



## PLANNING COMMISSION STAFF REPORT

<b>Originator</b> <b>Kris Aaker</b> <b>Assistant Planner</b>	<b>Meeting Date</b> <b>November 12, 2014</b>	<b>Agenda #</b> <b>B-14-21</b>
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**Recommended Action:** Deny a front street setback variance from 75.8 feet to 41.6 feet for an addition to the front of a home located at 4917 Rolling Green Parkway for Dale and Elizabeth Erickson.

**Project Description:** The subject property is located on the northeast corner of Rolling Green Parkway and Interlachen Boulevard. The site is .91 acres in size and is located in the Rolling Green neighborhood. The proposed new home would have setbacks closer to Rolling Green Parkway than the existing home. The existing home is one story with an attached garage. There is extensive patio area and an in ground swimming pool behind the house. The home owners would like to add two bedrooms onto the front of the house within the required front yard setback (See attached plans.)

The required front yard setback is established by the front yard setback of the adjacent neighbor to the north. The neighbor to the north has a front yard setback of 75.8 feet. The subject home has a nonconforming front yard setback of 49.8 feet. The existing home is 26 feet closer to the front yard lot line than allowed by code. The homeowners would like to reduce the front yard setback to 41.6 feet, which would place the addition 34.2 feet closer to Rolling Green Parkway than allowed by city code. It should be noted that front yard setbacks vary along Rolling Green Parkway with an average front yard of 77 feet for homes along Rolling Green between Annaway and Interlachen Boulevard. The subject home is the closest to Rolling Green Parkway at 49.8 feet with the next closest at 56 feet from the street. A variance from front yard setback would place the home even closer to the street.

### INFORMATION/BACKGROUND

The subject property is approximately 149 feet in width (as measured 50 feet back from the front property line) and is 39,456 square feet (.91 acres) in area.

The lot is primarily flat with a solid stucco wall along the south and a portion of the east rear yard.

There is one single-family home to the north facing Rolling Green Parkway establishing front yard setback. The adjacent neighbor is located 75.8 feet from the front property line.

The property owner is requesting an addition in a location that does not meet the Rolling Green front yard setback. Section 36-439, I (a) requires a front yard setback equal to the setback of the abutting home. The setback of the abutting home is 75.8 feet.

### **Engineering Review/Grading, Drainage, Erosion Control and Stormwater Management**

The Environmental Engineer has reviewed the application, and his memo is included in the packet. There are no major concerns with run off or grading on this lot. Engineering has no concerns with the plans as submitted. The existing and proposed drainage plan, as detailed on the "Storm Water Management and Erosion Control plan" dated 10/08/2014, does not affect nearby private property and will not negatively impact city infrastructure. Minor grading is proposed, existing and proposed drainage plan does not affect nearby private property. Additional runoff created by the proposed addition will be directed to the rear yard via swale and collected in a rain garden located in the northeast corner of the lot. The rain garden is designed to capture the additional run-off created by the proposed addition and provides for underground storage and infiltration into the soil. In summary, the grading will not affect nearby private property nor will it negatively impact city infrastructure.

### **SUPPORTING INFORMATION**

#### **Surrounding Land Uses**

The property is surrounded on all sides by existing single-family homes located in the Rolling Green neighborhood and Highlands neighborhood.

#### **Existing Site Features**

The subject lot is 39,456 square feet. It is mostly flat with an existing single-family home, in ground pool on the property and a solid wall stucco fence along the south and a portion of the east lot.

#### **Planning**

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

## Building Design

The proposal is to add two bedrooms onto the existing, but at 41.6 feet from the required 75.8 foot setback from Rolling Green. The home has a footprint of 5,338 square feet in size with a large patio and pool area.

**Compliance Table**

	<b>City Standard</b>	<b>Proposed</b>
Front & Side Street -	Match the abutting home (75.8 feet )	<b>41.6 feet on Rolling Green</b>
Side- Rear-	10+ height, (living) 25 feet	10 feet 127.3 feet
Building Height	2 1/2 stories, 40 Ft	1 story/15 feet from existing grade
Lot Area		39,456 sq. ft
Lot Width	9,000 s.f. or avg. of nbhd 75 feet or avg. of nbhd	149 feet
Lot Depth	120 feet or avg. of nbhd	264 feet
Lot coverage	25% (9,864 sq. ft.)	20.48% (8,082 sq. ft.)

**\* Variance Required**

## Primary Issues

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

Below are factors to weigh in considering this request:

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 street setback (as determined by the adjacent home).
2. The addition to the home is appropriate in size and scale for the lot.
3. The proposed addition will result in the closest front yard setback along Rolling Green Parkway.
4. An addition to the home can be constructed on the lot without need for a variance. There is an existing pool and patio behind the home and an attached garage south of the home, all of which can be removed or reconfigured for an addition to the back or south side of the home. The minimum setback from Interlachen right-of-way is 15 feet. The existing home is 53.6 feet from the south lot line along Interlachen Boulevard.

- **Is the proposed variance justified?**

No. 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. Given the fact that the home can be constructed as proposed in a conforming location, staff does not believe the variance is justified. There are no conditions unique to the property that poses a practical difficulty in meeting the ordinance.

**Minnesota Statutes 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 that the proposed location of the addition can be reasonably accommodated in a conforming location. The applicant could locate the addition on the lot to meet all setback requirements.

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

The unique circumstance is that the existing home is the closest to Rolling Green Parkway on the block. Much of the existing home overlaps the front yard setback.

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

Yes. The addition may alter the essential character of the neighborhood. The proposed addition will be even closer than the existing nonconforming home to the street. The existing home is currently the closest home to Rolling Green Parkway.

**Staff Recommendation**

Deny the requested Variance based on the following findings:

1. The location of the existing home is the closest to the street along the block.
2. The applicant could locate the addition on the lot to meet all setback requirements.
3. The practical difficulty in this instance is that the existing home is already too close to the front lot line.
4. The proposed home may alter the essential character of the neighborhood. The proposed addition will reduce an already nonconforming front yard setback that is closer to the street than any other home on the block.

**Deadline for a City Decision: December 21, 2014**



**DATE:** November 4, 2014

**TO:** Cary Teague – Planning Director

**CC:** David Fisher – Building Official  
Ross Bintner P.E. - Environmental Engineer

**FROM:** Charles Gerck EIT – Engineering Technician

**RE: 4917 Rolling Green Parkway - 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 relevant ordinance sections. 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.

#### *Summary of Review*

Engineering has no concerns with the plans as submitted. The existing and proposed drainage plan, as detailed on the “Storm Water Management and Erosion Control plan” dated 10/08/2014, does not affect nearby private property and will not negatively impact city infrastructure.

#### *Grading and Drainage*

Minor grading is proposed, existing and proposed drainage plan does not affect nearby private property.

##### Existing Site Conditions

The existing grading allows for drainage away from the home on all sides. On the west and southwest sides of the home the grading directs the drainage to Rolling Green Parkway. The east, north and northwest sides of the home drain to the rear yard. The south side of the home drains to Interlachen Boulevard.

