Map Scale: 1" ≈ 100 ft.

Print Date: 8/6/2014

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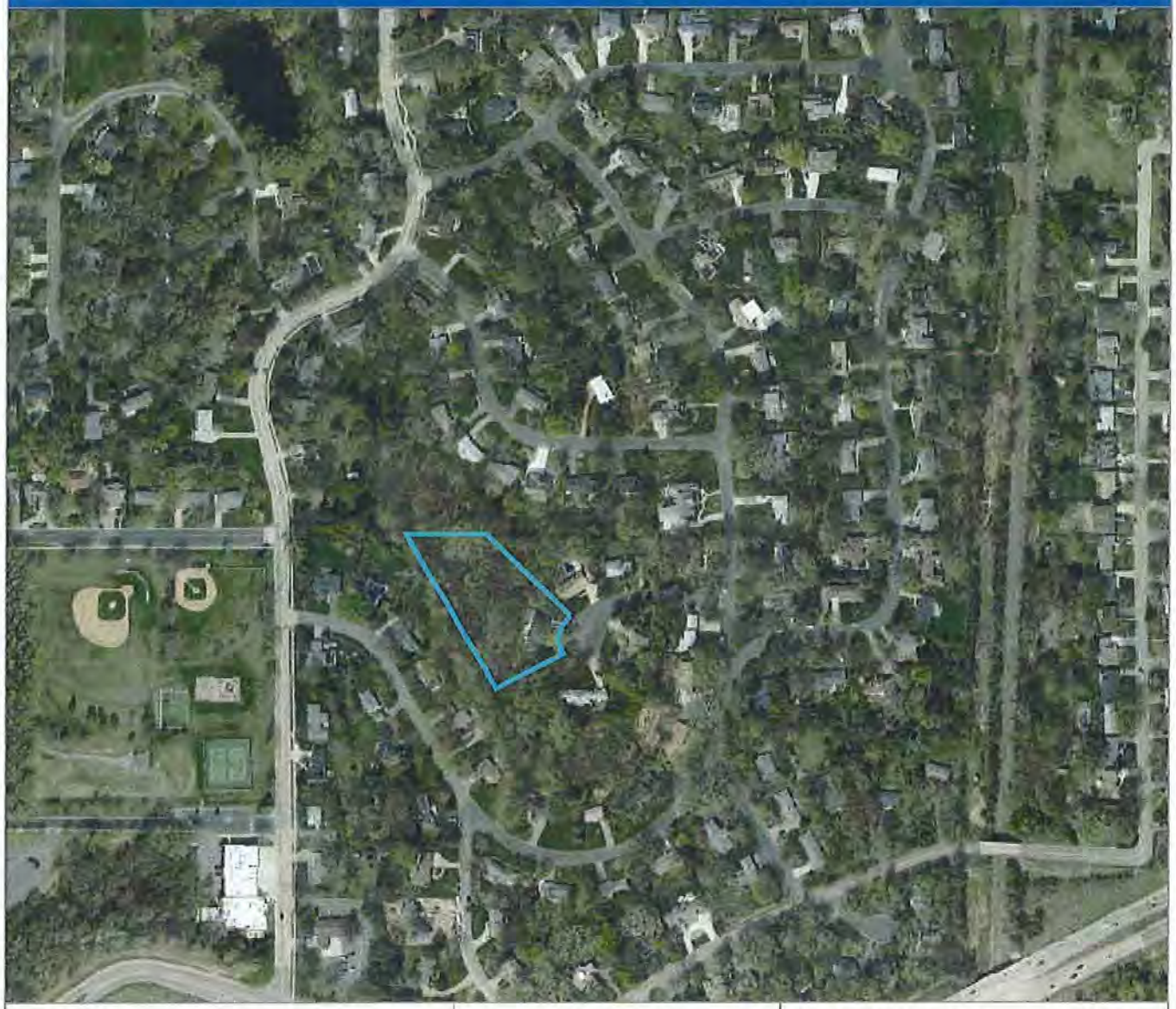
Hennepin Interactive Maps

Property Map



Parcel ID:	05-116-21-12-0043	**A-T-B:**	
Owner Name:		**Market Total:**	
Parcel Address:	6212 Crest La Edina, MN 55436	**Tax Total:**	
Property Type:	Residential	**Sale Price:**	
Home-stead:	Non-Homestead	**Sale Date:**	
Parcel Area:	1.76 acres 76,587 sq ft	**Sale Code:**	

Map Scale: 1" ≈ 400 ft.

Print Date: 8/6/2014

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Think Green!

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: **6212 Crest Lane - Permit 131146 - 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 adherence to:

- 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)

A review was performed at the time of building permit application. This review is the second for this site. The applicant has already attempted to meet site stormwater and grading standards presented during the first review and this review reacts to that attempt.

Land Use/Planning Concerns

1. The site drains to steep slopes and areas with known flooding issues.

Street and Curb Cut

2. No comments; remodel uses existing curb cut.

Sanitary and Water Utilities

3. No comments; remodel uses existing utility connections

Storm Water Utility

4. The subject site sits atop and the rear yard drains toward a steep forested slope to the west part of subwatershed CO_6. This drainage path flows over private property on Hillside Road.
5. The subject site front yard drains to subwatershed NMC_90. This drainage path is subject of the Comprehensive Water Resources Management Plan section 6.3.1.4. Due to this downstream flooding and limited capacity, applicant must provide storm water precautions to cause no increase in runoff peak rate and mitigate runoff volume.
6. A 4" service connection (Plate 241,310) to a 6" sump drain is available on Crest Lane.
7. 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
8. Required storm water and erosion control precautions are described below.
9. A separate permit may be required from Nine Mile Creek Watershed District: www.ninemilecreek.org

Utility and Topographic Map for Reference

Site Storm Water

Ordinance Chapter 36, article 12, Division 2 – Supplementary District Regulations, states:

Sec. 36-1257. Drainage, retaining walls and site access.

(a) *Drainage*. No person shall obstruct or divert the natural flow of runoff so as to harm the public health, safety or general welfare. Surface water runoff shall be properly conveyed into storm sewers, watercourses, ponding areas or other public facilities. As part of the building permit, the applicant must submit a grading and erosion control plan along with a stormwater management plan that is signed by a licensed professional engineer. 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 plans must be approved by the city engineer and the permit holder must adhere to the approved plans.

10. The following comments apply to the storm water management plan:
    a. In an attempted mitigate increase in runoff peak rate and volume to CO_6, applicant has proposed detention on steep slopes. This soil inundation feature presents more risk to global soil stability than it solves.
        i. Remove soil inundation features on slope, and direct as much water as practical to front yard.
    b. No increase in peak rate, and mitigation of increased volume to NMC_90.
        i. Provide underdrain connection to 4" sump connection for detention area one.

Grading, Erosion and Sediment Control

11. No comments.

DATE: June 4, 2014

TO: David Fisher – Building Official

CC: Chad Milner – City Engineer
Permit Applicant

FROM: Ross Bintner P.E. - Environmental Engineer

RE: **6212 Crest Lane - Permit 131146**

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

- Chapter 36, Article 12 – Drainage, Retaining Walls and Site Access (36-1257),
- Chapter 10 Article 17 – Land Disturbing Activities (10-674 to 10-710).

This application may also require a permit from the Nine Mile Creek Watershed District. www.ninemilecreek.org

Street and Curb Cut

1. No comments; remodel uses existing curb cut.

Sanitary and Water Utilities

2. No comments; remodel uses existing utility connections

Storm Water Utility

3. The subject site sits atop and the rear yard drains toward a steep forested slope to the west part of subwatershed CO_6. This drainage path flows over private property on Hillside Road.
4. An 6" sump drain is available on Crest Lane that drains to subwatershed NMC_90. This drainage path is subject of the Comprehensive Water Resources Management Plan section 6.3.1.4. Due to this downstream flooding and limited capacity, applicant must provide storm water precautions to cause no increase in runoff peak rate and mitigate runoff volume.
5. 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
6. Required storm water and erosion control precautions are described below.

Site Storm Water

Ordinance Chapter 36, article 12, Division 2 – Supplementary District Regulations, states:

Sec. 36-1257. Drainage, retaining walls and site access.

(a) *Drainage*. No person shall obstruct or divert the natural flow of runoff so as to harm the public health, safety or general welfare. Surface water runoff shall be properly conveyed into storm sewers, watercourses, ponding areas or other public facilities. As part of the building permit, the applicant must submit a grading and erosion control plan along with a stormwater management plan that is signed by a licensed professional engineer. 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 plans must be approved by the city engineer and the permit holder must adhere to the approved plans.

(b) *Retaining walls.* All retaining walls must be shown on a grading plan as part of a building permit application. Plans must demonstrate materials to be used for the retaining wall construction. Retaining walls taller than four feet must meet a three-foot setback.

(c) *Site access.* In an R-1 or R-2 Zoning District, a residential maintenance access of at least three feet in width is required on one side of a single or two dwelling unit from the front yard to the rear yard.

7. A storm water management plan signed by a Professional Engineer is required.
    a. No increase in peak rate or volume to CO_6.
    b. No increase in peak rate, and mitigation of increased volume to NMC_90.

Grading, Erosion and Sediment Control

8. A grading and erosion control plan signed by a Professional Engineer is required.
    a. Provide erosion and sediment control precautions described under Edina City Code Chapter 10, Article 7 – Littering in the Course of Construction Work (10-341 to 10-345).
    b. Describe stockpile locations.
    c. Include provisions for temporary erosion control.
    d. Identify pollution prevention techniques that will be used for sump pump discharge
    e. Identify pollution prevention techniques that will be used for concrete washout, and hazardous waste storage and handling.
    f. Provide inlet protection for all storm sewer inlets downstream of the site within one block or as directed by the City.
    g. Identify on the plan the individual responsible for the cleanliness of the site and the maintenance of the erosion and sediment controls.
    h. Provide sediment control precautions, including downstream perimeter sediment barrier.

9. Meet Nine Mile Creek requirements.

GRONBERG & ASSOCIATES, INC.
SURVEYING, ENGINEERING AND LAND PLANNING
445 N. WILLOW DRIVE
LONG LAKE, MINNESOTA 55356

952-473-4141
FAX: 952-473-4435

MOYNIHAN BUILDERS

6212 CREST LANE, EDINA

DRAINAGE CALCULATIONS

July 8, 2014

AREA 3

EXISTING			PROPOSED		
Drainage area = 3800 ± S.F.			Drainage area = 3800± S.F.		
Runoff "CN" no. = 61			Runoff "CN" no. = 69		
Time of conc = 5 min.			Time of conc = 5 min.		
Q2	=	0.04 CFS	Q2	=	0.04 CFS
Q10	=	0.16 CFS	Q10	=	0.07 CFS
Q100	=	0.36 CFS	Q100	=	0.09 CFS, Elev = 918.38

Overall volume from 100 year storm = 0.015 AC. FT. existing

Overall volume from 100 year storm = 0.020 AC. FT. proposed

Increase in volume = 0.005 AC. FT. = 218 CU. FT.

Infiltration area upstream of destination area.

30' X 7.5' X 1.0' = 225 CU. FT.