##### Proposed Site Conditions

The proposed grading changes the existing grading minimally and will closely mimic existing site conditions. The additional runoff created by the proposed addition will be directed to the rear yard via swale and collected in a rain garden located in the northeast corner of the lot. The rain garden is designed to capture the additional run-off created by the proposed addition and provides for underground storage and infiltration into the soil. The grading will not affect nearby private property and will not negatively impact city infrastructure.

#### *Erosion and Sediment Control*

No concerns

#### *Street and Curb Cut*

No concerns

#### *Water and Sanitary Utilities*

No concerns

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### **ENGINEERING DEPARTMENT**

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



# VARIANCE APPLICATION

CASE NUMBER B-14-21 DATE 10/21/2014  
FEE PAID ✓ 350.00

City of Edina Planning Department \* [www.cityofedina.com](http://www.cityofedina.com)  
4801 West Fiftieth Street \* Edina, MN 55424 \* (952) 826-0369 \*  
fax (952) 826-0389

FEE: RES - \$350.00 NON-RES - \$600.00

### APPLICANT:

NAME: Dale and Elizabeth Erickson (Signature required on back page)  
ADDRESS: 4917 Rolling Green Parkway PHONE: 952-582-4969  
EMAIL: msdoublek@aol.com (Elizabeth)

### PROPERTY OWNER:

NAME: Same as above. (Signature required on back page)  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

### LEGAL DESCRIPTION OF PROPERTY (written and electronic form):

\*\*You must provide a full legal description. If more space is needed, please use a separate sheet.  
Note: The County may not accept the resolution approving your project if the legal description does not match their records. This may delay your project.

PROPERTY ADDRESS: 4917 Rolling Green Parkway  
PRESENT ZONING: R-1 P.I.D.# \_\_\_\_\_

EXPLANATION OF REQUEST: Attached

PLANNING DEPARTMENT  
OCT 21 2014  
CITY OF EDINA

(Use reverse side or additional pages if necessary)

ARCHITECT: NAME: Charles L. Egberg PHONE: 763-786-6069  
EMAIL: segberg56@msn.com  
SURVEYOR: NAME: James H. Parker PHONE: 952-474-7964  
EMAIL: Mimi@adv.sur.com

Minnesota Statutes and Edina Ordinances require that the following conditions must be satisfied affirmatively. Please fully explain your answers using additional sheets of paper as necessary.

The Proposed Variance will:

YES

NO

Relieve practical difficulties in complying with the zoning ordinance and that the use is reasonable

*Please see attached explanation.*

Correct extraordinary circumstances applicable to this property but not applicable to other property in the vicinity or zoning district

*Please see attached explanation.*

Be in harmony with the general purposes and intent of the zoning ordinance

*Please see attached explanation.*

Not alter the essential Character of a neighborhood

*Please see attached explanation*

PLANNING DEPARTMENT  
OCT 21 2014

CITY OF EDINA

**EXPLANATION OF REQUEST:**

Your applicants have owned the above-noted property since January of 2013. The objective is to create an additional bedroom on the main floor of the home. The main floor currently contains one master bedroom and a den with a full bath. Your applicant's daughters, five and seven years old, currently share the den as a bedroom. Bedrooms exist in the basement, however, and despite mitigation; radon gas is present in the basement. For this reason, as well as the general safety and desire for close proximity to the children, your applicants are requesting a variance to allow for an addition to the northwest corner of the home in order to accommodate a second bedroom on the main floor.

Other options have been extensively explored with two separate architects, a designer and two builders, but either involve the addition of a second story to the home or variance requests, such as is presently submitted. The former are considerably more expensive and complicated than the design provided to you in the latter; this variance request. Based upon the unique configuration of the home, the proposed design, requiring a variance, provides the best solution for our family.

If the variance is granted, the addition will protrude just beyond the current footprint of the home toward Rolling Green Parkway. Although extending the home toward the street, the addition ought to make the home more aesthetically pleasing from Rolling Green Parkway and, based upon the contour of the land, landscaping and current design of the neighboring homes, will not hinder, obstruct or be unsightly in terms of any neighbors' current views.

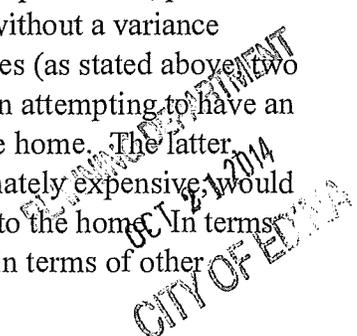
**The proposed variance will:**

**Relieve practical difficulties in complying with the zoning ordinance and that the use is reasonable.**

In answering yes, it is your applicant's position that the granting of this variance request is reasonable; that practical difficulties presented will be relieved. All other options explored to create an additional bedroom on the main floor either require additional variances, would be not cost effective or fit with the existing architecture of the home. Again, adding a bedroom to the main floor allows for rooms for children, seven and five years old, to be located on the main floor of the dwelling rather than the basement, which despite mitigation, has radon gas present.

**Correct extraordinary circumstances applicable to this property but not applicable to other property in the vicinity or zoning district.**

In answering yes, it is our position that this home, in its design and placement, presents extremely little opportunity to add an additional room on the main floor without a variance granted by the City of Edina. A considerable amount of time and resources (as stated above, two architects, a professional designer and two builders) have been involved in attempting to have an additional bedroom added to the main floor or to add a second story to the home. The latter based upon the unique design and layout of the home proves to be inordinately expensive would alter the design character of the home and require a much larger addition to the home. In terms of the circumstances being extraordinary, your applicants cannot expand in terms of other



property in the vicinity other than it is assumed that radon is an issue throughout many parts of Edina. As stated above, this home, although mitigated, has radon indicated in the basement level, the primary reason for creating an additional bedroom on the main floor.

**Be in harmony with the general purposes and intent of the zoning ordinance.**

In answering yes to this question, your applicants believe the variance to be in harmony with the intent of the ordinance. This variance request is for the home to extend a few feet further than the existing structure; and only for a small portion of the home. Every other aspect of the home and the home site are in harmony with all ordinances.

**Not alter the essential character of a neighborhood.**

It is the opinion of your applicants that the proposed variance will not alter the essential character of the neighborhood. The surrounding homes are beautiful and unique. The current appearance of the home from Rolling Green Parkway is diminutive. The addition for which a variance is being requested will maintain the style and beauty of the dwelling; only slightly increasing the size of the main floor out toward Rolling Green Parkway. The addition will actually make the property more appealing from Rolling Green Parkway. Based upon the land contours and visibility of the portion that is hoped to be expanded, it should not be unsightly or obtrusive to any of the neighbors, and again; it should look more appealing than the current structure.

PLANNING DEPARTMENT  
OCT 21 2014  
CITY OF EDINA

## Kris Aaker

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**From:** Kiki Erickson <msdoublek@aol.com>  
**Sent:** Tuesday, October 28, 2014 9:33 AM  
**To:** Kris Aaker  
**Cc:** segberg56@msn.com  
**Subject:** Re: Variance request for 4917 Rolling Green

Kris,

We have plans to meet with our neighbors next week to show them the blueprints. They are aware of the fact we have applied to get a variance, and I have made them aware of the meeting on November 12th.

To the best of our knowledge, the only landscaping that will be changing are some ornamental shrubs near our home. No major trees will be changing, with the exception of possibly some branch trimming.

Thank you,  
Elizabeth Erickson

Sent from my iPhone

On Oct 24, 2014, at 2:39 PM, Kris Aaker <[KAaker@EdinaMN.gov](mailto:KAaker@EdinaMN.gov)> wrote:

**Kris Aaker, Assistant City Planner**  
952-826-0461 | Fax 952-826-0389  
<image002.gif> 4801 W. 50th St. | Edina, MN 55424  
[KAaker@EdinaMN.gov](mailto:KAaker@EdinaMN.gov) | [www.EdinaMN.gov/Planning](http://www.EdinaMN.gov/Planning)  
...For Living, Learning, Raising Families & Doing Business

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**From:** Kris Aaker  
**Sent:** Thursday, October 23, 2014 12:12 PM  
**To:** 'msdoublek@aol.com'  
**Subject:** Variance request for 4917 Rolling Green

Dear Dale and Elizabeth,  
A few questions regarding your variance application:

Are any trees or landscaping going to be removed or changed as a result of the addition?  
Have you shared the plans with your neighbors and what was their reaction, (to the north)?

Thank you,  
Kris

**Kris Aaker, Assistant City Planner**  
952-826-0461 | Fax 952-826-0389  
<image002.gif> 4801 W. 50th St. | Edina, MN 55424  
[KAaker@EdinaMN.gov](mailto:KAaker@EdinaMN.gov) | [www.EdinaMN.gov/Planning](http://www.EdinaMN.gov/Planning)  
...For Living, Learning, Raising Families & Doing Business

2. That the granting of the variance is in keeping with the spirit and intent of the ordinance.
3. Would not alter the essential character of the neighborhood.

"Practical Difficulties" means that:

1. The property in question cannot put to a reasonable use as allowed by the ordinance
2. The plight of the petitioner is due to circumstances unique to his/her property which were not created by the petitioner
3. The variance, if granted, will not alter the essential character of the property or its surroundings.

**\*\*Economic considerations alone shall not constitute an undue hardship if reasonable use for the petitioner's property exists under the terms of the ordinance.**

**Application:** Applications are submitted to the Planning Department. Offices are open Monday through Friday, 8 AM to 4:30 PM.

**Deadlines for Applications:** Applications need to be submitted at least **fifteen days** before the meeting. This allows the City of Edina time to notify surrounding property owners of the date of the hearing and details of the variance. It is helpful to submit the application as soon as possible to secure an early hearing position.

**Notice of Public Hearing:** Notice is mailed to all property owners (of record at City Hall) that are located within 200 feet of the site. Notice is mailed ten (10) days prior to the hearing. You are encouraged to contact adjacent or close owners and advise them of your proposal prior to the notice of the hearing. You may wish to provide statements of "no objection to the variance" from the nearby property owners.

**Meetings and Public Hearings:** Meetings of the Planning Commission are scheduled on the second and fourth Wednesday of each month. The meetings are held at 7:00 pm in the Edina City Hall Council Chambers, 4801 West 50<sup>th</sup> Street. ***Each meeting is limited to five variance cases on a first come, first serve basis.*** Additional requests are delayed until subsequent meetings. Meetings are formal public hearings with a staff report, comments from the proponent and comments from the audience. It is important the owner or a representative attend the meeting to answer questions.

**Staff Report:** After review of the drawings submitted and a visit to the site staff prepares a report. This report, along with any supporting drawings and materials, are sent to the Zoning Board in advance of the meetings. Board members may visit the site before the meeting. All plans, emails and written information are public information, and may be used in the staff report and distributed to the public.

**Board Membership:** The Planning Commission serves as the Zoning Board. Five members are required for a quorum.

**Decisions by the Planning Commission:** The Planning Commission may approve, deny or amend the variance request and establish conditions to ensure compliance or protect surrounding property owners. The Planning Commission generally makes a decision at the scheduled hearing. Occasionally, however, a continuance to another meeting may be necessary.

**Appeals:** Decisions of the Planning Commission are final unless appealed to the City Council in writing within 10 days. The proponents, any owner receiving notice of the hearing or the staff may appeal decisions. Appeals are rare and they can be time consuming because a new hearing is required before the full City Council. Appeals must be filed with the City Clerk.

**APPLICANT'S STATEMENT**

This application should be processed in my name, and I am the party whom the City should contact about this application. By signing this application, I certify that all fees, charges, utility bills, taxes, special assessments and other debts or obligations due to the City by me or for this property have been paid. I further certify that I am in compliance with all ordinance requirements and conditions regarding other City approvals that have been granted to me for any matter.

I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct.

Elizabeth Erickson  9/15/14  
Applicant's Signature Date

**OWNER'S STATEMENT**

I am the fee title owner of the above described property, and I agree to this application.

(If a corporation or partnership is the fee title holder, attach a resolution authorizing this application on behalf of the board of directors or partnership.)

Elizabeth Erickson  9/15/14  
Owner's Signature Date

**Note. Both signatures are required (if the owner is different than the applicant) before we can process the application, otherwise it is considered incomplete.**

PLANNING DEPARTMENT  
OCT 21 2014  
CITY OF EDINA

# Interactive Maps

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[About the data](#)

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**PID: 2911721130004**  
 4917 Rolling Green Pkwy  
 Edina, MN 55436