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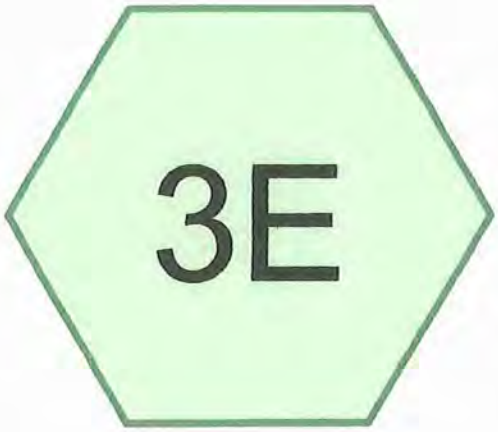
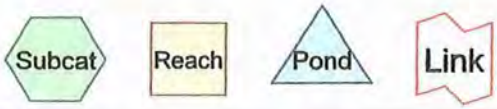
CITY OF EDINA



(new Subcat)

PLANNING DEPARTMENT
JUL 09 2014
CITY OF EDINA



Drainage Diagram for Moynihan 3 Existing 7-8-14
Prepared by Gronberg & Associates, Inc., Printed 7/8/2014
HydroCAD® 9.00 s/n 04529 © 2009 HydroCAD Software Solutions LLC

Summary for Subcatchment 3E: (new Subcat)

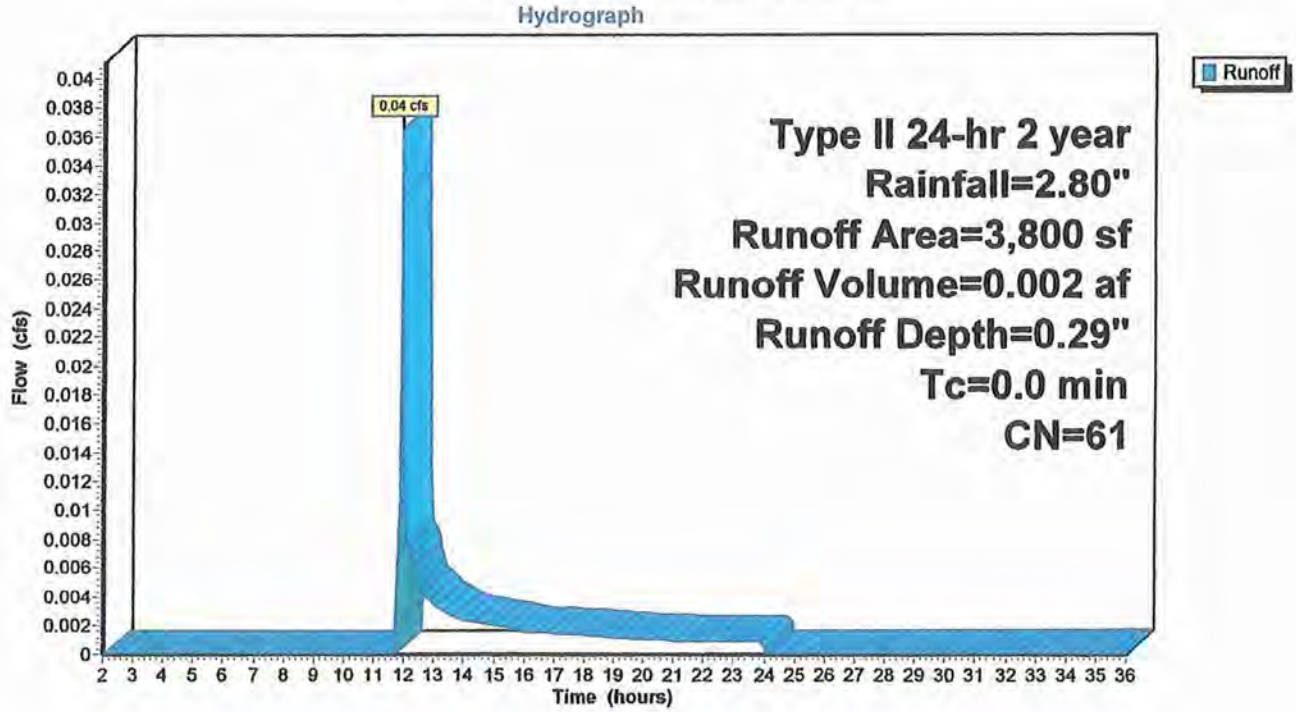
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 0.04 cfs @ 11.92 hrs, Volume= 0.002 af, Depth= 0.29"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 2.00-36.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 year Rainfall=2.80"

Area (sf)	CN	Description
3,800	61	>75% Grass cover, Good, HSG B
3,800		100.00% Pervious Area

Subcatchment 3E: (new Subcat)



JUL 8 2014
CITY OF ENNIS

Summary for Subcatchment 3E: (new Subcat)

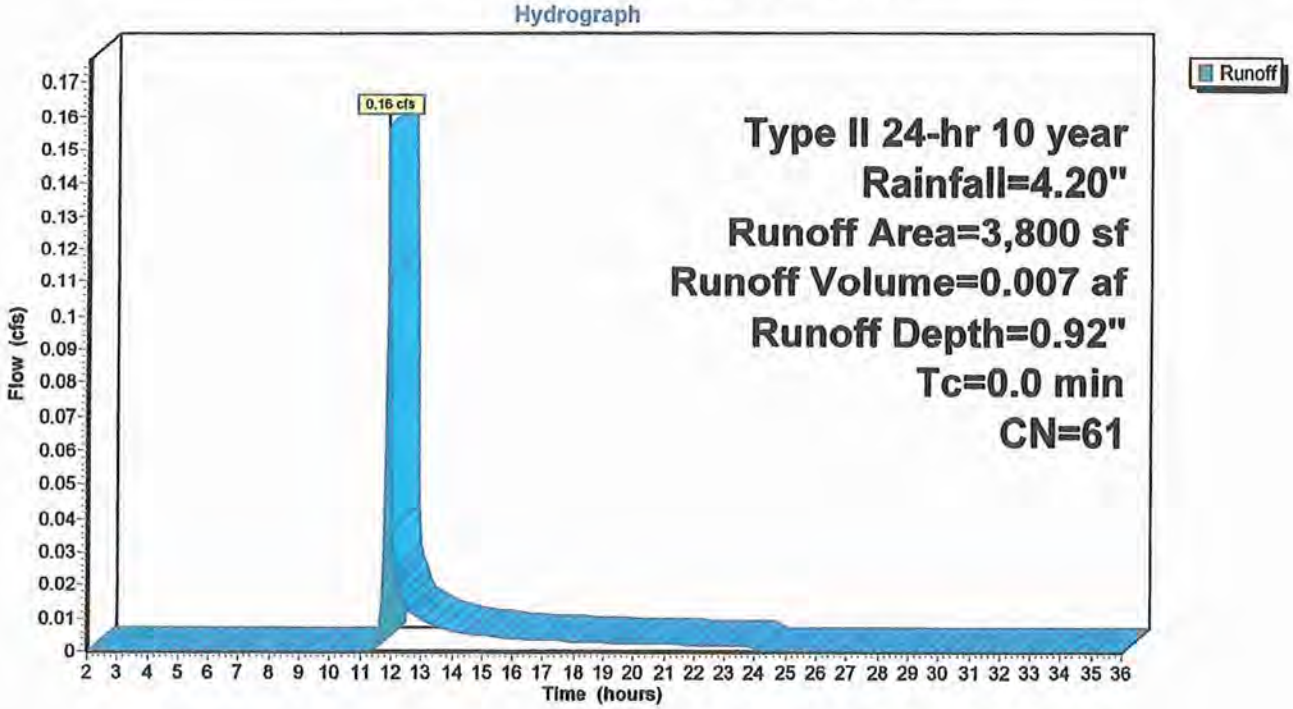
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 0.16 cfs @ 11.90 hrs, Volume= 0.007 af, Depth= 0.92"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 2.00-36.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 year Rainfall=4.20"

Area (sf)	CN	Description
3,800	61	>75% Grass cover, Good, HSG B
3,800		100.00% Pervious Area

Subcatchment 3E: (new Subcat)



Summary for Subcatchment 3E: (new Subcat)

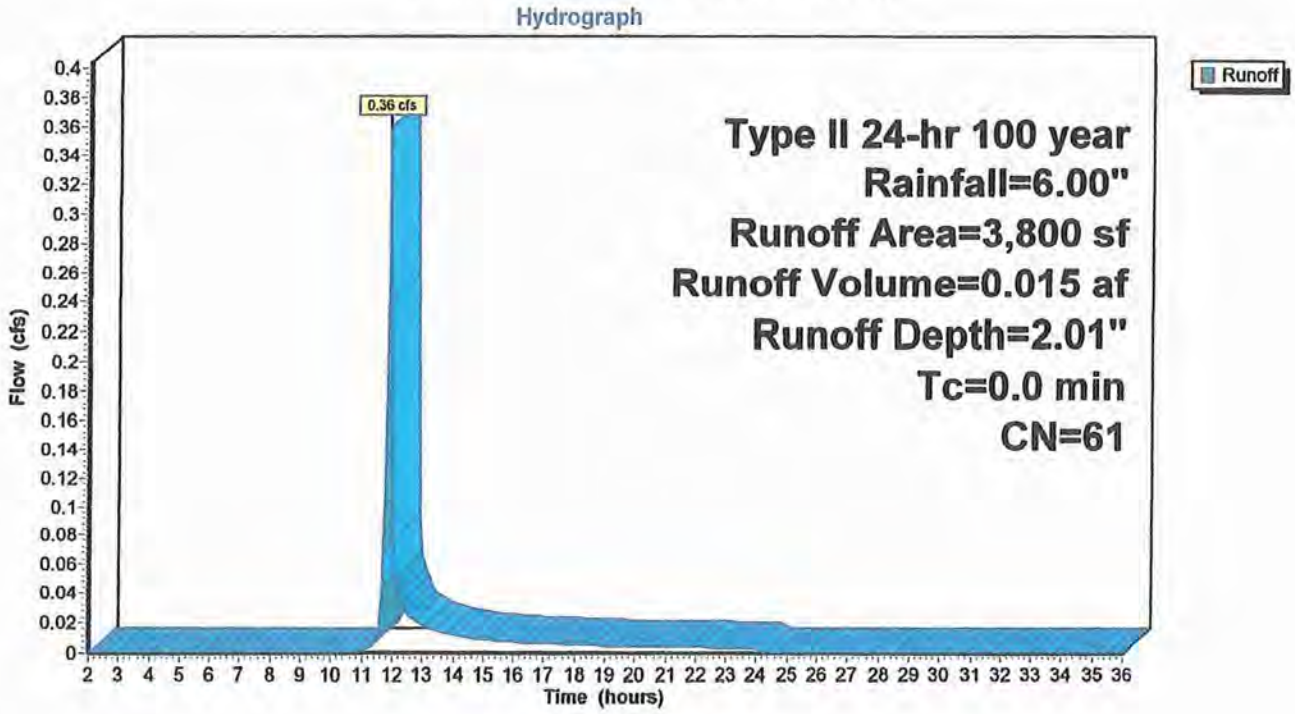
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

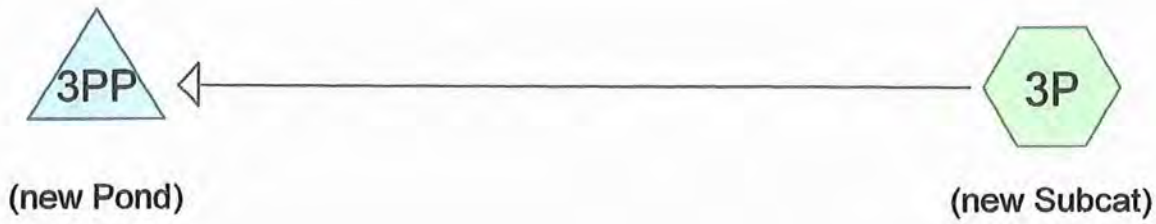
Runoff = 0.36 cfs @ 11.90 hrs, Volume= 0.015 af, Depth= 2.01"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 2.00-36.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 year Rainfall=6.00"

Area (sf)	CN	Description
3,800	61	>75% Grass cover, Good, HSG B
3,800		100.00% Pervious Area

Subcatchment 3E: (new Subcat)