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**Owner/Taxpayer**

**Owner:** D S Erickson & E M Erickson  
 DALE S ERICKSON  
 ELIZABETH M ERICKSON

**Taxpayer:** 4917 ROLLING GREEN PKWY  
 EDINA MN 55436

**Tax District**

**School Dist:** 273  
**Sewer Dist:**  
**Watershed Dist:** 3

**Parcel**

**Parcel Area:** 0.91 acres  
 39,553 sq ft

**Torrens/Abstract:** Torrens  
**Addition:** Carlsons Park  
**Lot:** 005  
**Block:** 001  
**Metes & Bounds:**

**Tax Data (Payable 2014)**

---

Legend

---

Measure



*Side Location*

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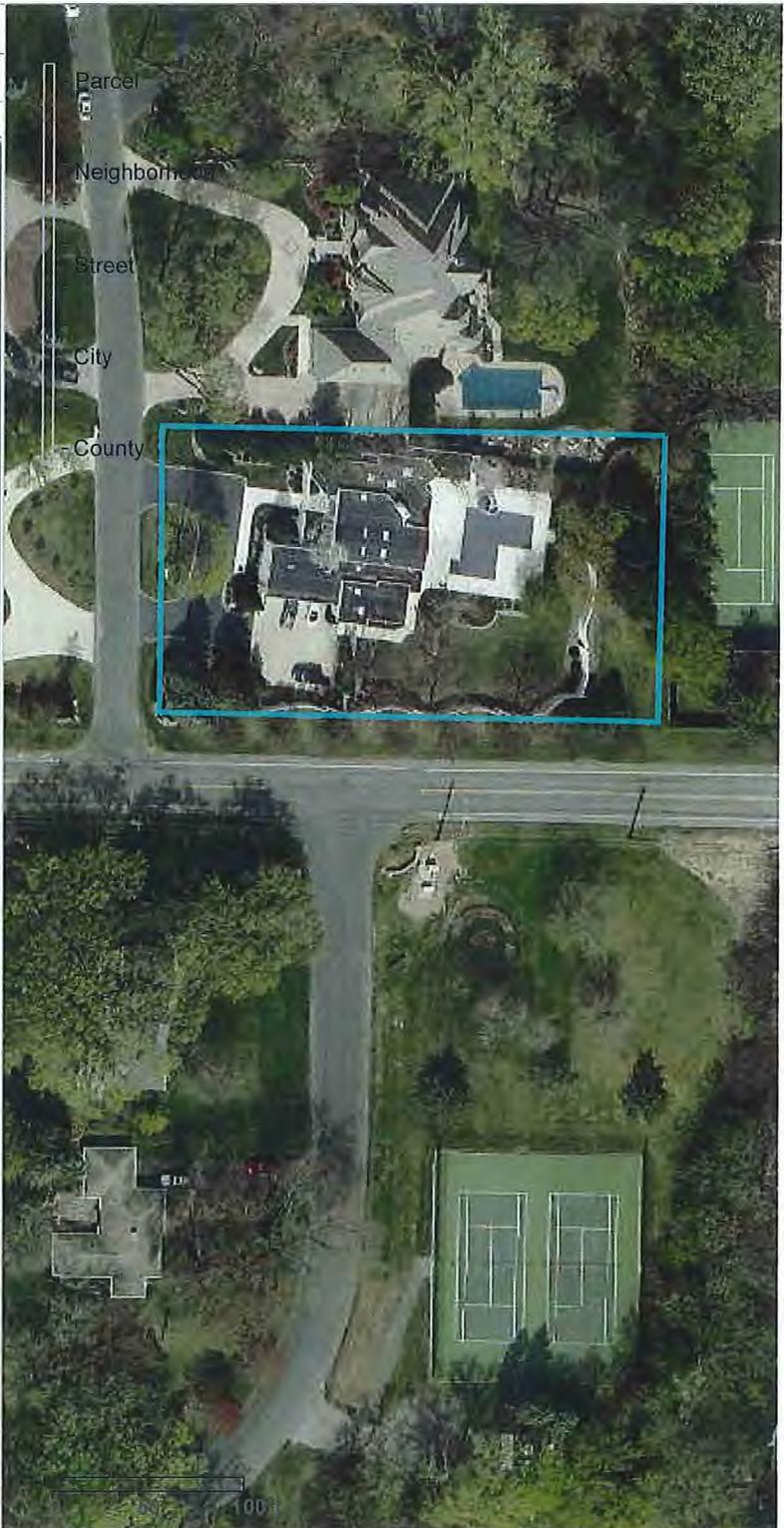
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*side location*



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**Lot:** 005

**Block:** 001

**Metes & Bounds:**

**Tax Data (Payable 2014)**

Legend

Measure



*AVERAGE FRONT YARD  
 SETBACK ALONG BLOCK = 77 FEET*

**SURVEY FOR: SCOTT ERICKSON**

**SURVEYED:** July, 2014 **DRAFTED:** August 5, 2014  
**SURVEYED:** August 6, 2014, to show revised coverage.

**LEGAL DESCRIPTION:**  
 Lot 5, Block 1, Carlson's Park, Hennepin County, Minnesota.

- SCOPE OF WORK & LIMITATIONS:**
1. Showing the length and direction of boundary lines of the above legal description. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct, and that any matters of record, such as easements, that you wish shown on the survey, have been shown.
  2. Showing the location of existing improvements we deemed important.
  3. Setting new monuments or verifying old monuments to mark the corners of the property.
  4. Showing elevations on the site at selected locations to give some indication of the topography of the site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site.

**STANDARD SYMBOLS & CONVENTIONS:**  
 "●" Denotes found iron monument, unless otherwise noted.

**CERTIFICATION:**  
 I hereby certify that this plan, specification, report or survey was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer and Licensed Land Surveyor under the laws of the state of Minnesota.

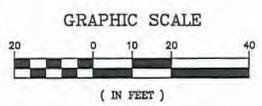
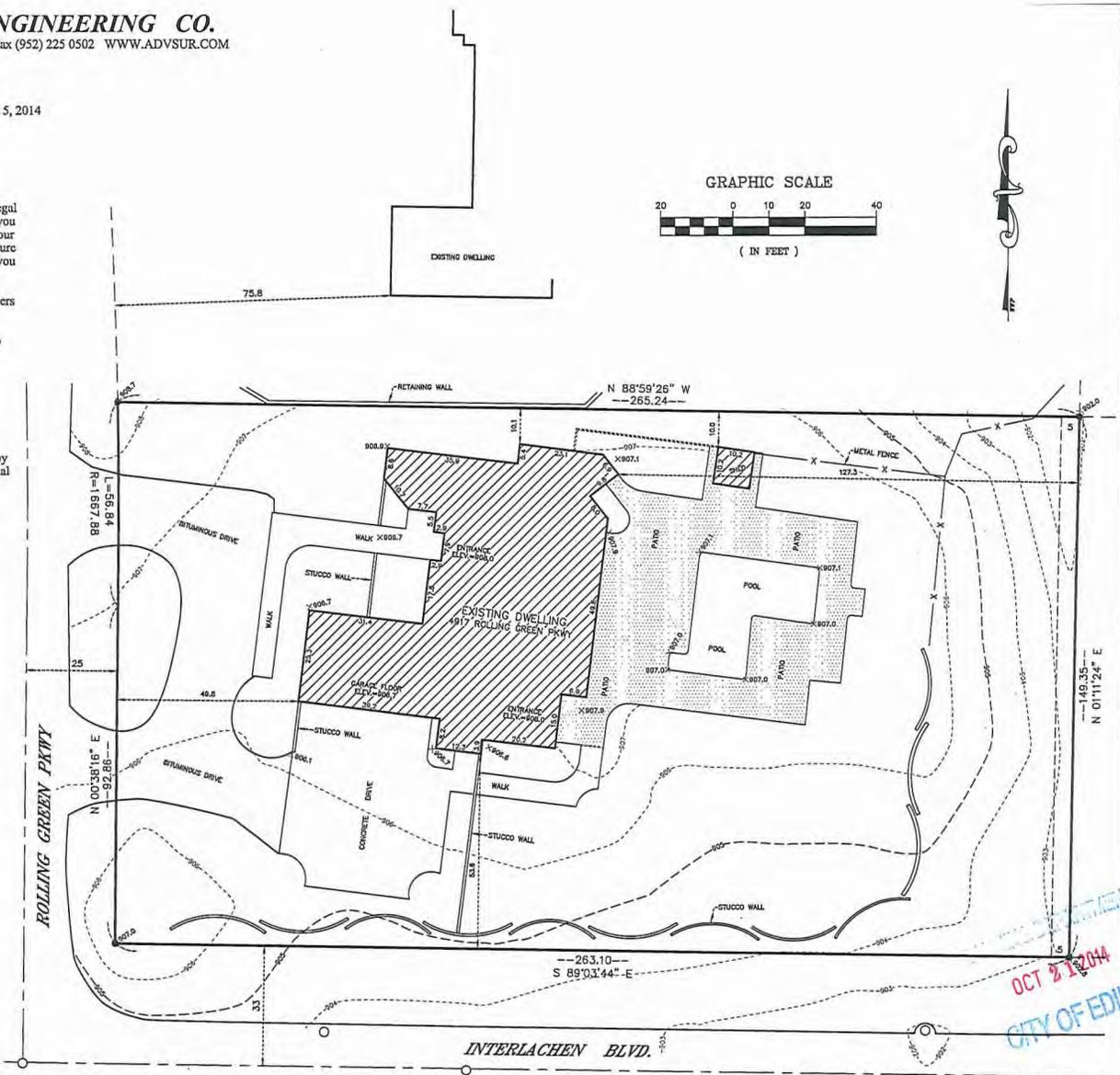
Signature: *James H. Parker* Typed Name: James H. Parker