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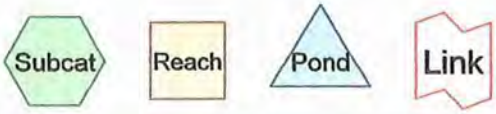

Drainage Diagram for Moynihan 3 Proposed 7-8-14
Prepared by Gronberg & Associates, Inc., Printed 7/8/2014
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Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)
1	3PP	917.00	916.00	15.0	0.0667	0.100	4.0	0.0

Summary for Subcatchment 3P: (new Subcat)

[49] Hint: Tc<2dt may require smaller dt

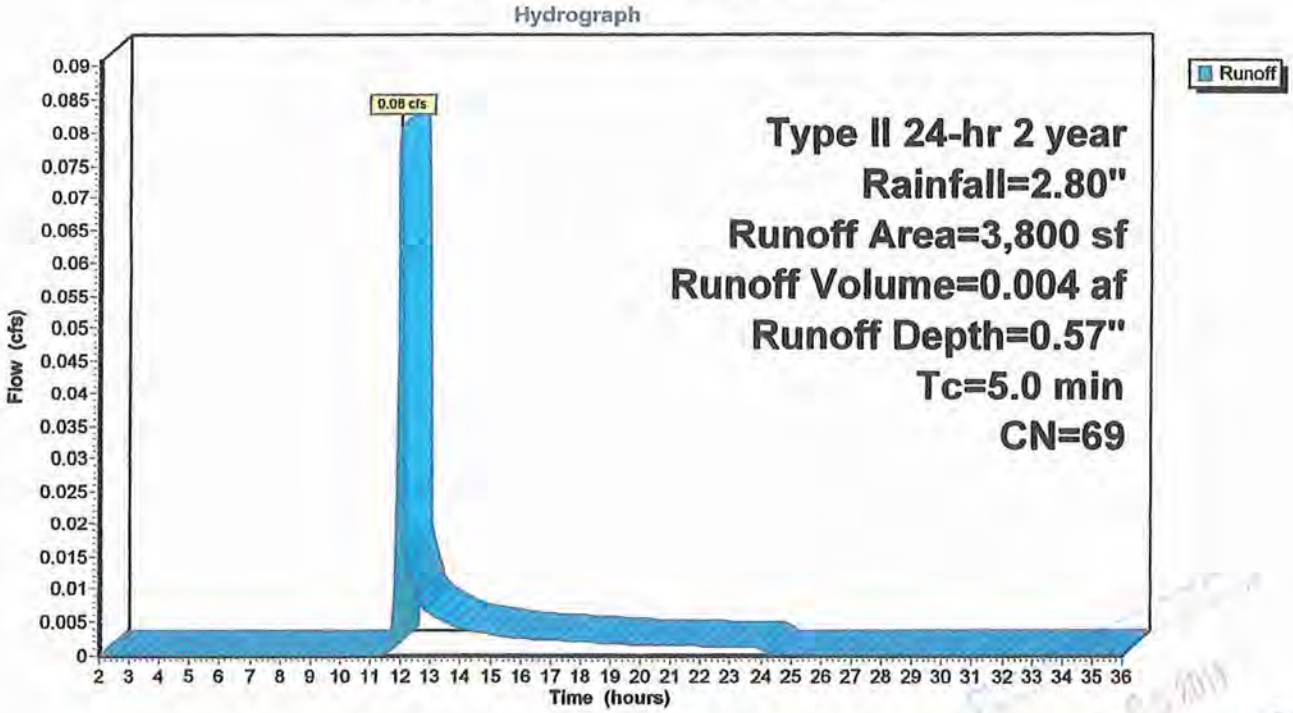
Runoff = 0.08 cfs @ 11.98 hrs, Volume= 0.004 af, Depth= 0.57"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 2.00-36.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 year Rainfall=2.80"

	Area (sf)	CN	Description
*	770	98	House
*	40	98	Concrete
	2,990	61	>75% Grass cover, Good, HSG B
	3,800	69	Weighted Average
	2,990		78.68% Pervious Area
	810		21.32% Impervious Area

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

Subcatchment 3P: (new Subcat)



Summary for Pond 3PP: (new Pond)

Inflow Area =	0.087 ac, 21.32% Impervious, Inflow Depth = 0.57" for 2 year event				
Inflow =	0.08 cfs @ 11.98 hrs, Volume=	0.004 af			
Outflow =	0.04 cfs @ 12.06 hrs, Volume=	0.004 af, Atten= 45%, Lag= 5.1 min			
Primary =	0.04 cfs @ 12.06 hrs, Volume=	0.004 af			

Routing by Stor-Ind method, Time Span= 2.00-36.00 hrs, dt= 0.05 hrs
Peak Elev= 917.27' @ 12.06 hrs Surf.Area= 132 sf Storage= 31 cf

Plug-Flow detention time= 31.5 min calculated for 0.004 af (100% of inflow)
Center-of-Mass det. time= 31.4 min (918.6 - 887.3)

Volume	Invert	Avail.Storage	Storage Description
#1	917.00'	495 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

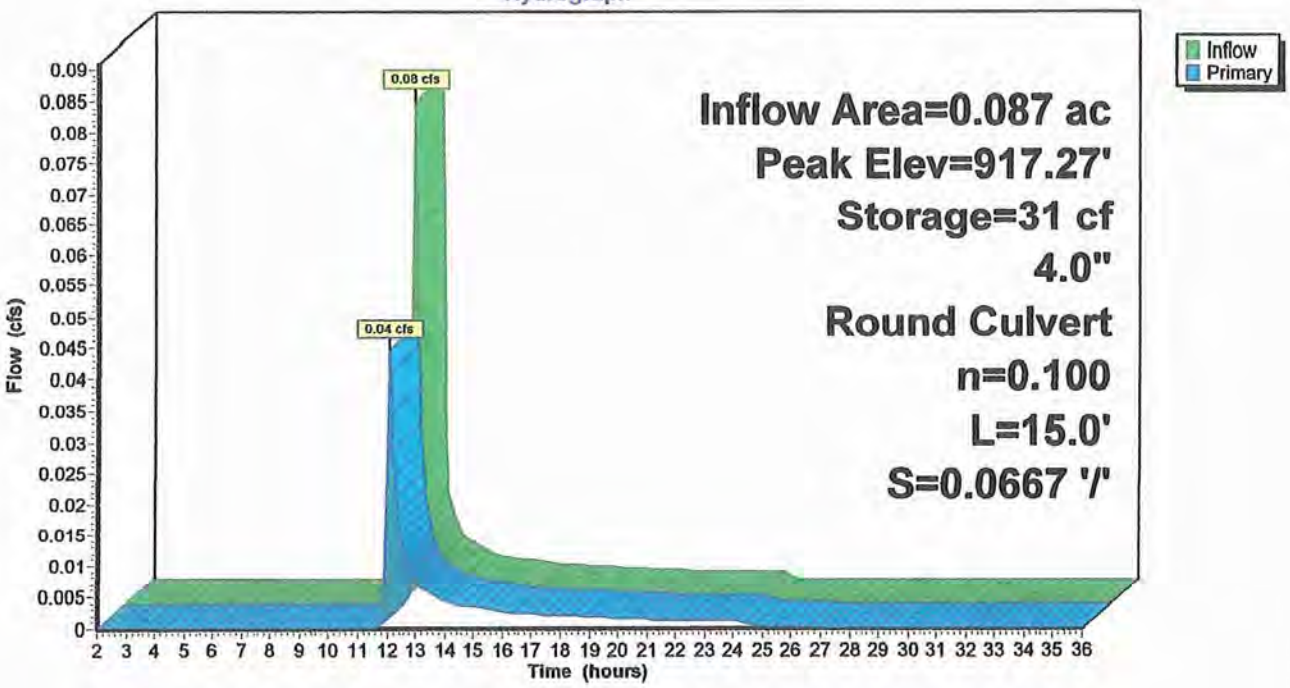
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
917.00	100	0	0
918.00	220	160	160
919.00	450	335	495

Device	Routing	Invert	Outlet Devices
#1	Primary	917.00'	**4.0" Round Culvert** L= 15.0' Ke= 0.500 Outlet Invert= 916.00' S= 0.0667 '/' Cc= 0.900 n= 0.100

Primary OutFlow Max=0.04 cfs @ 12.06 hrs HW=917.27' (Free Discharge)
└─**1=Culvert** (Barrel Controls 0.04 cfs @ 0.80 fps)

Pond 3PP: (new Pond)

Hydrograph



Stage-Discharge for Pond 3PP: (new Pond)

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
917.00	0.00	917.51	0.07	918.02	0.08	918.53	0.09
917.01	0.00	917.52	0.07	918.03	0.08	918.54	0.09
917.02	0.00	917.53	0.07	918.04	0.08	918.55	0.09
917.03	0.00	917.54	0.07	918.05	0.08	918.56	0.09
917.04	0.00	917.55	0.07	918.06	0.08	918.57	0.09
917.05	0.00	917.56	0.07	918.07	0.08	918.58	0.10
917.06	0.00	917.57	0.07	918.08	0.08	918.59	0.10
917.07	0.00	917.58	0.07	918.09	0.08	918.60	0.10
917.08	0.00	917.59	0.07	918.10	0.08	918.61	0.10
917.09	0.01	917.60	0.07	918.11	0.08	918.62	0.10
917.10	0.01	917.61	0.07	918.12	0.08	918.63	0.10
917.11	0.01	917.62	0.07	918.13	0.08	918.64	0.10
917.12	0.01	917.63	0.07	918.14	0.09	918.65	0.10
917.13	0.01	917.64	0.07	918.15	0.09	918.66	0.10
917.14	0.01	917.65	0.07	918.16	0.09	918.67	0.10
917.15	0.02	917.66	0.07	918.17	0.09	918.68	0.10
917.16	0.02	917.67	0.07	918.18	0.09	918.69	0.10
917.17	0.02	917.68	0.07	918.19	0.09	918.70	0.10
917.18	0.02	917.69	0.07	918.20	0.09	918.71	0.10
917.19	0.02	917.70	0.07	918.21	0.09	918.72	0.10
917.20	0.03	917.71	0.07	918.22	0.09	918.73	0.10
917.21	0.03	917.72	0.07	918.23	0.09	918.74	0.10
917.22	0.03	917.73	0.07	918.24	0.09	918.75	0.10
917.23	0.03	917.74	0.08	918.25	0.09	918.76	0.10
917.24	0.04	917.75	0.08	918.26	0.09	918.77	0.10
917.25	0.04	917.76	0.08	918.27	0.09	918.78	0.10
917.26	0.04	917.77	0.08	918.28	0.09	918.79	0.10
917.27	0.04	917.78	0.08	918.29	0.09	918.80	0.10
917.28	0.05	917.79	0.08	918.30	0.09	918.81	0.10
917.29	0.05	917.80	0.08	918.31	0.09	918.82	0.10
917.30	0.05	917.81	0.08	918.32	0.09	918.83	0.10
917.31	0.05	917.82	0.08	918.33	0.09	918.84	0.10
917.32	0.06	917.83	0.08	918.34	0.09	918.85	0.10
917.33	0.06	917.84	0.08	918.35	0.09	918.86	0.10
917.34	0.06	917.85	0.08	918.36	0.09	918.87	0.10
917.35	0.06	917.86	0.08	918.37	0.09	918.88	0.10
917.36	0.07	917.87	0.08	918.38	0.09	918.89	0.10
917.37	0.07	917.88	0.08	918.39	0.09	918.90	0.10
917.38	0.07	917.89	0.08	918.40	0.09	918.91	0.10
917.39	0.07	917.90	0.08	918.41	0.09	918.92	0.10
917.40	0.07	917.91	0.08	918.42	0.09	918.93	0.10
917.41	0.07	917.92	0.08	918.43	0.09	918.94	0.10
917.42	0.07	917.93	0.08	918.44	0.09	918.95	0.10
917.43	0.07	917.94	0.08	918.45	0.09	918.96	0.10
917.44	0.07	917.95	0.08	918.46	0.09	918.97	0.10
917.45	0.07	917.96	0.08	918.47	0.09	918.98	0.10
917.46	0.07	917.97	0.08	918.48	0.09	918.99	0.10
917.47	0.07	917.98	0.08	918.49	0.09	919.00	**0.10**
917.48	0.07	917.99	0.08	918.50	0.09		
917.49	0.07	918.00	0.08	918.51	0.09		
917.50	0.07	918.01	0.08	918.52	0.09		