Reg. No.: 9235

Date: August 5, 2014

BUILDING COVERAGE	
HOUSE	4,641 SQ. FT.
SHED	104 SQ. FT.
POOL PATIO	4,222 SQ. FT.
LOT	39,456 SQ. FT.
COVERAGE	22.7%

NOTE: COVERAGE DOES NOT INCLUDE DRIVEWAY OR WALKS. POOL PATIO IS LIMITED TO ADJACENT AREA AROUND POOL.



OCT 2 2014  
 CITY OF EDINA

CITY BENCHMARK #53  
 TOP NOT HYDRANT  
 ELEV. 480.74 N.A.S.D. 1928

**CERTIFICATE OF SURVEY EXISTING 140506 2014 10 15 A JP**

**SURVEY FOR: SCOTT ERICKSON**

SURVEYED: July, 2014 DRAFTED: August 5, 2014  
 SURVEYED: August 6, 2014, to show revised coverage.  
 SURVEYED: October 8, 2014, to show proposed improvements, grading drainage and erosion control.

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  - Showing the location of existing improvements we deemed important.
  - Setting new monuments or verifying old monuments to mark the corners of the property.
  - Showing elevations on the site at selected locations to give some indication of the topography of the site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site.
  - Showing your proposed addition, related improvements, grading, drainage and erosion control details for your review and approval and for the review and approval of such governmental agencies as may have jurisdiction over your project before you use this survey to make decisions.
  - We don't have information about the soils on this site but if they are sandy the design will work fine and if they are clayey, the swale area along the north line may be soggy after a rain at the 1% grade proposed. Let us know if the soils are clayey and we can suggest options to this plan to resolve that issue.

**STANDARD SYMBOLS & CONVENTIONS:**  
 \* Denotes found iron monument, unless otherwise noted.

**CERTIFICATION:**  
 I hereby certify that this plan, specification, report or survey was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer and Licensed Land Surveyor under the laws of the state of Minnesota.

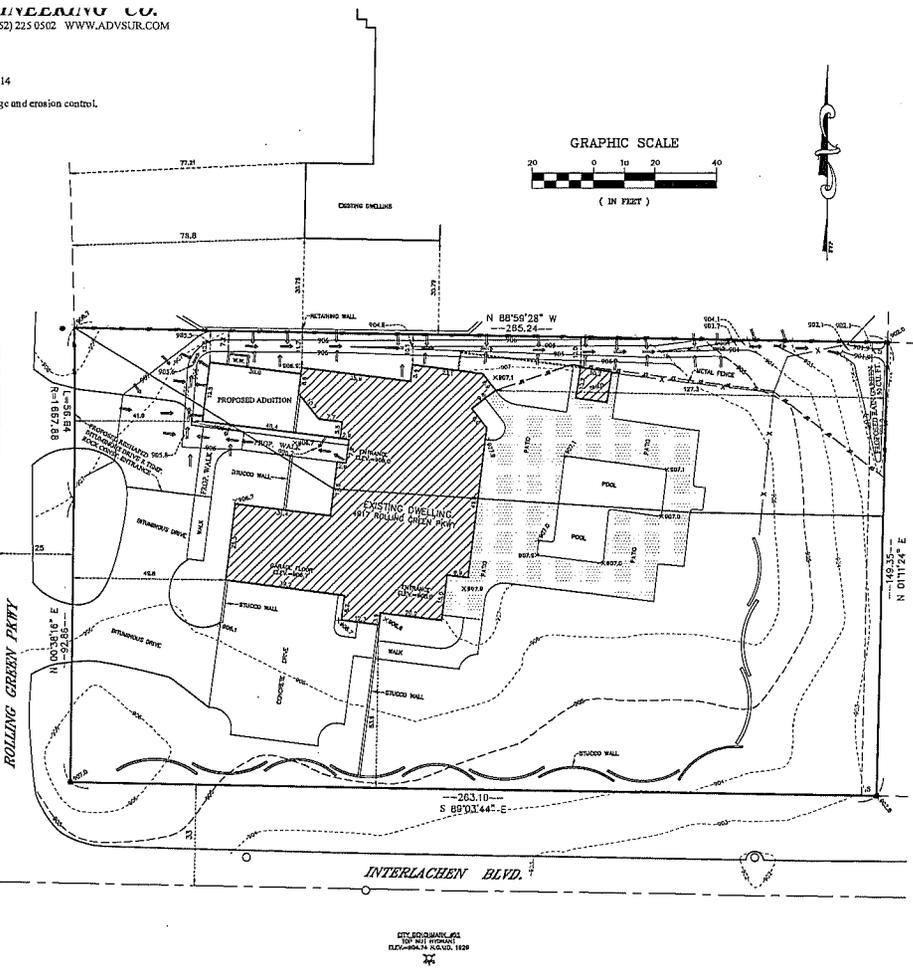
Signature: James H. Parker Typed Name: James H. Parker

Ref. No.: 9235

Date: October 8, 2014

**LEGEND**

- DENOTES EXISTING SPOT ELEVATION
- DENOTES PROPOSED SPOT ELEVATION
- DENOTES EXISTING CONTOUR LINE
- DENOTES PROPOSED CONTOUR LINE
- DENOTES PROPOSED STORM FLOW
- DENOTES PROPOSED SILT FENCE



EXISTING COVERAGE	PROPOSED COVERAGE
HOUSE 4641	HOUSE 4641
POOL & PATIO 4222	PROPOSED ADDITION 697
SHED 184	POOL & PATIO 4222
TOTAL STRUCTURAL COVERAGE 8967	SHED 184
LEIS PATIO ALLOWANCE -150	TOTAL STRUCTURAL COVERAGE 9664
STRUCTURAL COVERAGE LEIS 150 8617	LEIS PATIO ALLOWANCE -150
LEIS 39456	STRUCTURAL COVERAGE LEIS 150 9514
PERCENT STRUCTURAL COVERAGE 22.33%	LEIS 39456
DRIVEWAY CONCRETE 2891	PERCENT STRUCTURAL COVERAGE 24.11%
DRIVEWAY ASPHALT 2916	DRIVEWAY CONCRETE 2891
STOCKED WALLS 246	DRIVEWAY BIT. REMAINING 1834
WALKS 461	DRIVEWAY NEW BITUMINOUS RESHAPE 1044
NON STRUCTURAL HARDWARE 6124	WALKS 461
TOTAL HARDWARE & IMPROVEMENTS 39,274	STOCKED WALLS 246
	WALKS 461
	TOTAL HARDWARE & IMPROVEMENTS 15624
	% IMPROVEMENTS 39.65%