Summary for Subcatchment 3P: (new Subcat)

[49] Hint: Tc<2dt may require smaller dt

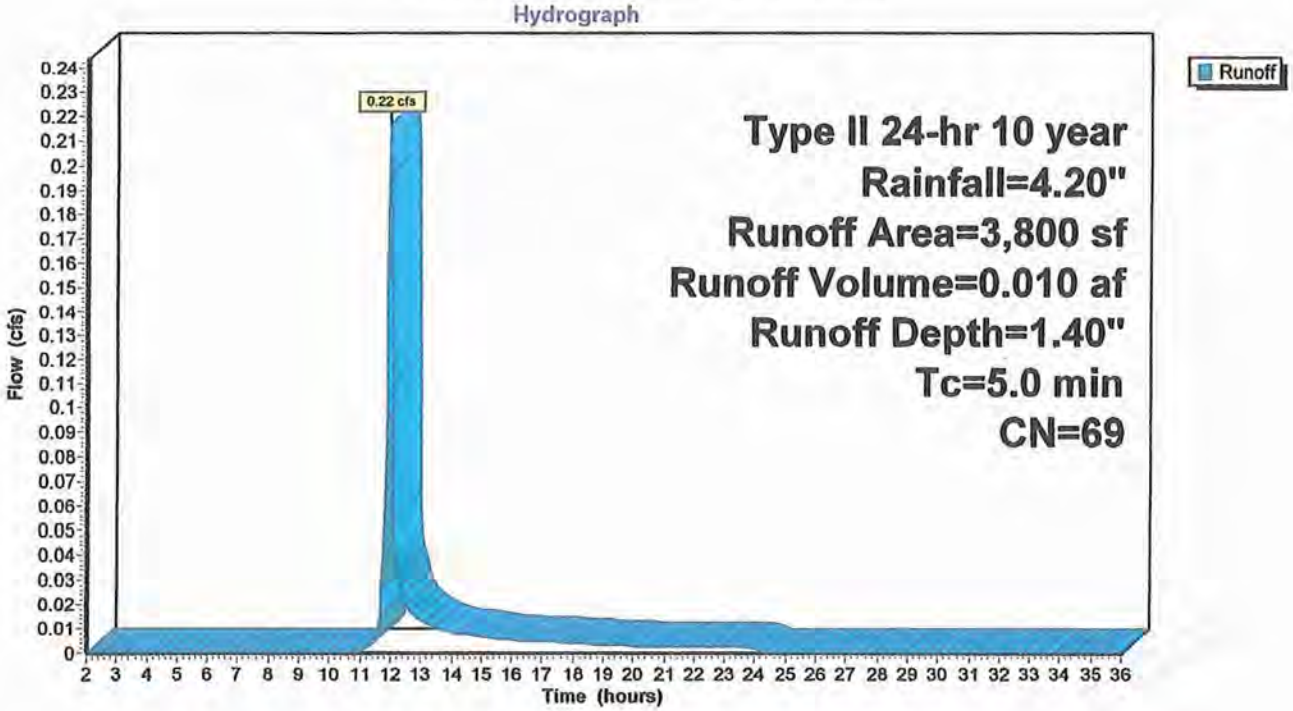
Runoff = 0.22 cfs @ 11.96 hrs, Volume= 0.010 af, Depth= 1.40"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 2.00-36.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 year Rainfall=4.20"

	Area (sf)	CN	Description
*	770	98	House
*	40	98	Concrete
	2,990	61	>75% Grass cover, Good, HSG B
	3,800	69	Weighted Average
	2,990		78.68% Pervious Area
	810		21.32% Impervious Area

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

Subcatchment 3P: (new Subcat)



Summary for Pond 3PP: (new Pond)

Inflow Area = 0.087 ac, 21.32% Impervious, Inflow Depth = 1.40" for 10 year event
Inflow = 0.22 cfs @ 11.96 hrs, Volume= 0.010 af
Outflow = 0.07 cfs @ 12.09 hrs, Volume= 0.010 af, Atten= 66%, Lag= 7.4 min
Primary = 0.07 cfs @ 12.09 hrs, Volume= 0.010 af

Routing by Stor-Ind method, Time Span= 2.00-36.00 hrs, dt= 0.05 hrs
Peak Elev= 917.72' @ 12.09 hrs Surf.Area= 187 sf Storage= 104 cf

Plug-Flow detention time= 22.6 min calculated for 0.010 af (100% of inflow)
Center-of-Mass det. time= 23.1 min (879.3 - 856.2)

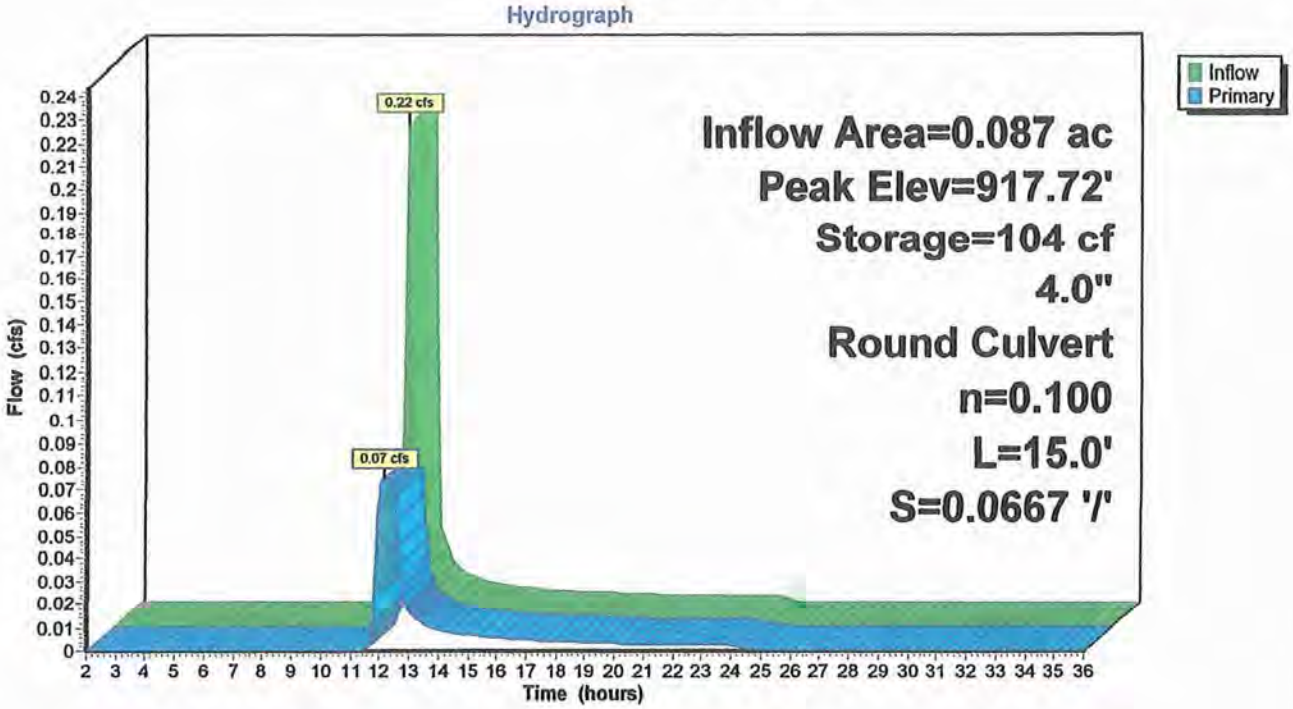
Volume	Invert	Avail.Storage	Storage Description
#1	917.00'	495 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
917.00	100	0	0
918.00	220	160	160
919.00	450	335	495

Device	Routing	Invert	Outlet Devices
#1	Primary	917.00'	**4.0" Round Culvert** L= 15.0' Ke= 0.500 Outlet Invert= 916.00' S= 0.0667 '/' Cc= 0.900 n= 0.100

Primary OutFlow Max=0.07 cfs @ 12.09 hrs HW=917.72' (Free Discharge)
└**1=Culvert** (Barrel Controls 0.07 cfs @ 0.86 fps)

Pond 3PP: (new Pond)



Stage-Discharge for Pond 3PP: (new Pond)

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
917.00	0.00	917.51	0.07	918.02	0.08	918.53	0.09
917.01	0.00	917.52	0.07	918.03	0.08	918.54	0.09
917.02	0.00	917.53	0.07	918.04	0.08	918.55	0.09
917.03	0.00	917.54	0.07	918.05	0.08	918.56	0.09
917.04	0.00	917.55	0.07	918.06	0.08	918.57	0.09
917.05	0.00	917.56	0.07	918.07	0.08	918.58	0.10
917.06	0.00	917.57	0.07	918.08	0.08	918.59	0.10
917.07	0.00	917.58	0.07	918.09	0.08	918.60	0.10
917.08	0.00	917.59	0.07	918.10	0.08	918.61	0.10
917.09	0.01	917.60	0.07	918.11	0.08	918.62	0.10
917.10	0.01	917.61	0.07	918.12	0.08	918.63	0.10
917.11	0.01	917.62	0.07	918.13	0.08	918.64	0.10
917.12	0.01	917.63	0.07	918.14	0.09	918.65	0.10
917.13	0.01	917.64	0.07	918.15	0.09	918.66	0.10
917.14	0.01	917.65	0.07	918.16	0.09	918.67	0.10
917.15	0.02	917.66	0.07	918.17	0.09	918.68	0.10
917.16	0.02	917.67	0.07	918.18	0.09	918.69	0.10
917.17	0.02	917.68	0.07	918.19	0.09	918.70	0.10
917.18	0.02	917.69	0.07	918.20	0.09	918.71	0.10
917.19	0.02	917.70	0.07	918.21	0.09	918.72	0.10
917.20	0.03	917.71	0.07	918.22	0.09	918.73	0.10
917.21	0.03	917.72	0.07	918.23	0.09	918.74	0.10
917.22	0.03	917.73	0.07	918.24	0.09	918.75	0.10
917.23	0.03	917.74	0.08	918.25	0.09	918.76	0.10
917.24	0.04	917.75	0.08	918.26	0.09	918.77	0.10
917.25	0.04	917.76	0.08	918.27	0.09	918.78	0.10
917.26	0.04	917.77	0.08	918.28	0.09	918.79	0.10
917.27	0.04	917.78	0.08	918.29	0.09	918.80	0.10
917.28	0.05	917.79	0.08	918.30	0.09	918.81	0.10
917.29	0.05	917.80	0.08	918.31	0.09	918.82	0.10
917.30	0.05	917.81	0.08	918.32	0.09	918.83	0.10
917.31	0.05	917.82	0.08	918.33	0.09	918.84	0.10
917.32	0.06	917.83	0.08	918.34	0.09	918.85	0.10
917.33	0.06	917.84	0.08	918.35	0.09	918.86	0.10
917.34	0.06	917.85	0.08	918.36	0.09	918.87	0.10
917.35	0.06	917.86	0.08	918.37	0.09	918.88	0.10
917.36	0.07	917.87	0.08	918.38	0.09	918.89	0.10
917.37	0.07	917.88	0.08	918.39	0.09	918.90	0.10
917.38	0.07	917.89	0.08	918.40	0.09	918.91	0.10
917.39	0.07	917.90	0.08	918.41	0.09	918.92	0.10
917.40	0.07	917.91	0.08	918.42	0.09	918.93	0.10
917.41	0.07	917.92	0.08	918.43	0.09	918.94	0.10
917.42	0.07	917.93	0.08	918.44	0.09	918.95	0.10
917.43	0.07	917.94	0.08	918.45	0.09	918.96	0.10
917.44	0.07	917.95	0.08	918.46	0.09	918.97	0.10
917.45	0.07	917.96	0.08	918.47	0.09	918.98	0.10
917.46	0.07	917.97	0.08	918.48	0.09	918.99	0.10
917.47	0.07	917.98	0.08	918.49	0.09	919.00	**0.10**
917.48	0.07	917.99	0.08	918.50	0.09		
917.49	0.07	918.00	0.08	918.51	0.09		
917.50	0.07	918.01	0.08	918.52	0.09		