**STORM WATER CALCULATIONS**

WATERSHED PRIMITIVE TO NE CORNER LOT = 12,135 SQ. FT. OR 0.279 ACRES

WEIGHTED AVERAGE RUNOFF COEFFICIENT CALCULATION:

GEOMETRIC PROJECT 36,278 X .95 + (1 - 39,474) X .35 = 0.588

APRCA PROJECT 39,641 X .95 + (1 - 39,641) X .35 = 0.588

S = TRAVEL OF STORM WATER FROM REMOTE TO DESTINATION = 265

C = SLOPE OF FLOW = (184.7 - 182.81)/265 = .0075

D = MANNING'S COEFFICIENT = 0.4 (GRASS)

TC = TIME OF CONCENTRATION FROM WATERSHED = 17 MINUTES

I = RAINFALL INTENSITY (184 YEAR EVENT) = 6 IN/HR

Q = FLOW TO NE CORNER OF LOT

BEFORE D = CIA (RATIONAL FORMULA) = .580 X 6 X .279 = 9.971 CFS

AFTER .581 X 6 X .279 = 9.904 CFS

PEAK SURFLOWS FLOW = .584 - .971 = .413 CFS

AVERAGE SURFLOWS FLOW = 1/2 X 0.413 = .207 CFS

.589 X .588 = 91.64 AND .586 X 6 = 3.5 IN/HR GIVES NO INCREASE AT 18 MINUTES

115 MIN. = 17 MIN. X 60 SEC./MIN. X .1068 CFS = 11.4 CFS TO BE STORED

NEGLECTIBLE AMOUNT BUT ABOUT 50 CUBIC YARDS OF STORAGE PROVIDED AT NE CORNER WITH SANDY BEAM FOR OUTFLOW TO FILTER.

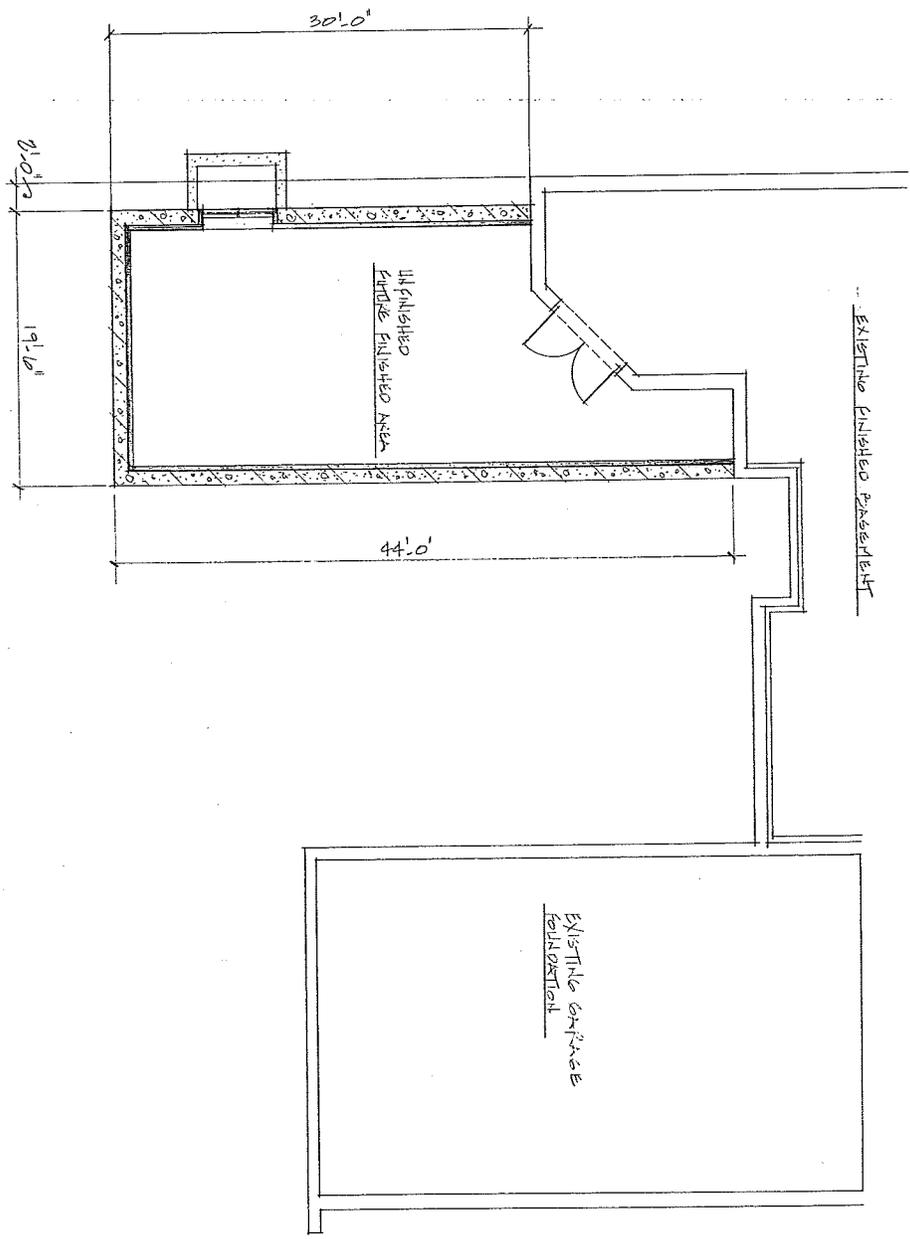
- BEFORE DEMOLITION AND GRADING BEGIN:**
- Install silt fence around the perimeter of the construction area as shown on this plan.
  - Install inlet protection at inlets to the storm sewer system that receive storm water from areas not disturbed on this site using Inlet Protection Top Slab Model 27 (fits rough opening for 24" inlet), Inlet Drain Top Slab Model RO 27 (fits rough opening for 27" inlet), or Road Drain Top Slab Model CR 3057 (fits opening with 24" to 27" dimensions) manufactured by WIMCO, 799 The Drive, Shakopee, MN 55379, Phone (952) 231-2055.
  - Sediment control measures must remain in place until final stabilization has been established and they shall be removed. Sediment controls may be removed to accommodate short term construction activity but must be replaced before the next rain.
  - A temporary rock construction entrance shall be established at each access point to the site and a 6 inch layer of 1 to 2 inch rock extending at least 50 feet from the street into the site and shall be impregnated with permeable geotextile fabric. The entrance shall be maintained during construction by top dressing or washing to prevent tracking of flow of sediments onto public streets, walks or alleys. Potential entrances that are not so protected shall be closed by fencing to prevent unsupervised exit from the site.