Summary for Subcatchment 3P: (new Subcat)

[49] Hint: Tc<2dt may require smaller dt

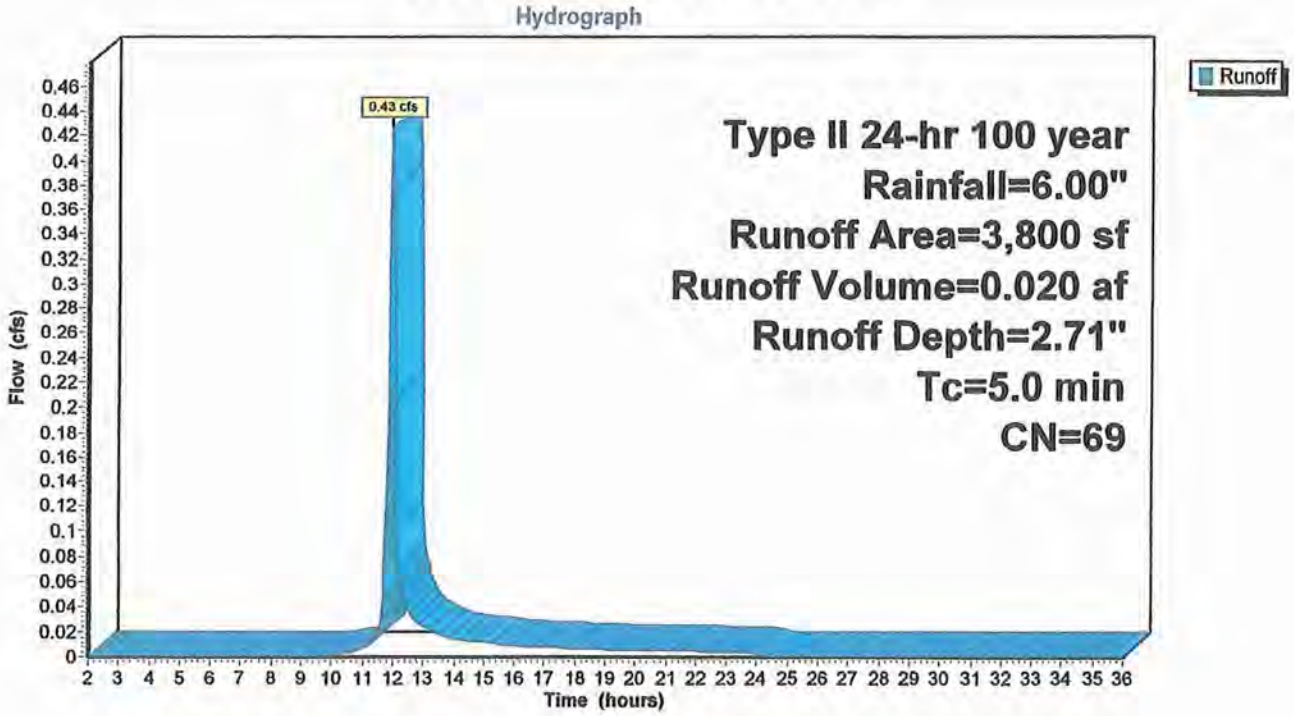
Runoff = 0.43 cfs @ 11.96 hrs, Volume= 0.020 af, Depth= 2.71"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 2.00-36.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 year Rainfall=6.00"

	Area (sf)	CN	Description
*	770	98	House
*	40	98	Concrete
	2,990	61	>75% Grass cover, Good, HSG B
	3,800	69	Weighted Average
	2,990		78.68% Pervious Area
	810		21.32% Impervious Area

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

Subcatchment 3P: (new Subcat)



Summary for Pond 3PP: (new Pond)

Inflow Area = 0.087 ac, 21.32% Impervious, Inflow Depth = 2.71" for 100 year event
Inflow = 0.43 cfs @ 11.96 hrs, Volume= 0.020 af
Outflow = 0.09 cfs @ 12.12 hrs, Volume= 0.020 af, Atten= 79%, Lag= 9.8 min
Primary = 0.09 cfs @ 12.12 hrs, Volume= 0.020 af

Routing by Stor-Ind method, Time Span= 2.00-36.00 hrs, dt= 0.05 hrs
Peak Elev= 918.38' @ 12.12 hrs Surf.Area= 308 sf Storage= 261 cf

Plug-Flow detention time= 28.6 min calculated for 0.020 af (100% of inflow)
Center-of-Mass det. time= 28.3 min (864.8 - 836.4)

Volume	Invert	Avail.Storage	Storage Description
#1	917.00'	495 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

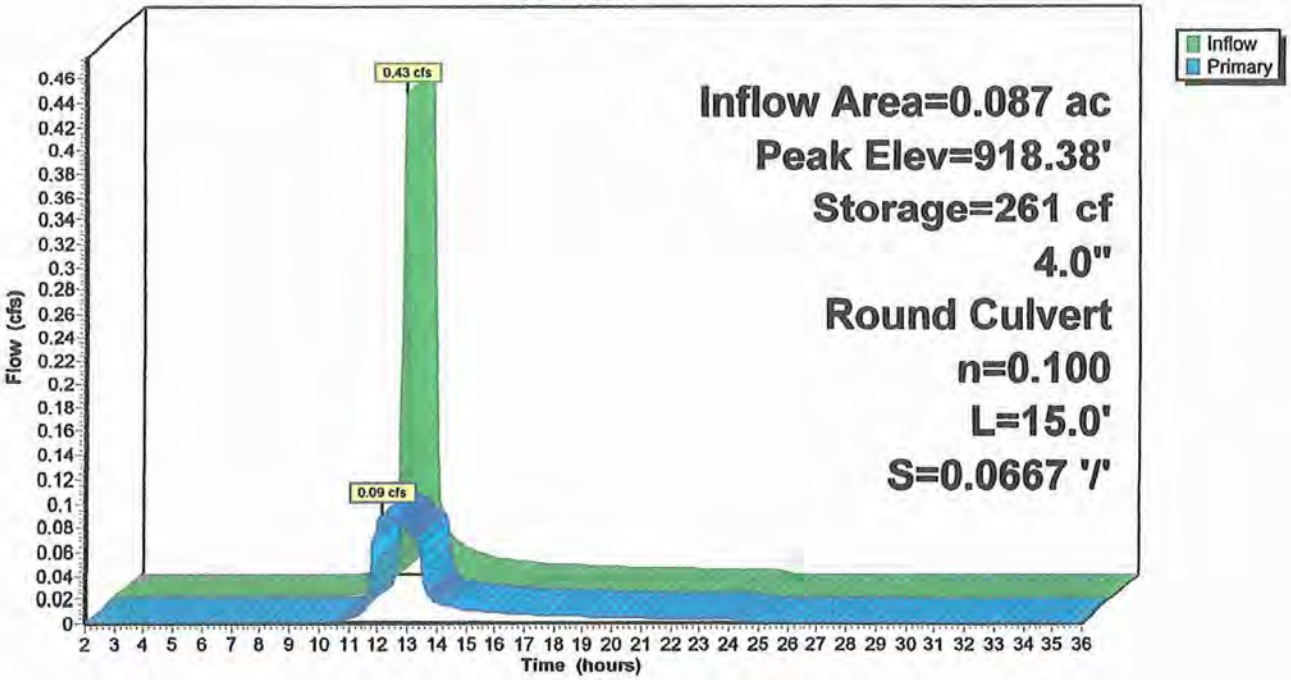
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
917.00	100	0	0
918.00	220	160	160
919.00	450	335	495

Device	Routing	Invert	Outlet Devices
#1	Primary	917.00'	**4.0" Round Culvert** L= 15.0' Ke= 0.500 Outlet Invert= 916.00' S= 0.0667 '/' Cc= 0.900 n= 0.100

Primary OutFlow Max=0.09 cfs @ 12.12 hrs HW=918.38' (Free Discharge)
└**1=Culvert** (Barrel Controls 0.09 cfs @ 1.04 fps)

Pond 3PP: (new Pond)

Hydrograph



Stage-Discharge for Pond 3PP: (new Pond)

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
917.00	0.00	917.51	0.07	918.02	0.08	918.53	0.09
917.01	0.00	917.52	0.07	918.03	0.08	918.54	0.09
917.02	0.00	917.53	0.07	918.04	0.08	918.55	0.09
917.03	0.00	917.54	0.07	918.05	0.08	918.56	0.09
917.04	0.00	917.55	0.07	918.06	0.08	918.57	0.09
917.05	0.00	917.56	0.07	918.07	0.08	918.58	0.10
917.06	0.00	917.57	0.07	918.08	0.08	918.59	0.10
917.07	0.00	917.58	0.07	918.09	0.08	918.60	0.10
917.08	0.00	917.59	0.07	918.10	0.08	918.61	0.10
917.09	0.01	917.60	0.07	918.11	0.08	918.62	0.10
917.10	0.01	917.61	0.07	918.12	0.08	918.63	0.10
917.11	0.01	917.62	0.07	918.13	0.08	918.64	0.10
917.12	0.01	917.63	0.07	918.14	0.09	918.65	0.10
917.13	0.01	917.64	0.07	918.15	0.09	918.66	0.10
917.14	0.01	917.65	0.07	918.16	0.09	918.67	0.10
917.15	0.02	917.66	0.07	918.17	0.09	918.68	0.10
917.16	0.02	917.67	0.07	918.18	0.09	918.69	0.10
917.17	0.02	917.68	0.07	918.19	0.09	918.70	0.10
917.18	0.02	917.69	0.07	918.20	0.09	918.71	0.10
917.19	0.02	917.70	0.07	918.21	0.09	918.72	0.10
917.20	0.03	917.71	0.07	918.22	0.09	918.73	0.10
917.21	0.03	917.72	0.07	918.23	0.09	918.74	0.10
917.22	0.03	917.73	0.07	918.24	0.09	918.75	0.10
917.23	0.03	917.74	0.08	918.25	0.09	918.76	0.10
917.24	0.04	917.75	0.08	918.26	0.09	918.77	0.10
917.25	0.04	917.76	0.08	918.27	0.09	918.78	0.10
917.26	0.04	917.77	0.08	918.28	0.09	918.79	0.10
917.27	0.04	917.78	0.08	918.29	0.09	918.80	0.10
917.28	0.05	917.79	0.08	918.30	0.09	918.81	0.10
917.29	0.05	917.80	0.08	918.31	0.09	918.82	0.10
917.30	0.05	917.81	0.08	918.32	0.09	918.83	0.10
917.31	0.05	917.82	0.08	918.33	0.09	918.84	0.10
917.32	0.06	917.83	0.08	918.34	0.09	918.85	0.10
917.33	0.06	917.84	0.08	918.35	0.09	918.86	0.10
917.34	0.06	917.85	0.08	918.36	0.09	918.87	0.10
917.35	0.06	917.86	0.08	918.37	0.09	918.88	0.10
917.36	0.07	917.87	0.08	918.38	0.09	918.89	0.10
917.37	0.07	917.88	0.08	918.39	0.09	918.90	0.10
917.38	0.07	917.89	0.08	918.40	0.09	918.91	0.10
917.39	0.07	917.90	0.08	918.41	0.09	918.92	0.10
917.40	0.07	917.91	0.08	918.42	0.09	918.93	0.10
917.41	0.07	917.92	0.08	918.43	0.09	918.94	0.10
917.42	0.07	917.93	0.08	918.44	0.09	918.95	0.10
917.43	0.07	917.94	0.08	918.45	0.09	918.96	0.10
917.44	0.07	917.95	0.08	918.46	0.09	918.97	0.10
917.45	0.07	917.96	0.08	918.47	0.09	918.98	0.10
917.46	0.07	917.97	0.08	918.48	0.09	918.99	0.10
917.47	0.07	917.98	0.08	918.49	0.09	919.00	**0.10**
917.48	0.07	917.99	0.08	918.50	0.09		
917.49	0.07	918.00	0.08	918.51	0.09		
917.50	0.07	918.01	0.08	918.52	0.09		

Lee & Sharon Harrison
6209 Crest Lane
Edina, MN 55436

To the Edina Planning Commission:

We are residents at 6209 Crest Lane, the neighboring home to 6212 Crest Lane in Edina. We are writing in support of the applicant, Mr. Moynihan, who is requesting a variance from the required 52.05 foot front yard setback for the addition of a garage to the property located at 6212 Crest Lane.

While we have watched the entire Countryside neighborhood undergo major changes, this Crest Lane cul de sac has remained untouched and in dire need of positive change. It is our position that the 6212 property is and has been an eyesore since we moved in, and improvements are necessary in order to maintain the integrity of the neighborhood. We completely support his request, and strongly urge the Planning Commission to consider granting the variance. The plans for the structure can only enhance the neighborhood, while maintaining the majesty of his beautiful lot and our cul de sac.

We will be out of town on the date of the hearing, but want to voice our support. Should you have any questions you can contact us prior to the hearing at 612-363-5993 or 612-940-3882.

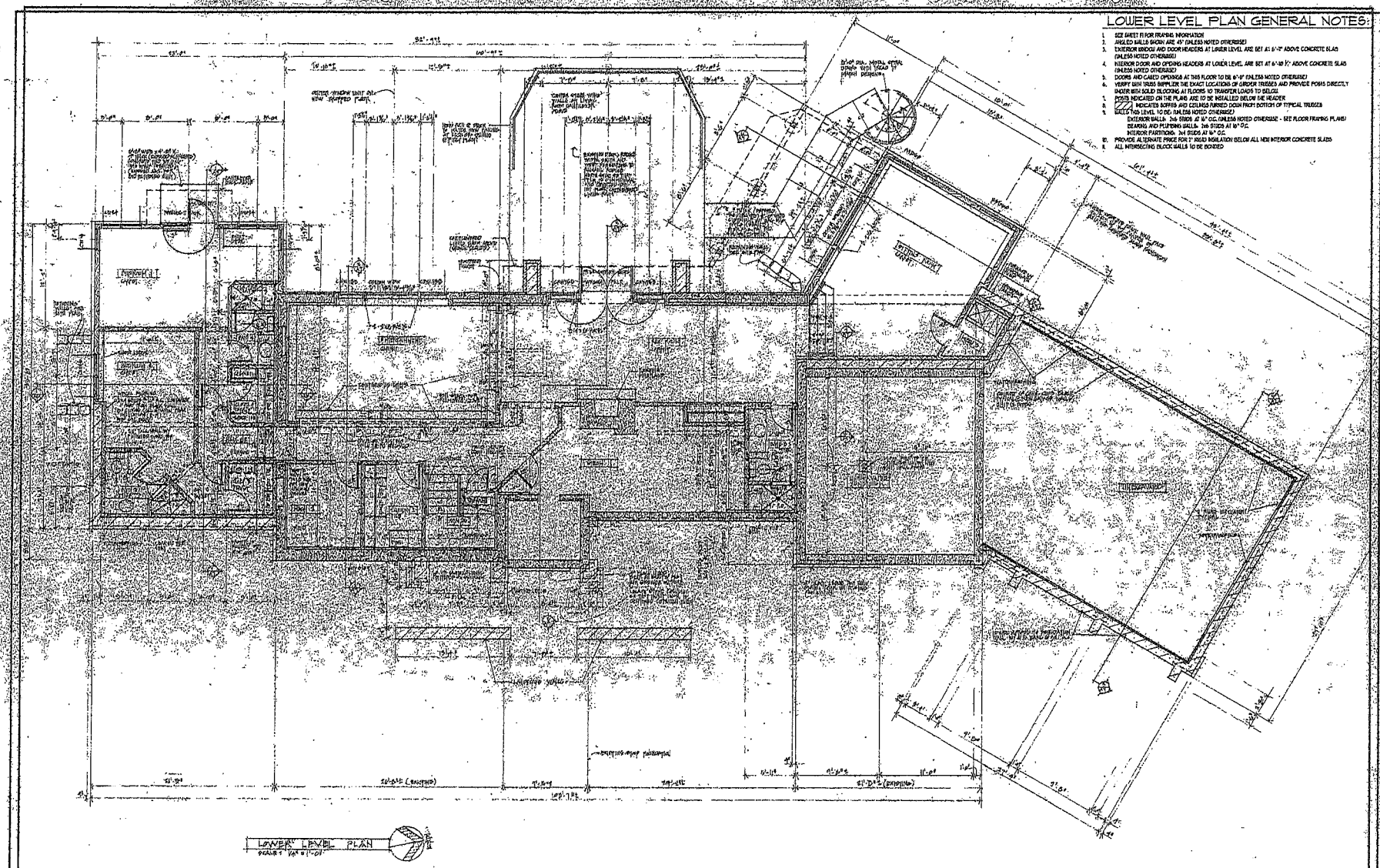
Best regards,

Sharon and Lee Harrison

Jackie Hoogenakker

From: Susan Petersen <spetersen55436@gmail.com>
Sent: Thursday, August 07, 2014 5:01 AM
To: Jackie Hoogenakker
Subject: 6212 Crest Lane variance

I am concerned about granting a variance for the addition of a garage on this property. I feel that there is no need for one. If we continue to grant variances to builders, then anybody can do anything to their property. Edina is changing to much, every house is looking the same instead of the uniqueness of ramblers. the Petersen's 6213 Hillside



LOWER LEVEL PLAN

LOWER LEVEL PLAN GENERAL NOTES:

1. SEE SHEET F1 FOR FRAMING INFORMATION
2. ANGLED WALLS SHOWN ARE 45° (UNLESS NOTED OTHERWISE)
3. EXTERIOR WINDOW AND DOOR HEADERS AT LOWER LEVEL ARE SET AT 6'-10" ABOVE CONCRETE SLAB (UNLESS NOTED OTHERWISE)
4. INTERIOR DOOR AND OPENING HEADERS AT LOWER LEVEL ARE SET AT 6'-10 1/2" ABOVE CONCRETE SLAB (UNLESS NOTED OTHERWISE)
5. DOORS AND CASED OPENINGS AT THIS FLOOR TO BE 6'-8" (UNLESS NOTED OTHERWISE)
6. VERIFY SKIN TRUSS SUPPLIER THE EXACT LOCATIONS OF GIRDER TRUSSES AND PROVIDE POSTS DIRECTLY UNDER WITH SOLID BLOCKING AT FLOORS TO TRANSFER LOADS TO BELOW
7. POSTS INDICATED ON THE PLANS ARE TO BE INSTALLED BELOW THE HEADER
8. INDICATES SOFFITS AND CEILINGS FURRED DOWN FROM BOTTOM OF TYPICAL TRUSSES
9. BLOCK THIS LEVEL TO DEC (UNLESS NOTED OTHERWISE)
   EXTERIOR WALLS: 2x6 STUDS @ 16" O.C. (UNLESS NOTED OTHERWISE - SEE FLOOR FRAMING PLANS)
   BEARING AND PLUMBING WALLS: 2x6 STUDS AT 16" O.C.
   INTERIOR PARTITIONS: 2x4 STUDS AT 16" O.C.
10. PROVIDE ALTERNATE PRICE FOR 1" RIGID INSULATION BELOW ALL NEW INTERIOR CONCRETE SLABS
11. ALL INTERSECTING BLOCK WALLS TO BE BONDED

BRUCE W. SCHMITT & ASSOCIATES, P.A.
ARCHITECTS
320 HAMILTON AVENUE SOUTH
WAYZATA, MINNESOTA 55391
(952) 476-0222

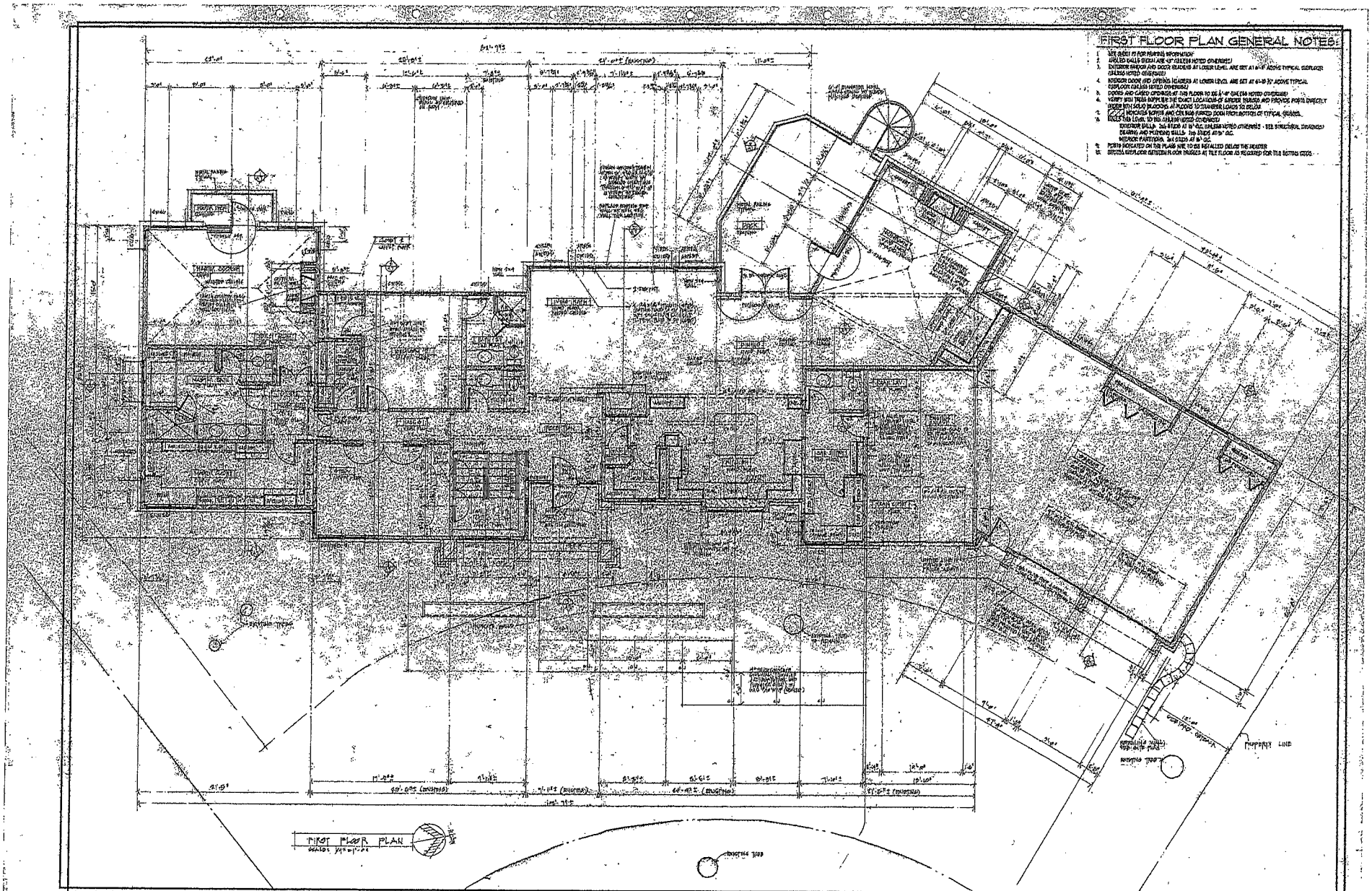
ADDITION & REMODELING TO THE:

MOYNIHAN RESIDENCE

EDINA, MINNESOTA

MAY 26-27/9

SHEET NO. A2

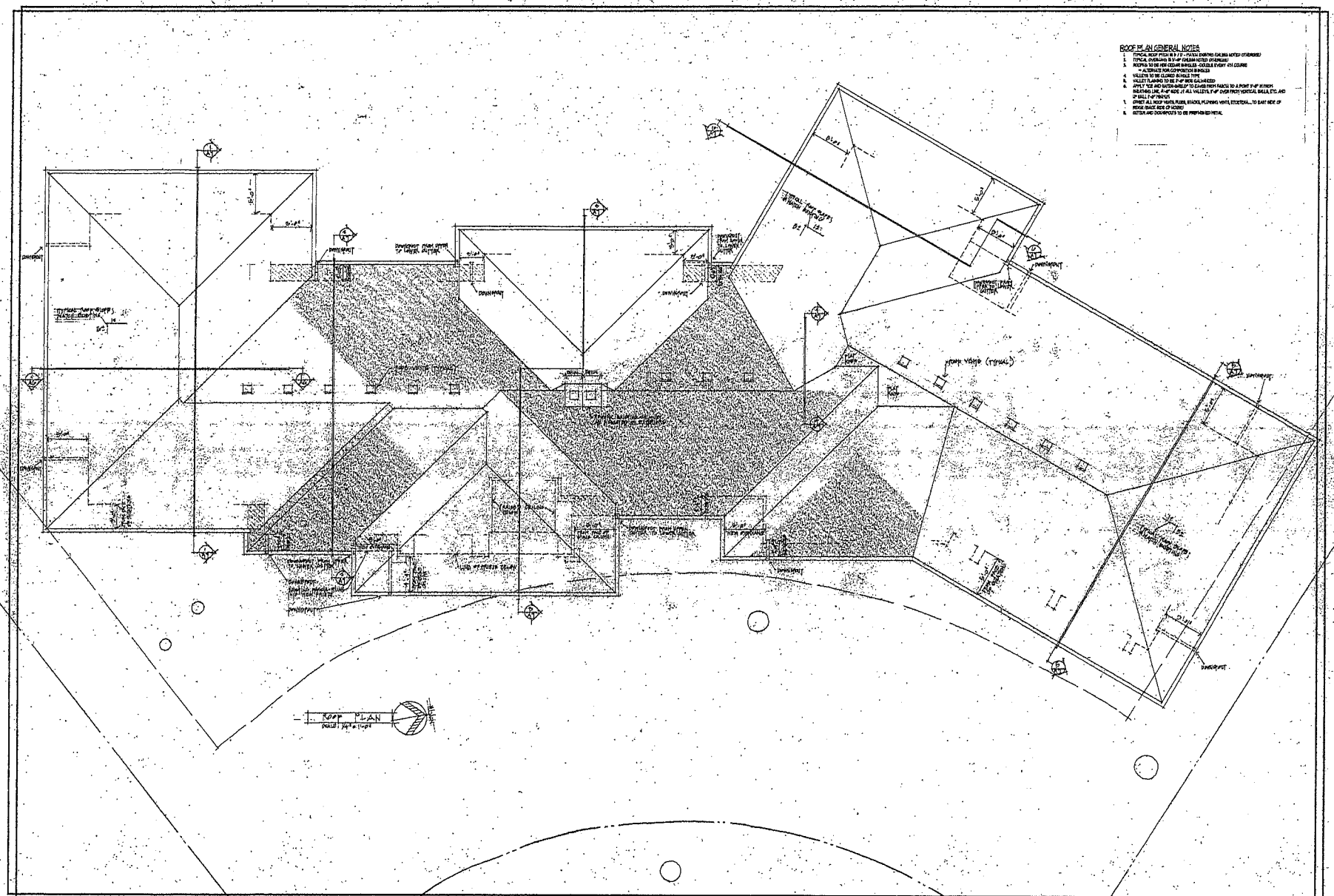


BRUCE W. SCHMITT & ASSOCIATES, P.A.
ARCHITECTS
320 MANITOBA AVENUE SOUTH
WAYZATA, MINNESOTA 55391
(952) 473-6222

ADDITION & REMODELING TO THE:
MOYNIHAN RESIDENCE
EDINA, MINNESOTA

MAY 22 2014

SHEET NO. A3



BRUCE W. SCHMITT & ASSOCIATES P.A.
330 MANITOBA AVENUE SOUTH
WAYZATA, MINNESOTA 55391
(952) 475-8222
ARCHITECTS

ADDITION & REMODELING TO THE:
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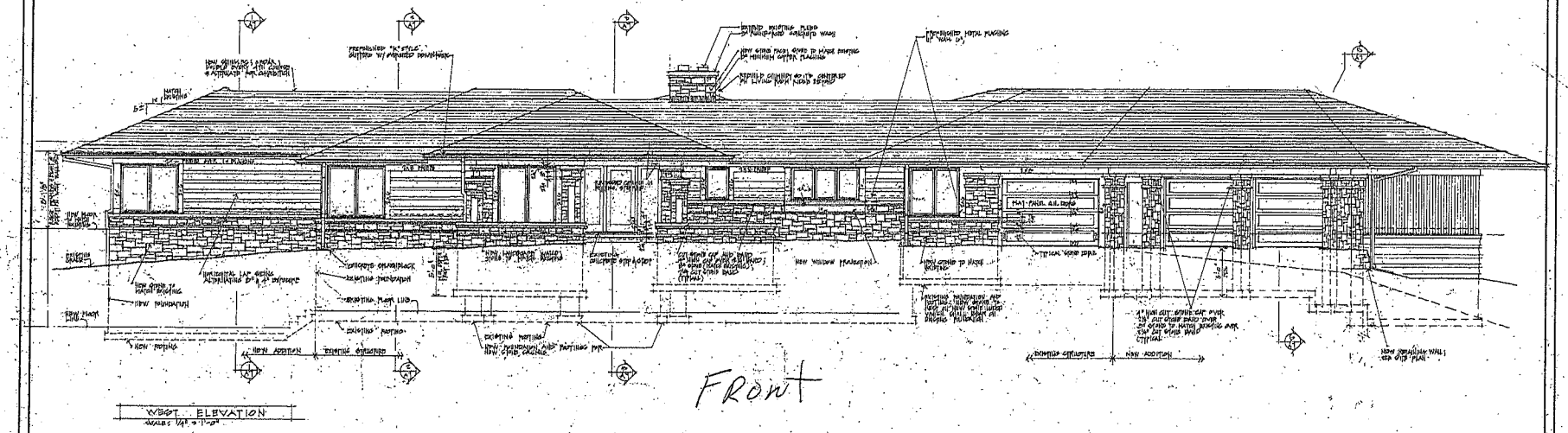
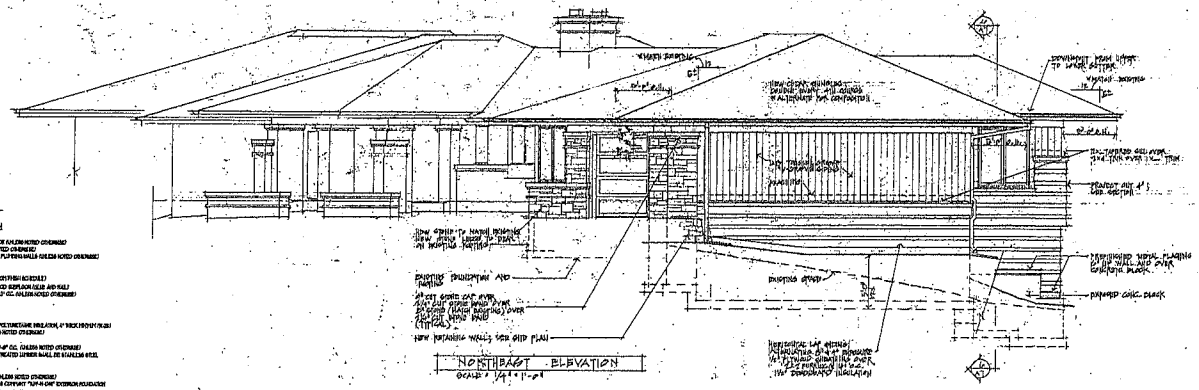


WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"

TYPICAL CONSTRUCTION NOTES

ROOF CONSTRUCTION

- NEW CEDAR SHINGLES - DOUBLE COURSE - 5½" COURSE
  - NAILS/SCREWS FOR CEDAR SHINGLES
- 30# ASPHALT FELT
- APPLY 1x8 AND BOTTOM SHELF 1x8 EAVES FROM FASCIA TO 2 FEET 3'-0" IN FROM BUILDING LINE AND 4'-0" BEYOND ALL VALLEYS, 3'-0" OVER FROM VERTICAL WALLS AND 18" BALL 2-0" FROM EXTERIOR.
- 5/8" PLYWOOD SHEATHING WITH PLYWOOD CLIPS
- ENGINEERED TRUSSES AT 24" O.C. UNLESS NOTED OTHERWISE
- 2 x _ RAKE FRAMING AS NOTED ON PLANS
- SKYLIGHTS AS NOTED IN SECTIONS AND SPECIAL AREAS
- APPLY 1x8 AND BOTTOM SHELF 1x8 EAVES FROM FASCIA TO 2 FEET 3'-0" IN FROM BUILDER LINE AND 4'-0" BEYOND ALL VALLEYS, 3'-0" OVER FROM VERTICAL WALLS AND 18" BALL 2-0" FROM EXTERIOR.

SOFFIT AND FASCIA CONSTRUCTION

- PREMOLDED ALUMINUM BOARD - SEE DETAIL 8/A3
- FRAME FASCIA BOARD (SEE DETAIL 8/A3)
- PREFINISHED METAL HEADBACK 5" STYLE GUTTER - FREE BAND DETAIL 8/A3 FOR ADDITIONAL NOTES
- 2" x 4" PRESSURED COMPOSITED DOWNSPOUTS
- 5/8" PLYWOOD SOFFIT
- 1" GEM CONTROLS BLACK ALUMINUM SCREEN VENT (MATCH EXPOSED PAINTING BOARD VENT FLAT BLACK)

CEILING CONSTRUCTION

- BLOWN-IN FIBERGLASS INSULATION IN 4-12 PITCH AT FLAT CEILINGS
- BATT INSULATION IN 3-12 PITCH AT SLOPED CEILING
- 1" SPRAY SURFACE CLOSED CELL POLYURETHANE INSULATION AT SELECT LOCATIONS
- 4 MIL POLY VAPOR BARRIER AT BATT INSULATION (TAPE & SEAL ALL JOINTS & SEAMS)
- 5/8" GYPSUM BOARD

EXTERIOR WALL CONSTRUCTION

- EXTERIOR FINISH - SEE EXTERIOR ELEVATIONS
- DRAINAGE PLANE
- BUILDING WRAP - TYVEK
- 5/8" PLYWOOD SHEATHING
- 2x6 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE
- FIBERGLASS BATT INSULATION IN 5½" STUDS IN EXTERIOR
- 4 MIL POLY VAPOR BARRIER (TAPE & SEAL ALL JOINTS & SEAMS)
- 5/8" GYPSUM BOARD

INTERIOR PARTITION CONSTRUCTION

- MOISTURE RESISTANT (WET AREAS)
- 5/8" GYPSUM BOARD AT EACH SIDE UNLESS NOTED OTHERWISE
- 2x4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE
- 2x6 STUDS AT 16" O.C. BEARING & PLUMBING WALLS UNLESS NOTED OTHERWISE

FLOOR CONSTRUCTION

- FINISH FLOOR SEE PLANS (OR ROOF FINISH AS DETAILED)
- 5/8" TONGUE AND GROOVE PLYWOOD SUBFLOOR GLUE AND NAIL
- ENGINEERED FLOOR TRUSSES @ 24" O.C. UNLESS NOTED OTHERWISE
- 5/8" GYPSUM BOARD

ATTIC INSULATION CONSTRUCTION

- SPRAY IN PLACE CLOSED CELL POLYURETHANE INSULATION, 6" THICK MINIMUM (R-36)
- 2x6 TREATED SILL PLATE UNLESS NOTED OTHERWISE
- POLY FOAM SILL SEALER
- 1/2" DIAMETER ANCHOR BOLTS @ 4'-0" O.C. UNLESS NOTED OTHERWISE
  - SILL HARDWARE IS CONTACT W/ TREATED LUMBER SHALL BE STAINLESS STEEL

FOUNDATION CONSTRUCTION

- CONCRETE BLOCK FOUNDATION UNLESS NOTED OTHERWISE
- WATERPROOFING: ROOFING MATERIALS COMPANY "PLAN-A-DAM" EXTERIOR FOUNDATION WATERPROOFING SYSTEM WITH 1/2" THICK "PLAN-A-DAM" BOARD ON 3/4"
- REINFORCED CONCRETE FOOTING: SEE PLAN FOR SIZE AND REINFORCING
- 4" DIAMETER PERFORATED PLASTIC DRAIN TILE + FOTOSOR AND EXTERIOR

LOWER LEVEL FLOOR CONSTRUCTION

- FINISH FLOOR SEE PLANS
- 4" THICK CONCRETE SLAB UNLESS NOTED OTHERWISE
- 4" LOW DENSITY INSULATION BELOW SLAB ON 4"
- 10 MIL POLY VAPOR BARRIER BELOW FROST INSULATION (LAP JOINTS 12")
- 4" CRUSHED ROCK FROST FILL

LOWER LEVEL FRAMING

- 2x6 STUDS AT 16" O.C. (CONCRETE 2" AWAY FROM BLOCK WALL)
- 2" CLOSED CELL SPRAY FOAM INSULATION ON FOUNDATION (R-10 MINIMUM)
- 5/8" GYPSUM BOARD

BRUCE W. SCHMITT & ASSOCIATES, P.A.
ARCHITECTS
300 MANITOBA AVENUE SOUTH
WAYZATA, MINNESOTA 55391
(952) 476-6222

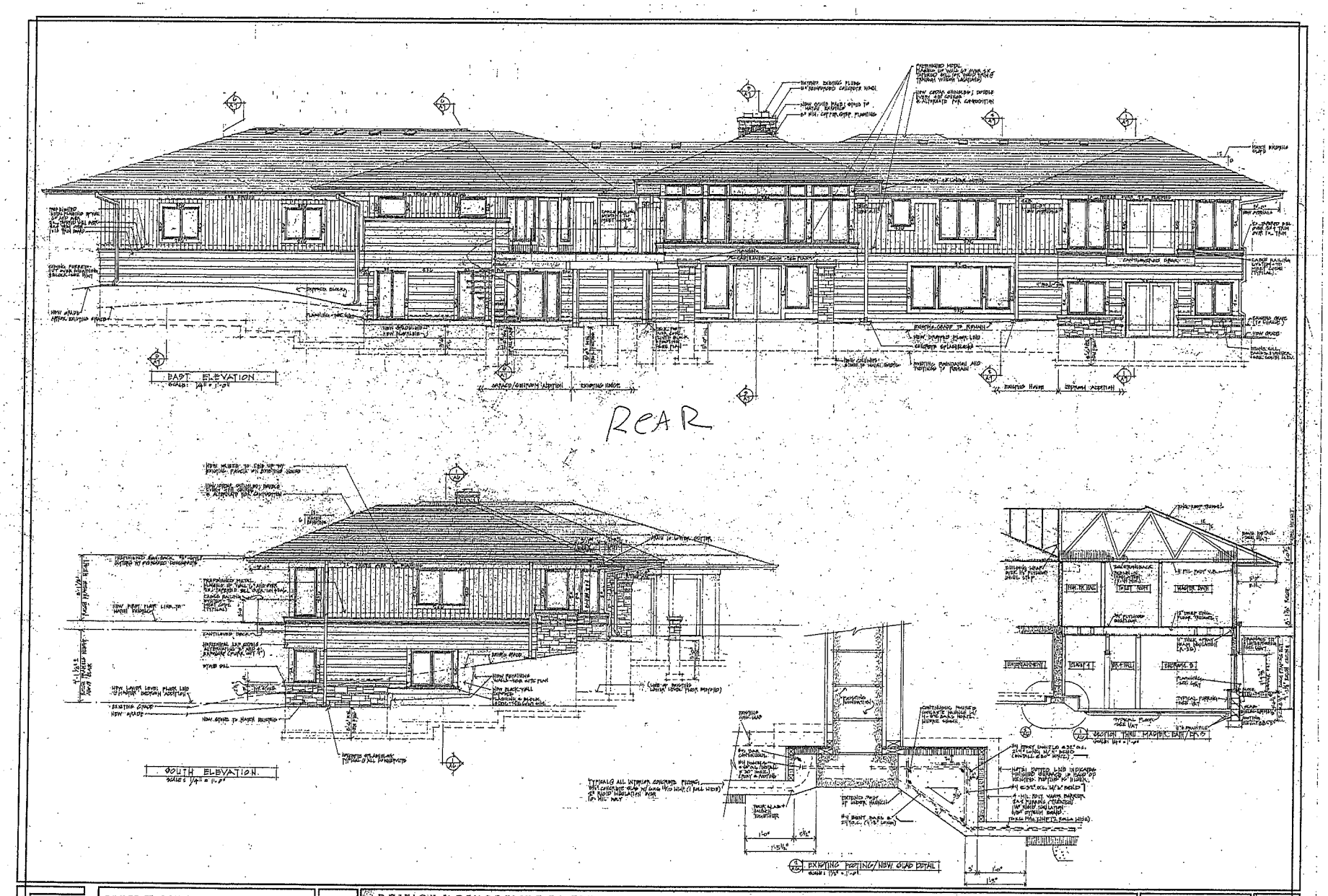
ADDITION & REMODELING TO THE:

MOYNIHAN RESIDENCE

EDINA, MINNESOTA

MAY 22 2014

SHEET NO
A5



BRUCE W. SCHMITT & ASSOCIATES, P.A.
ARCHITECTS
930 MANITOBA AVENUE SOUTH
WAYZATA, MINNESOTA 55391
(952) 476-6722

ADDITION & REMODELING TO THE:

MOYNIHAN RESIDENCE

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MAY 22, 2014

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A6
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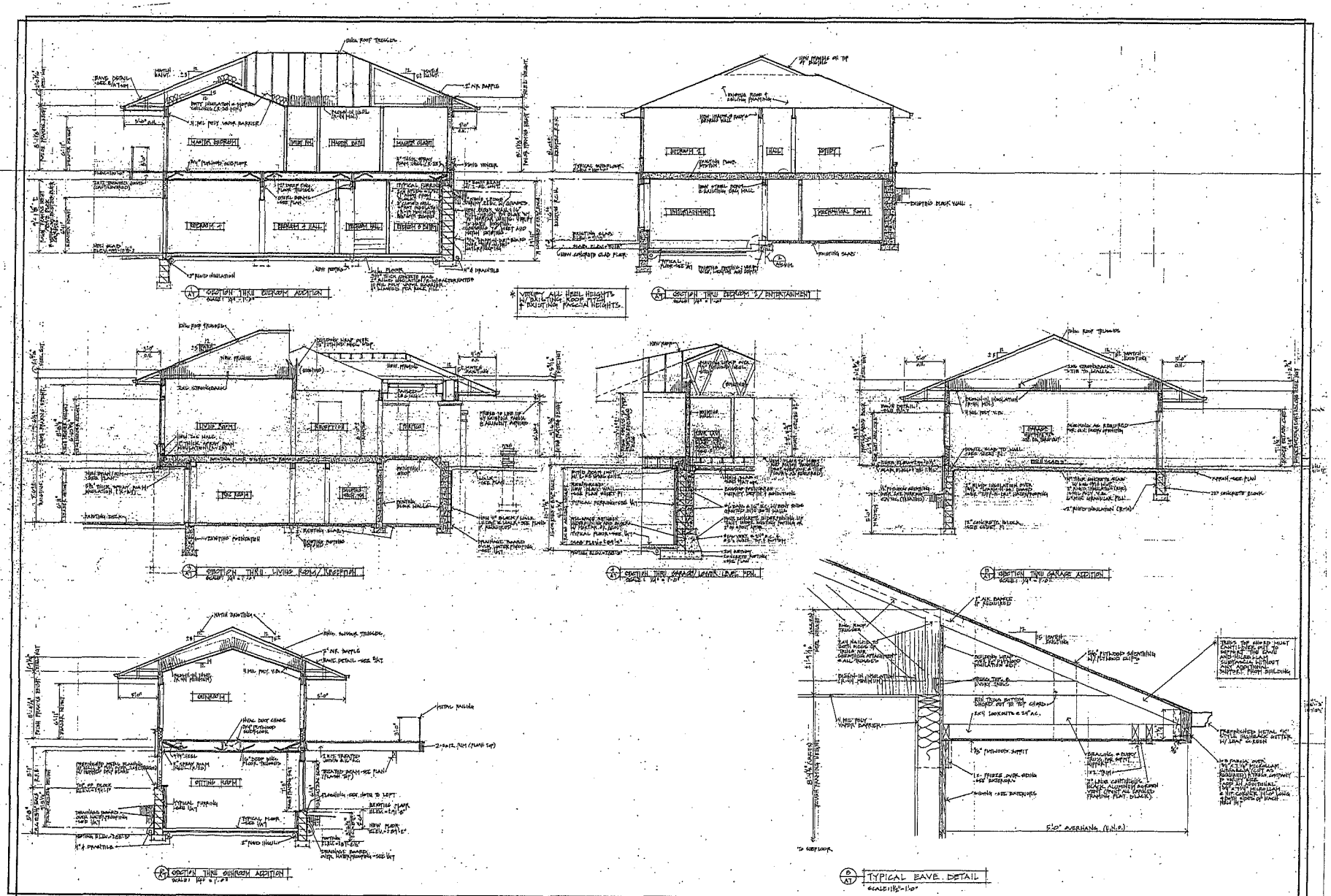

BRUCE W. SCHMITT & ASSOCIATES, P.A.
ARCHITECTS
320 MANITOBA AVENUE SOUTH
WAYZATA, MINNESOTA 55391
(952) 476-6222

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