- DURING CONSTRUCTION:**
- When dirt stockpiles have been created, a double row of silt fence shall be placed to prevent escape of sediment laden runoff and if the piles or other disturbed areas are to remain in place for more than 14 days, they shall be seeded with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lbs/acre followed by covering with spray mulch.
  - A dumpster shall be placed on the site for prompt disposal of construction debris. These dumpsters shall be serviced regularly to prevent overflowing and blowing onto adjacent properties. Disposal of solid wastes from the site shall be in accordance with Minnesota Pollution Control Agency requirements.
  - A separate container shall be placed for disposal of hazardous waste. Hazardous wastes shall be disposed of in accordance with MPCA requirements.
  - Concrete truck washout shall be in the plastic lined ditch shown on this plan for "CONCRETE WASHOUT" and disposal of washings as solid waste.
  - Sediment control devices shall be regularly inspected and after major rainfall events and shall be cleaned and repaired as necessary to provide downstream protection.
  - Streets, alleys, sidewalks and other public ways shall be inspected daily and if litter or soils has been deposited it shall promptly be removed. The contact person for this site is Scott Erickson; 612.833.7660; [scott@advvsur.com](mailto:scott@advvsur.com)
  - If necessary, vehicles, that have mud on their wheels, shall be cleaned before exiting the site in the rock entrance area.
  - Moisture shall be applied to disturbed areas to control dust as needed.
  - Perennial toilet facilities shall be placed on site for use by workers and shall be properly maintained.
  - If it becomes necessary to pump the excavation during construction, pump discharge shall be into the stockpile areas so that the double silt fence around these areas can filter the water before it leaves the site.
  - Temporary erosion control shall be installed no later than 14 days after the site is first disturbed and shall consist of broadcast seeding with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lbs/acre followed by covering with spray mulch.

- SITE WORK COMPLETION:**
- When final grading has been completed but before placement of seed or soil an "as built" survey shall be done per Edina's requirements to ensure that grading was properly done.
  - When any remedial grading has been completed, soil or seeding shall be completed including any erosion control blankets for steep areas.
  - When turf is established, silt fence and inlet protection and other erosion control devices shall be disposed of and adjacent streets, alleys and walks shall be cleaned as needed to deliver a site that is erosion resistant and clean.

**STORM WATER MANAGEMENT AND EROSION CONTROL PLAN 140731 2014 10 08 A JP**



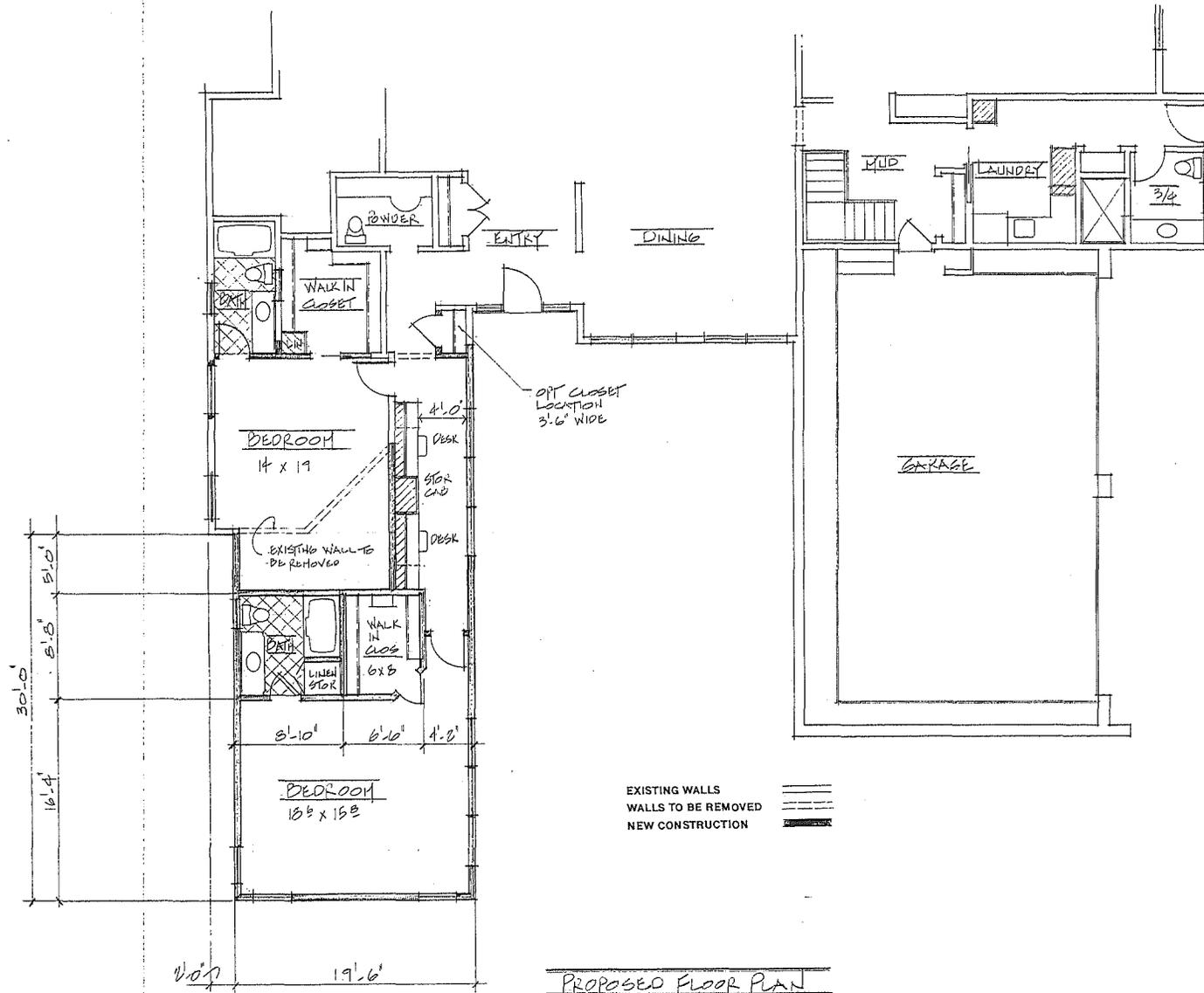


**FOUNDATION PLAN**  
1/4"

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REVISIONS:


SHEET NUMBER: OF SHEETS: PLAN NUMBER:	<b>HOME PLANNING ASSOCIATES INC.</b> 8329 CENTRAL AVENUE NE SPRING LAKE PARK, MINNESOTA 55432 (763) 786-6069 SPRING LAKE PARK LUMBER BLDG	<b>KIKI AND SCOTT ERICKSON</b> 4917 ROLLING GREEN PARKWAY EDINA, MINNESOTA	PLATFORM:	
			DATE:	TO FT:



PROPOSED FLOOR PLAN

1/4" = 1'-0" 701 SQ. FOOT. ADDITION

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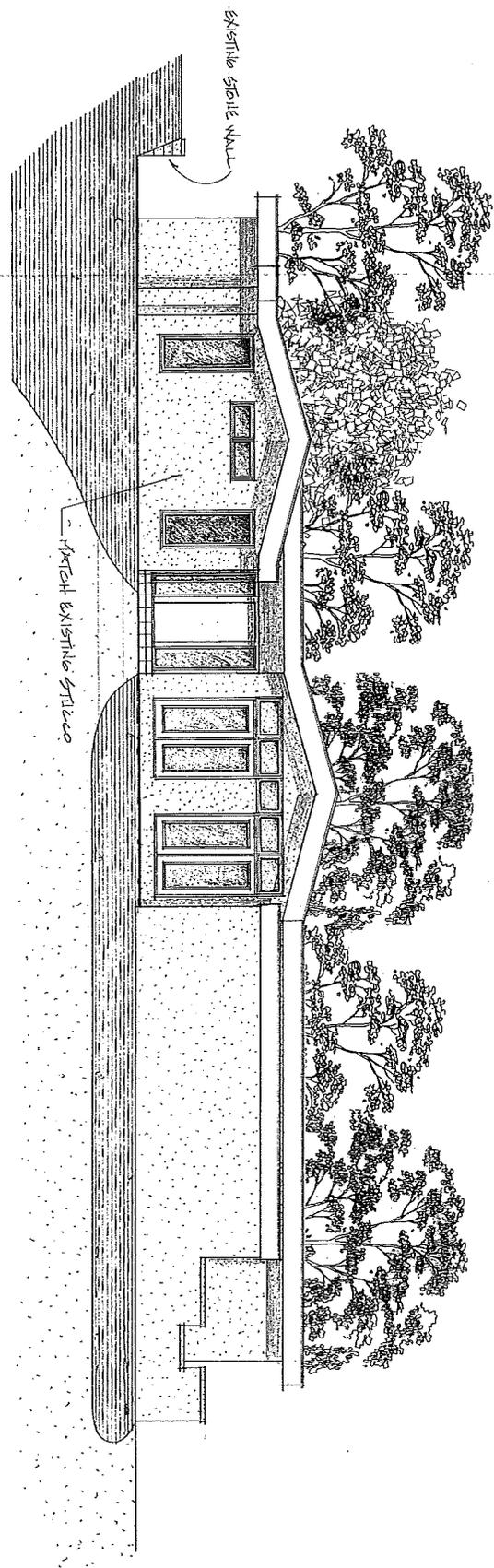
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SHEET NUMBER	112-2
OF SHEETS	2
PLAN NUMBER	

TV-RATES: \_\_\_\_\_  
 POIL: \_\_\_\_\_  
 50 FT.

**KIRI AND SCOTT ERICKSON**  
 4937 ROLLING GREEN PARKWAY  
 EDINA, MINNESOTA

**HOME PLANNING ASSOCIATES INC.**  
 8523 CENTRAL AVENUE NE  
 SPRING LAKE PARK, MINNESOTA 55432  
 (612) 796-6066  
 SPRING LAKE PARK LUMBER BLDG



FRONT ELEVATION  
1/4"

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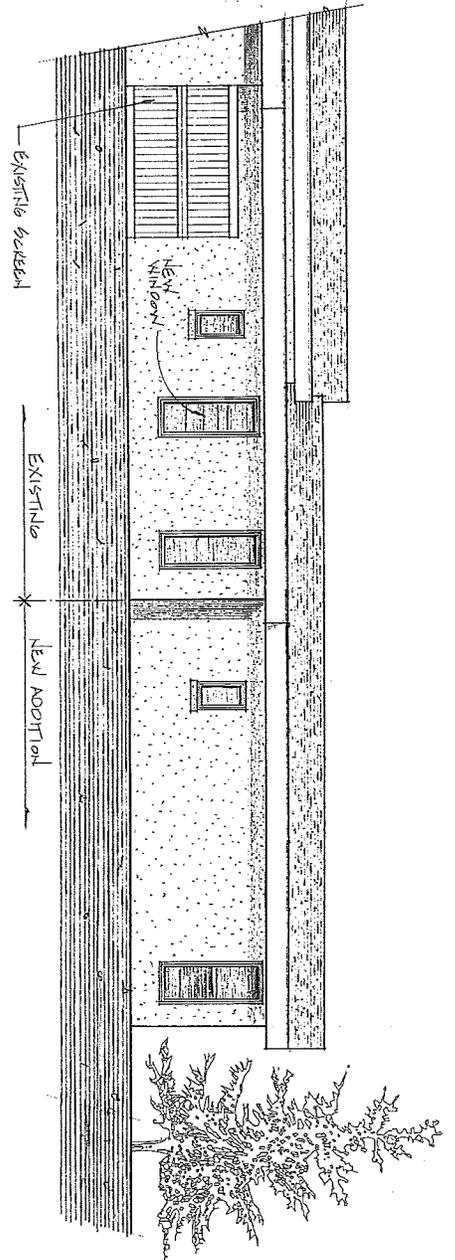
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SHEET NO. 1 OF 1  
 DATE: 1/1/2024  
 DRAWN BY: [Signature]

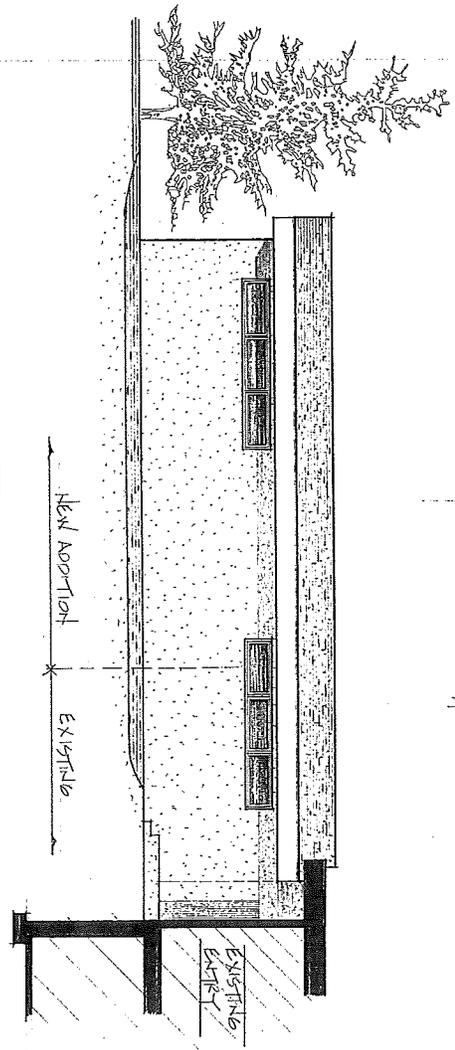
**HOME PLANNING ASSOCIATES INC.**  
 8225 CENTRAL AVENUE NE  
 SPRING LAKE PARK, MINNESOTA 55432  
 (763) 786-6069  
 SPRING LAKE PARK LUMBER BLDG

**KIKI AND SCOTT ERICKSDN**  
 4917 ROLLING GREEN PARKWAY  
 EDINA, MINNESOTA

PLAN NO.:  
 DATE:  
 50 FT.



NORTH SIDE ELEVATION  
1/4"



ENTRY SIDE ELEVATION  
1/4"

NOTICE: THESE PLANS AND SPECIFICATIONS REQUIRE FOR THE USE OF THE SERVICES OF A LICENSED ARCHITECT OR ENGINEER IN THE STATE OF MINNESOTA. THE ARCHITECT OR ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION.

REVISIONS:

SHEET NUMBER:  
OF SHEETS:  
PLAN NUMBER:

**HOME PLANNING ASSOCIATES INC.**  
8328 CENTRAL AVENUE NE  
SPRING LAKE PARK, MINNESOTA 55432  
(763) 788-0088  
SPRING LAKE PARK LUMBER BLDG

**KIKI AND SCOTT ERICKSON**  
4917 ROLLING GREEN PARKWAY  
EDINA, MINNESOTA

FLUSH FOR:  
DATE: SQ FT:

