



PLANNING COMMISSION STAFF REPORT

Originator Cary Teague Community Development Director	Meeting Date September 9, 2015	Agenda # VI.A.
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INFORMATION & BACKGROUND

Project Description

Ridge Creek Custom Homes on behalf of Sharon and Lee Harrison is proposing to subdivide the property at 6209 Crest Lane into two lots. (See property location on pages A1–A4.) The existing home would be torn down, and two new homes built on the new lots. Both lots would gain access off Crest Lane. (See applicant narrative and plans on pages A8–A16.) To accommodate the request the following is required:

1. A subdivision; and
2. Lot width width variances from 126 feet to 108 feet for each lot.

Within this neighborhood, the median lot area is 22,278 square feet, median lot depth is 176 feet, and the median lot width is 126. (See attached median calculations on pages A10–A13.) This is a neighborhood with varying lot sizes. The largest lots are closest to the subject property. The resulting lots would still be larger than most lots in the neighborhood. The narrow lots are located at the perimeter of the 500 foot neighborhood. (See page A6.) The proposed subdivision would re-establish the original plat of Valley View Heights. (See original plat on page A7.) When these lots were platted, they met the lot width requirement which was 75 feet at the time.

Surrounding Land Uses

The lots on all sides of the subject properties are single-family homes, zoned and guided low-density residential.

Existing Site Features

The existing site is located at the end of the Crest Lane cul-de-sac. Most of the homes are ramblers on wide lots within this cul-de-sac. There are mature trees in the rear yards of all the homes. (See page A4.)

Planning

Guide Plan designation: Single-dwelling residential
Zoning: R-1, Single-dwelling district

Lot Dimensions

	Area	Lot Width	Depth
REQUIRED	22,278 s.f.	126 feet	176 feet
Lot 1	27,071 s.f.	108 feet*	190 feet
Lot 2	29,153 s.f.	108 feet*	185 feet

* *Variance Required*

Grading/Drainage and Utilities

The city engineer has reviewed the proposed plans and found them generally acceptable. (See pages A17-A18.) Adequate drainage and utility easements are proposed along all the lot lines. The detailed grading plans would be reviewed by the city engineer at the time of a building permit application. A construction management plan will be required for the construction of the new homes. A Nine Mile Creek Watershed District permit would also be required.

Any approval of the subdivision would be conditioned all the items required in the city engineering memo and approval of the Nine Mile Creek Watershed District.

Park Dedication

As with all subdivision proposals, park dedication is required. Edina City Code requires a park dedication fee of \$5,000 for each additional lot created. Therefore a park dedication fee of \$5,000 would be required.

Primary Issue

- **Are the findings for a variance met?**

Yes. Staff believes that the findings for a variance are met with this proposal.

Per state law and 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. As demonstrated below, staff believes the proposal meets the variance standards, when applying the three conditions:

- a) *Will the proposal relieve practical difficulties that prevent a reasonable use from complying with the ordinance requirements?*

Yes. 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.

The practical difficulty is caused by previous property owner that combined two lots into one, after the original plat. The result is that this lot and the lot to the north are twice as large as the others on this block. This property was originally platted as two lots. (See original plat on page A7.) Also, since this property was originally platted, the lot width requirement changed from 75 feet to the median width of all lots within 500 feet. When the lots were originally platted they were code compliant.

The requested variances to split this lot are reasonable in the context of the immediate neighborhood. The existing lot and the lot to the northwest are both larger and wider than the first five lots on Crest Lane. The proposed subdivision would result in two lots more characteristic of the neighborhood and original plat. If the variances were denied, the applicant would be denied a subdivision of his property of which the lots would be the same or larger than existing lots on Crest Lane. (See pages A5–A6, which show lot area and lot width in that immediate neighborhood.)

The applicant is proposing to preserve the slopes and heavier vegetation and trees along south sides of these lots. There would be some evergreen and Maple trees removed with the new homes. Any trees removed outside of the new building footprints and driveways would have to be replaced per the new Tree Ordinance.

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

The condition of this oversized lot is generally unique to Crest Lane. The home to the northwest is also located on property that was originally platted as two lots. All other homes in the neighborhood were built within the original plat. The circumstance of the oversized lot was not created by the applicant.

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

No. The proposed improvements requested by the variance would not alter the essential character of the neighborhood. The neighborhood contains single family homes on large lots. The resulting subdivision would be for similar sized lots. The block does consist of rambler style homes. Most likely the new homes would be two stories, if the homes are typical of what is being built in this general area.

Staff Recommendation

Recommend that the City Council approve the proposed two lot subdivision of 6209 Crest Lane with lot width variances from 126 feet to 108 feet for each lot.

Approval is based on the following findings:

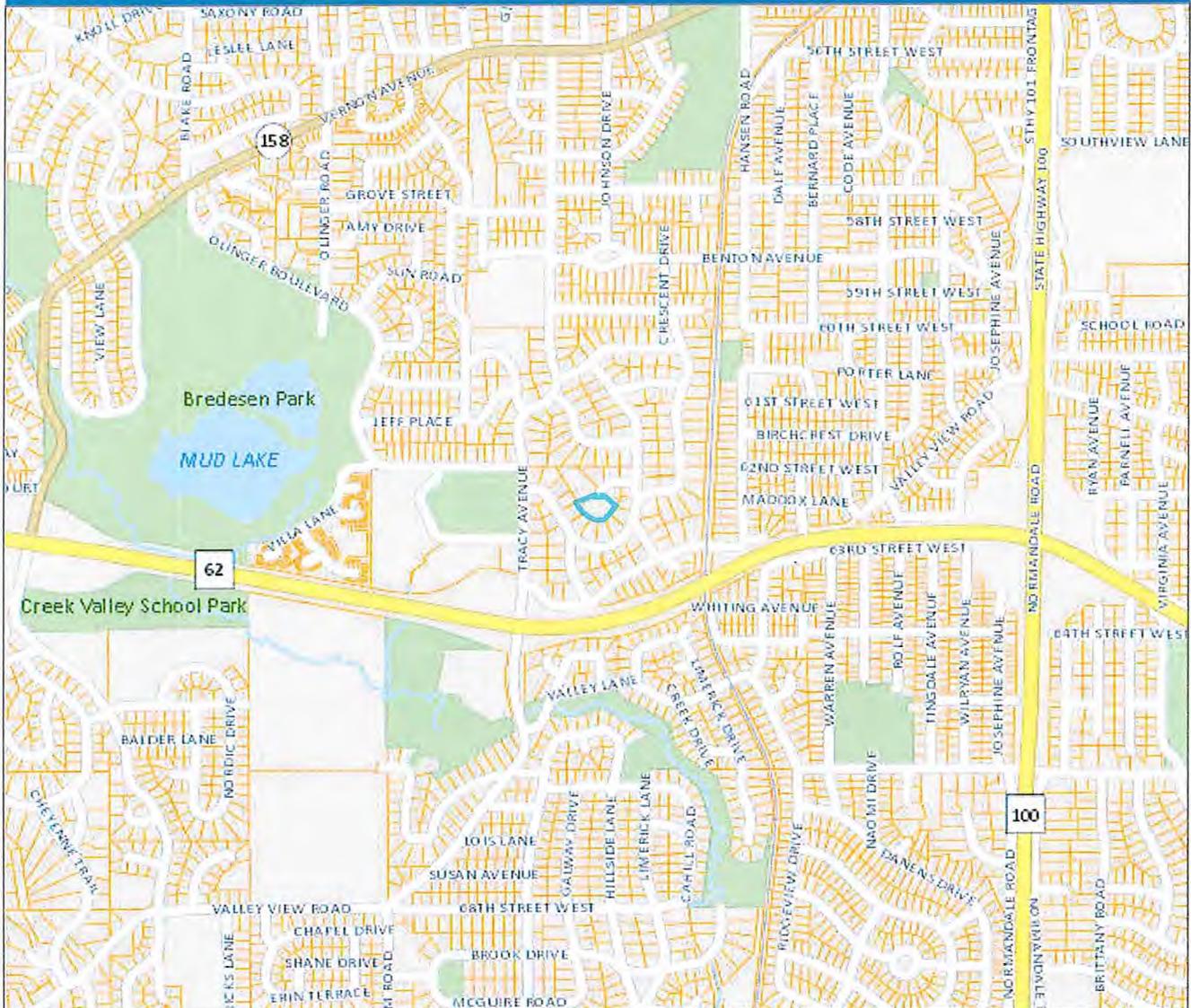
1. Except for the lot width variances, the proposal meets the required standards and ordinance for a subdivision.
2. The proposal is consistent with the existing lot sizes on Crest Lane.
3. The proposal restores the lot to the way it was originally platted as two lots in the Valley View Heights Plat.
4. The proposed lots were code compliant when they were originally platted. A 108-foot wide lot is wider than the general standard required width of 75 feet.
5. The 27,000+ square foot lots are larger than the general standard minimum lot area of 9,000 square feet.
5. The proposal meets the required standards for a variance, because:
 - a. The practical difficulty is caused by previous property owner that combined two lots into one, after the original plat. The result is that this lot and the lot to the north are twice as large as the others on this block. This property was originally platted as two lots, and at that time the lots were code compliant. The cities lot width requirement has since changed.
 - b. The requested variances are reasonable in the context of the immediate neighborhood and original plat.
 - c. The proposed subdivision would result in two lots more characteristic of the neighborhood.

- d. The variances would meet the intent of the ordinance because the proposed lots are of similar size to others in the neighborhood on Crest Lane.
- e. If the variances were denied, the applicant would be denied a use of his property, a 108-foot wide, 27,000+ square foot lot, which is common to the area.

Approval is subject to the following conditions:

- 1. The City must approve the final plat within one year of preliminary approval or receive a written application for a time extension or the preliminary approval will be void.
- 2. Park dedication fee of \$5,000 must be paid prior to release of the final plat.
- 3. Compliance with the conditions required by the engineering memo dated September 2, 2015.
- 5. Prior to issuance of a building permit, the following items must be submitted:
 - a. Submit evidence of Nine Mile Creek Watershed District approval. The City may require revisions to the preliminary plat to meet the district's requirements.
 - b. A curb-cut permit must be obtained from the Edina engineering department.
 - c. A grading plan subject to review and approval of the city engineer.
 - d. A construction management plan will be required for the construction of the new homes.
 - e. Utility hook-ups are subject to review of the city engineer.

Deadline for a City Decision: December 1, 2015



Parcel ID: 05-116-21-12-0042

Owner Name:

Parcel Address: 6209 Crest La Edina, MN 55436

Property Type: Residential

Home-stead: Homestead

Parcel Area: 1.3 acres 56,612 sq ft

A-T-B:

Market Total:

Tax Total:

Sale Price:

Sale Date:

Sale Code:

Map Scale: 1" ≈ 1600 ft.

Print Date: 8/31/2015

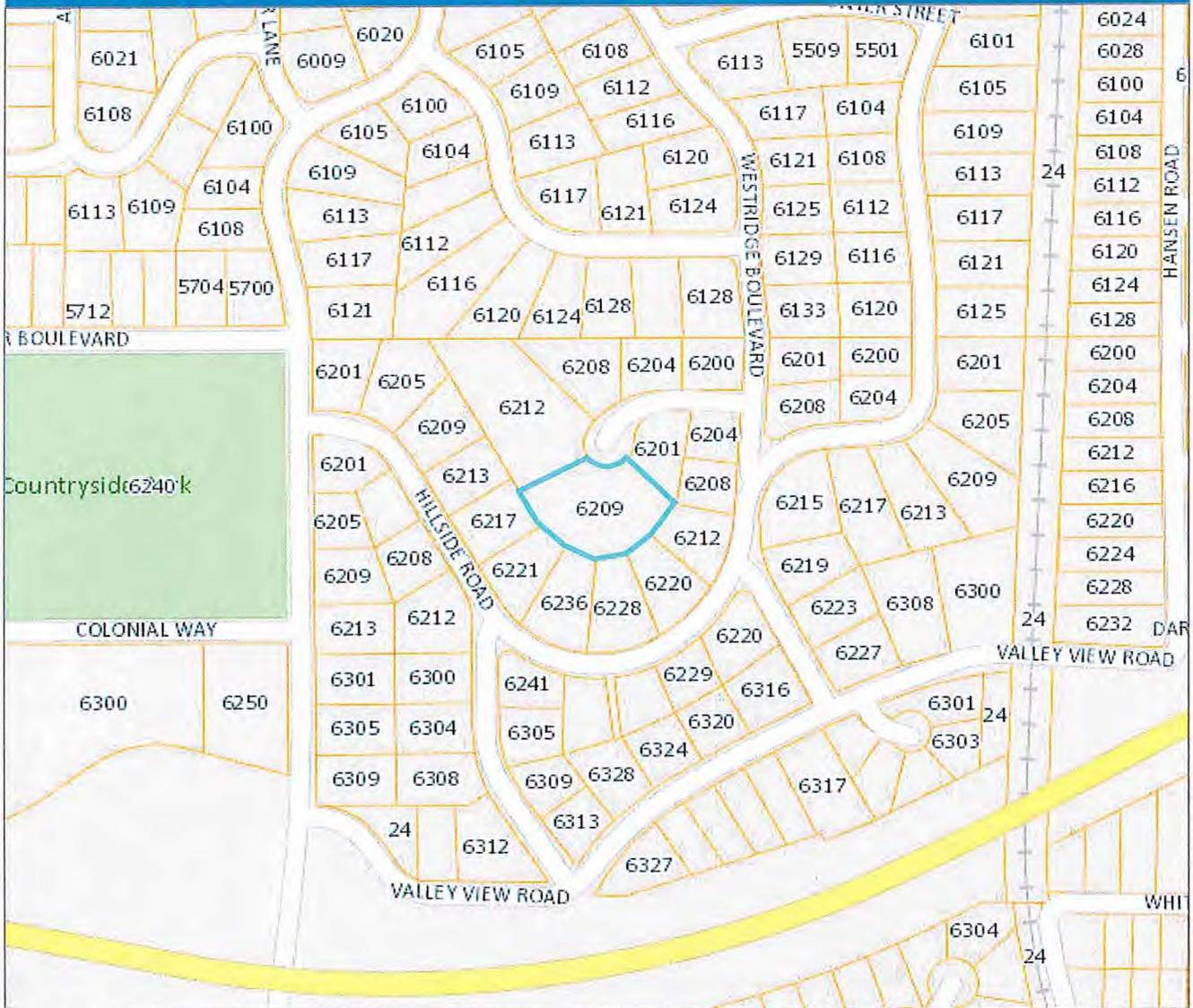


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A1



Parcel ID: 05-116-21-12-0042

Owner Name:

Parcel Address: 6209 Crest La
Edina, MN 55436

Property Type:

Home-stead:

Parcel Area: 1.3 acres
56,612 sq ft

A-T-B:

Market Total:

Tax Total:

Sale Price:

Sale Date:

Sale Code:

Map Scale: 1" ≈ 400 ft.
Print Date: 8/31/2015

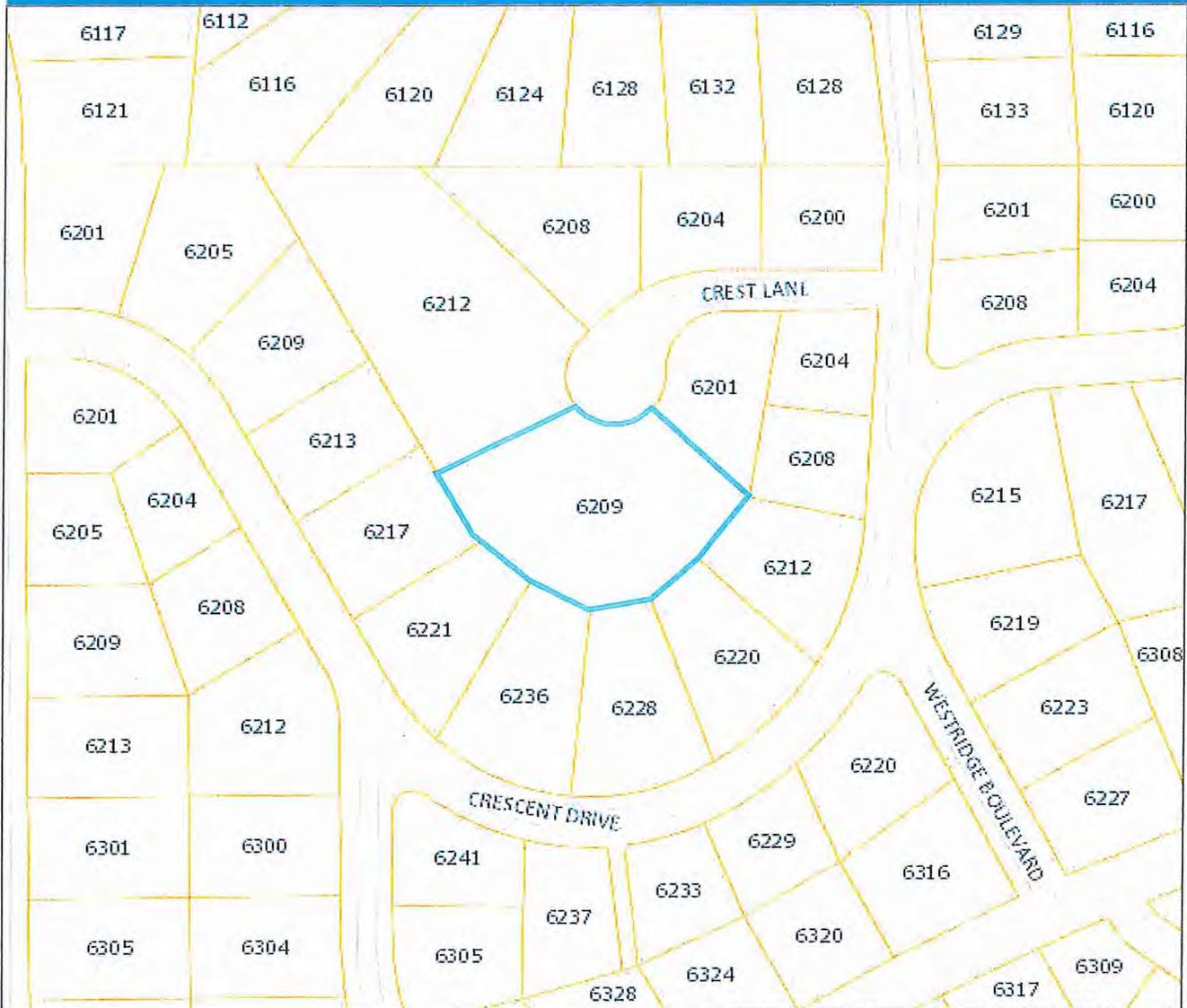


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A2



Parcel ID: 05-116-21-12-0042

Owner Name:

Parcel Address: 6209 Crest La Edina, MN 55436

Property Type:

Homestead:

Parcel Area: 1.3 acres 56,612 sq ft

A-T-B:

Market Total:

Tax Total:

Sale Price:

Sale Date:

Sale Code:

Map Scale: 1" ≈ 200 ft.

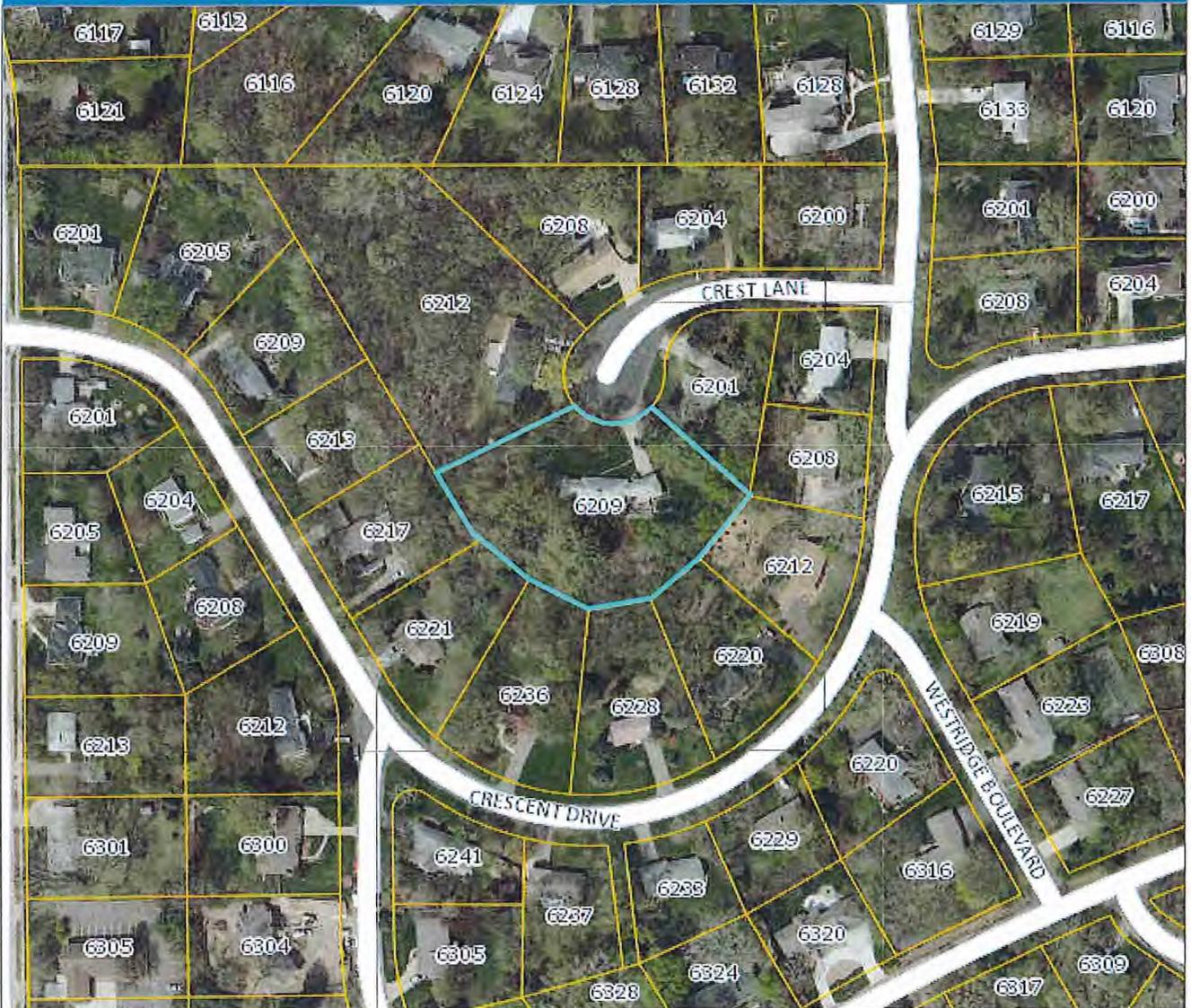
Print Date: 8/31/2015



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<p>Parcel ID: 05-116-21-12-0042</p>	<p>A-T-B:</p>	<p>Map Scale: 1" ≈ 200 ft. Print Date: 8/31/2015</p> 
<p>Owner Name:</p>	<p>Market Total:</p>	
<p>Parcel Address: 6209 Crest La Edina, MN 55436</p>	<p>Tax Total:</p>	
<p>Property Type:</p>	<p>Sale Price:</p>	
<p>Home-stead:</p>	<p>Sale Date:</p>	<p>This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.</p>
<p>Parcel Area: 1.3 acres 56,612 sq ft</p>	<p>Sale Code:</p>	<p>COPYRIGHT © HENNEPIN COUNTY 2015 </p>

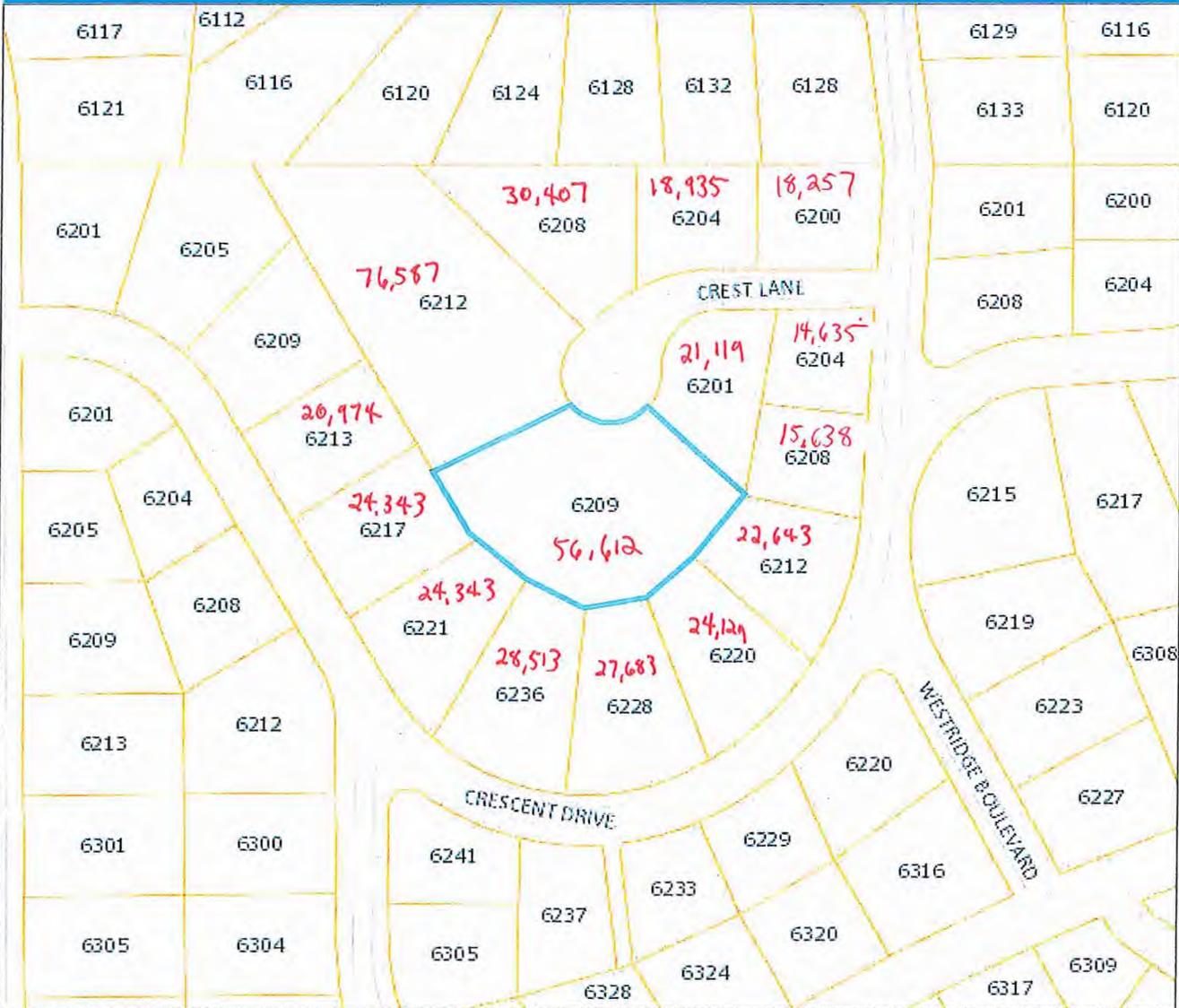
A4

LOT AREAS



Interactive
Maps

Property
Map



Parcel ID: 05-116-21-12-0042
 Owner Name:
 Parcel Address: 6209 Crest La, Edina, MN 55436
 Property Type: Residential
 Home-stead:
 Parcel Area: 1.3 acres, 56,612 sq ft

A-T-B:
 Market Total:
 Tax Total:
 Sale Price:
 Sale Date:
 Sale Code:

Map Scale: 1" ≈ 200 ft.
 Print Date: 8/31/2015



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 Think Green!

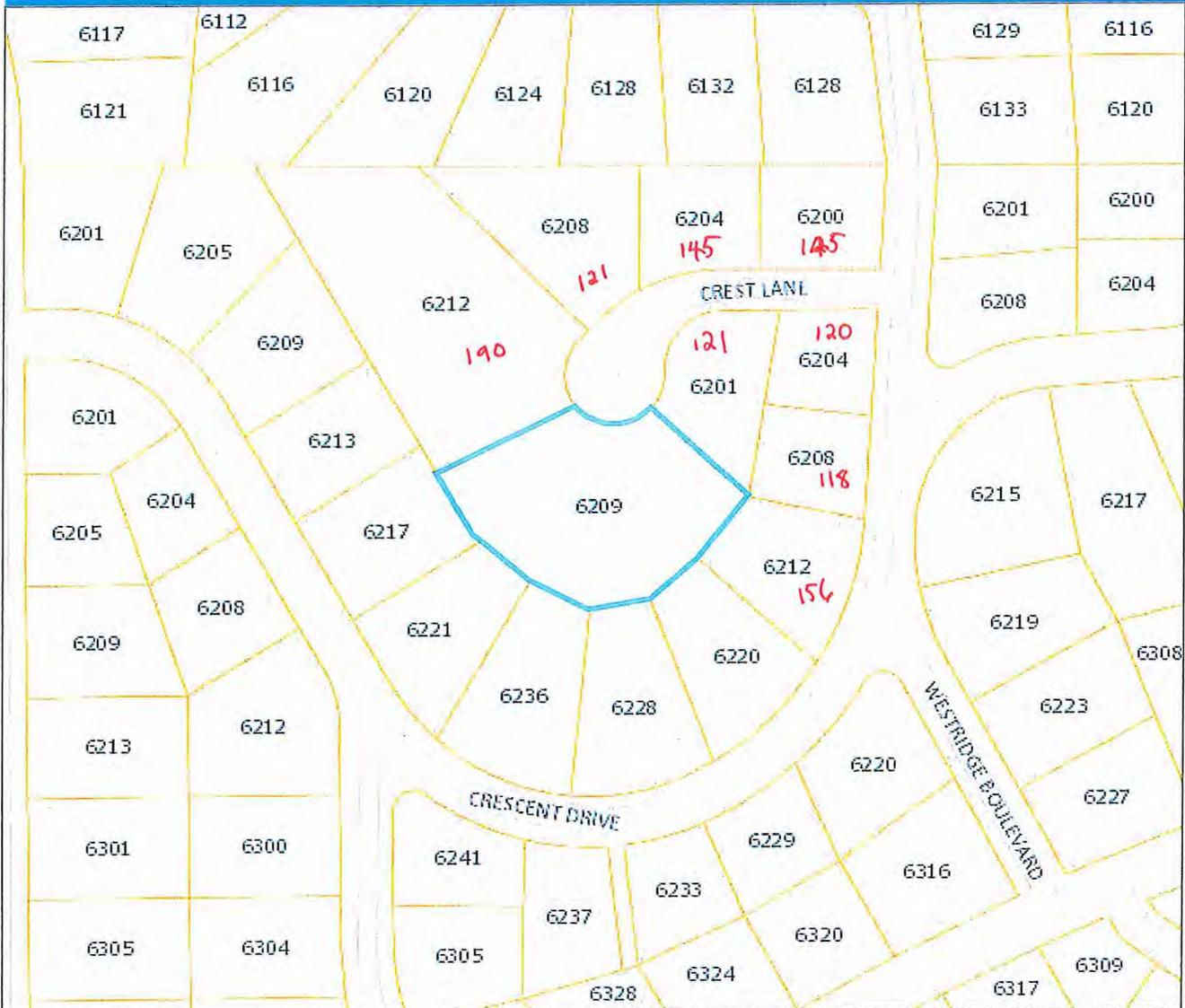
AS

LOT WIDTHS



Interactive
Maps

Property
Map



<p>Parcel ID: 05-116-21-12-0042</p> <p>Owner Name:</p> <p>Parcel Address: 6209 Crest La, Edina, MN 55436</p> <p>Property Type: Residential</p> <p>Home-stead:</p> <p>Parcel Area: 1.3 acres, 56,612 sq ft</p>	<p>A-T-B:</p> <p>Market Total:</p> <p>Tax Total:</p> <p>Sale Price:</p> <p>Sale Date:</p> <p>Sale Code:</p>	<p>Map Scale: 1" ≈ 200 ft.</p> <p>Print Date: 8/31/2015</p> <div style="text-align: right;">  </div> <p>This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.</p> <p>COPYRIGHT © HENNEPIN COUNTY 2015</p> <p style="text-align: right;"> Think Green!</p>
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AG

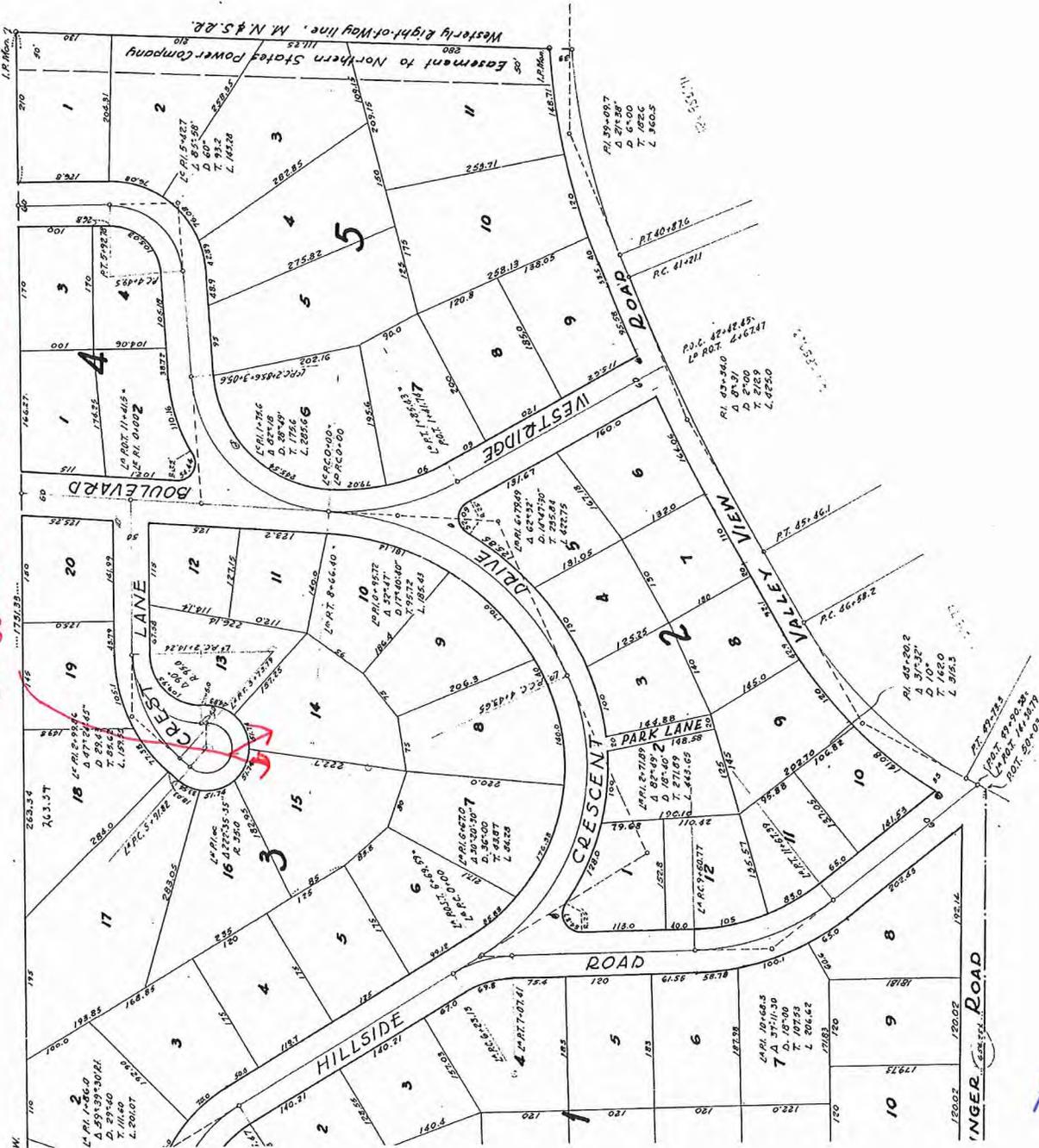
VALLEY VIE HEIGHTS. EDINA, MINNESOT

SCALE: 1in.=100 FT.

HUGH VINCENT FEEHAN - LANDSCAPE ARCHITECT
N.R. HANKINS, CIVIL ENGINEER.

ORIGINAL
PLAT

SUBJECT PROPERTY



A7

Project Narrative:

The variance that we are applying for is to split one property into two separate lots like the original platter intended. The legal descriptions includes two distinct different lots... Lot 14 and Lot 15 of Block 003. The original design called for this property to not exist in this large of a capacity.

The variance would deal with the fact that the width of the lot will be less than what the city currently requires. The new lots would still be larger than the average of the other lots in both square footage and in depth. The new lots will only be a tad shorter in width, and that's only because it is a unique cul-de-sac shape.

Variance Submission:

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

The difficulty is that it is a cul-de-sac lot, and the unique shape will not allow the lot to be reverted back to its original intent under current city regulations. It's reasonable for the property to be separated into two distinct lots. The original platter intended this property to be two separate lots. The other reasonable item about the lots will be that they will be just slightly shorter in width than the average of the other lots, not by much. The depth and the square footage of the new individual lots will be both much larger than the neighborhood average.

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

The extraordinary circumstance deals with the fact that the lot is a cul-de-sac lot. If it was not a pie shape there would be no problem with the division. It is a very unique shape to plat. This is the only dead end street in the surrounding neighborhood. Most of the other lots in the area are rectangular in shape. If the original platter had designed the area with more dead end cul-de-sacs, there would not be a problem with the width a tad smaller than current city regulation allows.

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

The lot, when split back to its original plan, will be in harmony more with the neighborhood than it currently sits. Currently it's much more than twice the size of the average of the other lots within a 500 ft radius. It is currently 56,224 SQFT and the average is 24,314 SQFT. Once split one, Lot 14 will revert back to 27,071 SQFT and Lot 15 will be 29,153 SQFT.

Not alter the essential character of a neighborhood: Yes

Overall character of the neighborhood will actually be better, because the lot will be reverted back to what the original developer had in mind. Instead of having one long Rambler at the end of the cul-de-sac, the lot will be split to the two original lots, the Rambler removed, and there will be two new properties that are much closer in size to the other lots that surround it.

Written Statement – Subdivision Request at 6209 Crest Lane

We propose to split the property located at 6209 Crest Lane in Edina into two separate lots. Currently the legal description is Valley View Heights, Block 003, Lots 14 and 15. As you can see from this the original design of the addition was to have two separate lots. We propose to revert this property back to its original plan of two separate lots.

The company is called Ridge Creek Custom Homes, we have been in business since 2005 but the owner Rob Eldridge has been in business for 20 years. He has had experience renovating, building new, developing and creating home that will last a lifetime. We do remodel jobs starting in the \$300's and build new homes all the way up to \$3Million+. We have been featured in multiple Luxury, Artisan Tours and the Parade of Homes countless times. We have even gained several awards for our work, including the Blend Award that is coveted by Minneapolis for building a home that blends into the neighborhood. We receive countless reviews from neighbors praising our outstanding efforts to minimize disruption during the building process and the fact that we are always there to fix any problems that may arise during the process.

We have done several other property splits similar to this. One of our first developments was in St. Louis Park that turned one piece of property into 5 separate lots. The development turned out beautiful and is located on Cobblecrest Ct, it is a great addition to the neighborhood. We are just finishing another development in Golden Valley at Triton Highlands, and we were involved in another property development over in Bryn Mawr of Minneapolis at 23 and 27 Washburn Ave S.

A development that we have done close to you is located over at 5820 & 5824 Brookview Ave in Edina. We just finished the last of the two homes that were built. With one older dilapidated house we built two new homes that have created a place for two new families to grow within the community. The properties are beautiful and fit in great will all the other development that is going on within that street and the general neighborhood.

PLANNING DEPARTMENT
AUG 06 2015
CITY OF EDINA

500 FT STUDY
 6209 Crest Lane, EDINA
 Harrison PROPERTY;
 VALLEY VIEW HEIGHTS, HENNEPIN COUNTY, MINNESOTA

7/21/2015
 By: Joshua Schneider,
 Acre Land Surveying, Inc.
 RLS#44655

<u>STREET</u>	<u>ADDRESS</u>	<u>NAME</u>	<u>LOT WIDTH (FT)</u>	<u>LOT DEPTH (FT)</u>	<u>LOT AREA (SF)</u>
Crescent Drive	6200	Giacomuzzi	89.7	170.2	15,266
Crescent Drive	6204	Bjerken	103.0	168.8	17,484
Crescent Drive	6208	De Hoog Living Trust	117.7	177.7	19,945
Crescent Drive	6213	Lowe & Ghelfi	97.6	275.5	31,857
Crescent Drive	6217	Granson	103.8	283.2	33,413
Crescent Drive	6220	Schluter	147.0	200.8	24,129
Crescent Drive	6228	Jachimowicz Et Al	158.4	221.0	27,683
Crescent Drive	6229	Homestead Partners, LLC	128.6	119.4	15,526
Crescent Drive	6233	Woodview Builders/Remodelers, LLC	115.5	127.2	15,323
Crescent Drive	6236	Strand	156.7	227.2	28,513
Crescent Drive	6237	Wenum	106.3	164.9	18,380
Crescent Drive	6241	Johnson	120.1	156.8	16,994
Crest Lane	6201	Ruzickz	121.2	173.9	21,119
Crest Lane	6204	G W Cleaveland Et Al Co-Trust	145.1	127.1	18,935
Crest Lane	6208	Willette	121.4	197.6	30,407
Crest Lane	6209	Harrison	300.5	222.0	56,612
Crest Lane	6212	MLS Acquisition LLC	190.3	268.3	76,587
Hillside Road	6201	Olson	126.3	171.5	23,718
Hillside Road	6204	Zenith Partnership LLC	138.8	114.4	15,832
Hillside Road	6205	Lamb	121.2	229.8	30,062
Hillside Road	6208	Turner	139.2	142.8	19,822
Hillside Road	6209	Olson	133.8	177.4	25,696
Hillside Road	6212	Lott	189.9	186.6	29,024
Hillside Road	6213	Petersen	119.8	175.0	20,974
Hillside Road	6217	Sandler	135.1	175.1	23,643
Hillside Road	6221	Robb	148.7	198.4	24,348
Hillside Road	6300	Videle	120.0	183.0	21,961
Hillside Road	6304	Anderson	120.0	183.0	22,064
Hillside Road	6305	Wilkoff	133.7	151.4	18,947
Hillside Road	6309	Ostlund	127.4	138.2	16,299
Ridgeway Road	6116	Danielson	89.0	389.4	42,853
Ridgeway Road	6120	Timberland Homes & Remodeling	89.6	260.2	28,935
Ridgeway Road	6124	Mirelez	92.6	202.1	22,264
Ridgeway Road	6128	Wood	109.2	192.9	22,359
Ridgeway Road	6132	Clark	114.7	193.3	22,184
Tracy Ave.	6121	Groth	126.6	200.2	25,843
Tracy Ave.	6201	Pimkine & Stamenova	138.5	147.8	19,404
Tracy Ave.	6205	MS Relocation Services, Inc.	133.0	122.6	16,293
Tracy Ave.	6209	Wong	133.0	167.5	22,278
Tracy Ave.	6213	Delite E. Dick, Etal	120.0	190.0	22,801

PLANNING DEPARTMENT
 AUG 06 2015
 CITY OF EDINA

A10

			<u>W</u>	<u>D</u>	<u>Area</u>
Tracy Ave.	6301	Macinnes	120.0	190.0	22,801
Valley View Road	6308	Schmidt	131.5	252.4	37,436
Valley View Road	6316	Daly Vogt Trustee	150.6	165.0	23,937
Valley View Road	6320	Seymour & Elsen	130.0	131.0	16,970
Valley View Road	6324	Wahl	136.5	136.9	18,711
Valley View Road	6328	Bentley	125.2	168.2	21,755
Westridge Blvd.	6128	Psihos	136.2	194.1	26,890
Westridge Blvd.	6133	Nooleen	126.2	170.5	21,700
Westridge Blvd.	6200	Farrell	125.1	146.0	18,257
Westridge Blvd.	6201	Winter	110.1	170.6	18,219
Westridge Blvd.	6204	Mandel	120.2	120.7	14,635
Westridge Blvd.	6208	Brandl/Anderson Homes INC	118.5	133.5	15,638
Westridge Blvd.	6212	Kahrmann & Whelan	156.3	168.9	22,643
Westridge Blvd.	6215	Seguin	208.3	283.1	33,082
Westridge Blvd.	6219	Carver	135.8	202.2	23,994
Westridge Blvd.	6220	Sakaguchi & Miller	146.0	164.8	22,751
Westridge Blvd.	6223	Reed & Reed, Trustees	120.0	191.4	22,965
Westridge Blvd.	6227	Jones	120.6	175.9	22,067
58 Total		MEAN	131.7	185.2	24,314.2
		MEDIAN	126.3	175.9	22,278.0

PLANNING DEPARTMENT
AUG 06 2015
CITY OF EDINA

111

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

J.P.S.
JOSHUA P. SCHNEIDER

Date: 7-21-15 Reg. No. 44655

500 FOOT OVERLAP SKETCH

FOR: Sharon & Lee Harrison
Parcel # 05-116-21-12-0042

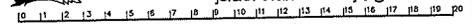
SEE ADDITIONAL SHEETS FOR LOT TABULATION

NORTH

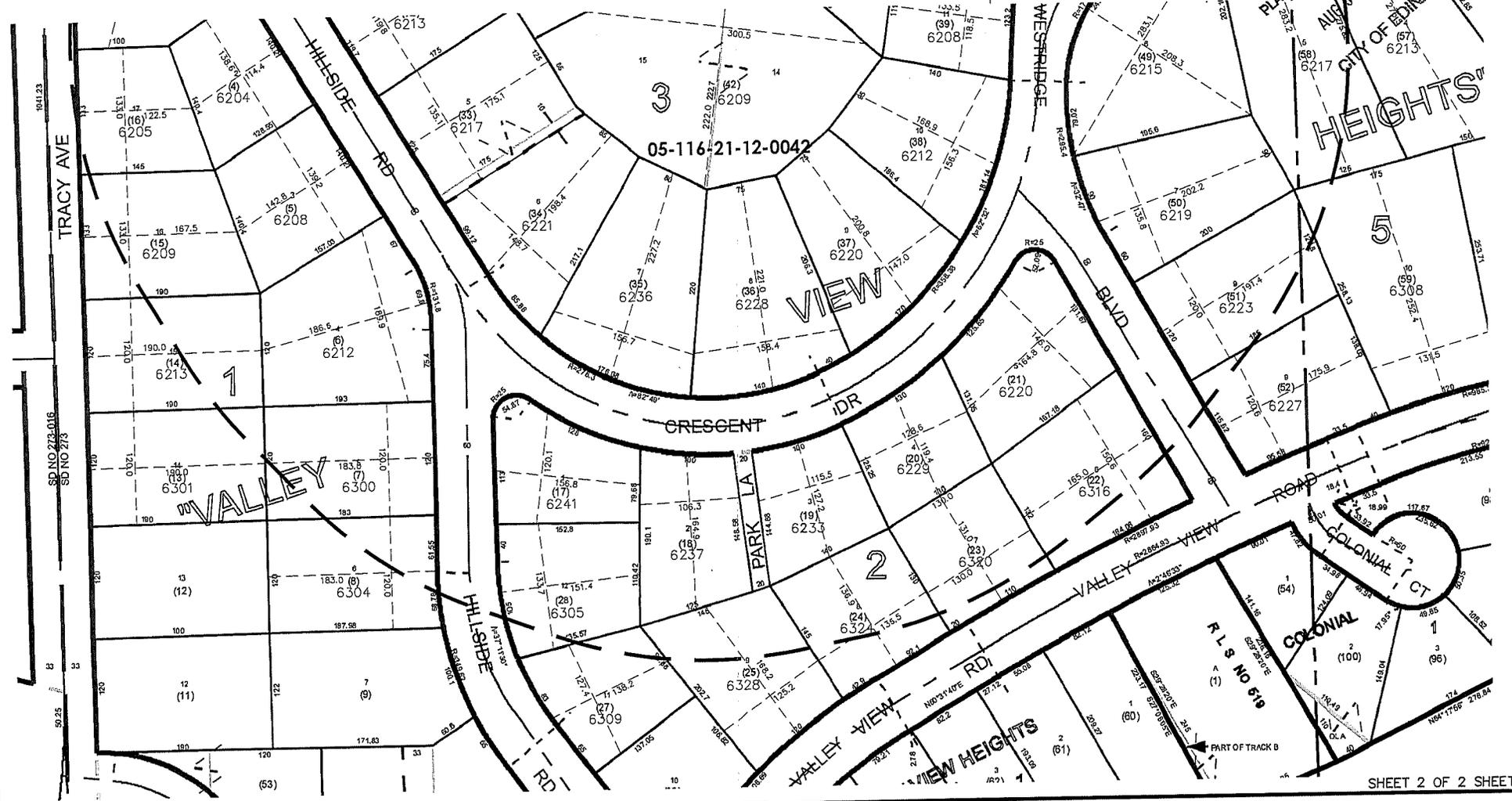


(IN FEET)
1 inch = 100 ft.

ACRE LAND SURVEYING
Blaine, MN 55449
763-238-6278 js.acrelandsurvey@gmail.com



217



PLANNING DEPARTMENT
AUG 06 2015
CITY OF EDINA
fee

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

Joshua P. Schneider

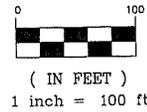
JOSHUA P. SCHNEIDER Date: 7-21-15 Reg. No. 44655

500 FOOT OVERLAP SKETCH

FOR: Sharon & Lee Harrison
Parcel # 05-116-21-12-0042

SEE ADDITIONAL SHEETS FOR LOT TABULATION

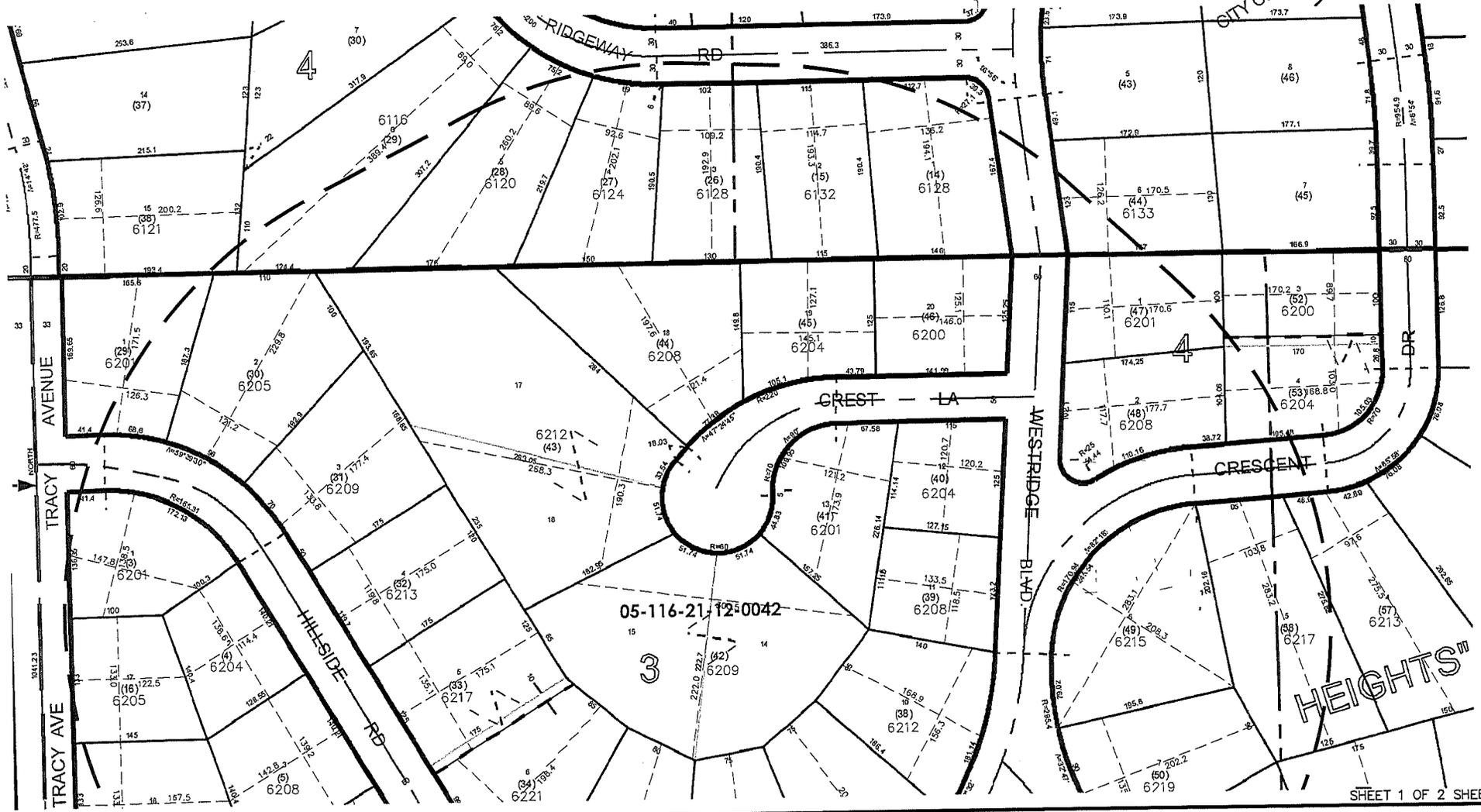
NORTH



1 ACRE LAND SURVEYING
Blaine, MN 55449
763-238-6278 js.acrelandsurvey@gmail.com

PLANNING DEPT. CITY OF EDINA
AUG 06 2015

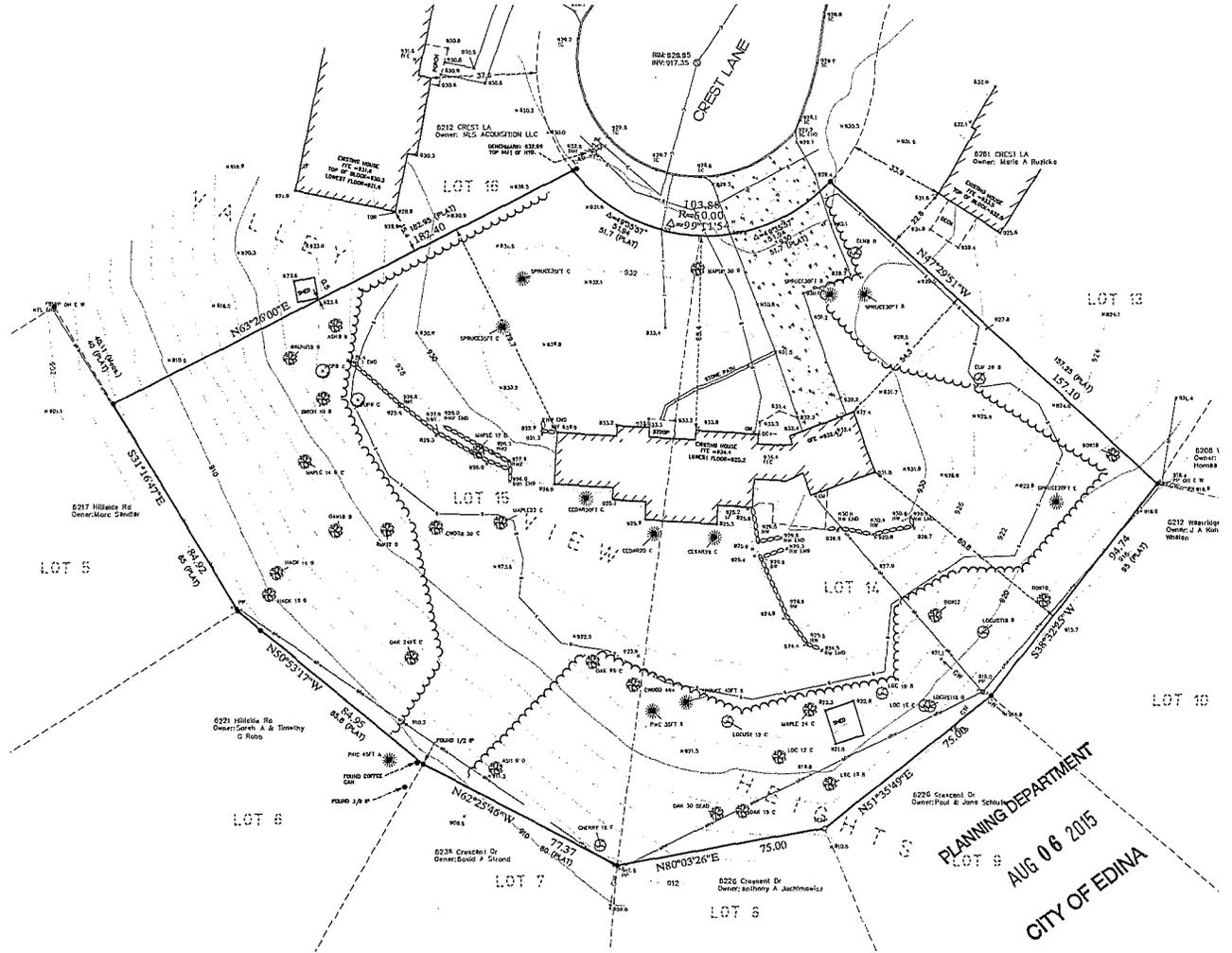
A13



BOUNDARY AND TOPOGRAPHIC SURVEY

~for~ Ridge Creek Custom Homes
EXISTING CONDITIONS

PROPERTY ADDRESS: 6029 CREST LANE, EDINA, MN



AH

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- DENOTES UTILITY POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES GATE VALVE
- DENOTES FIRE HYDRANT
- DENOTES EXISTING CONTOUR
- GW — DENOTES GUY WIRE
- DENOTES OVERHEAD WIRE
- DENOTES UNDERGROUND GAS
- DENOTES WATERMAIN
- DENOTES SANITARY SEWER
- DENOTES EXISTING ELEVATION
- DENOTES CONCRETE
- DENOTES BITUMINOUS

AREA

TOTAL LOT AREA= 46224± S.F.
EXIST HOUSE/GAR= 2505± S.F.
EXIST DECK = 480± S.F.
EXIST CONC = 1892± S.F.

BENCHMARK

Tap Nut Hydrant= 932.64 (City Datum, assumed to be NAD 1928)
Shown on Survey

LEGAL DESCRIPTION

(Per Owners and Encumbrances Report #87155485)
Lots 14 & 15, Block 3, VALLEY VIEW HEIGHTS, Hennepin County, Minnesota.
Tarrant Certificate No. 1367891

ZONING & SETBACK INFORMATION

- PROPERTY ZONED R-1
- SETBACKS BUILDING
- FRONT = Averages of Existing Homes Through Cal Co Sec (2004)
- Side = 10'
- Rear Yard = 20'

Buildings Coverage % More than 25 percent

NOTES

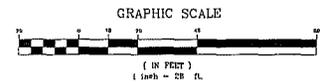
- Bearings shown are on assumed datum.
- Field survey conducted on July 15, 2015
- Curb shots taken at top end back of curb.
- This survey was prepared without the benefit of titlework, Easement, appurtenances and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a Title Insurance commitment or attorney's title opinion.

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

Joshua P. Schneider

Date: 7-23-15, Rep. No. 44655

JOB #15324



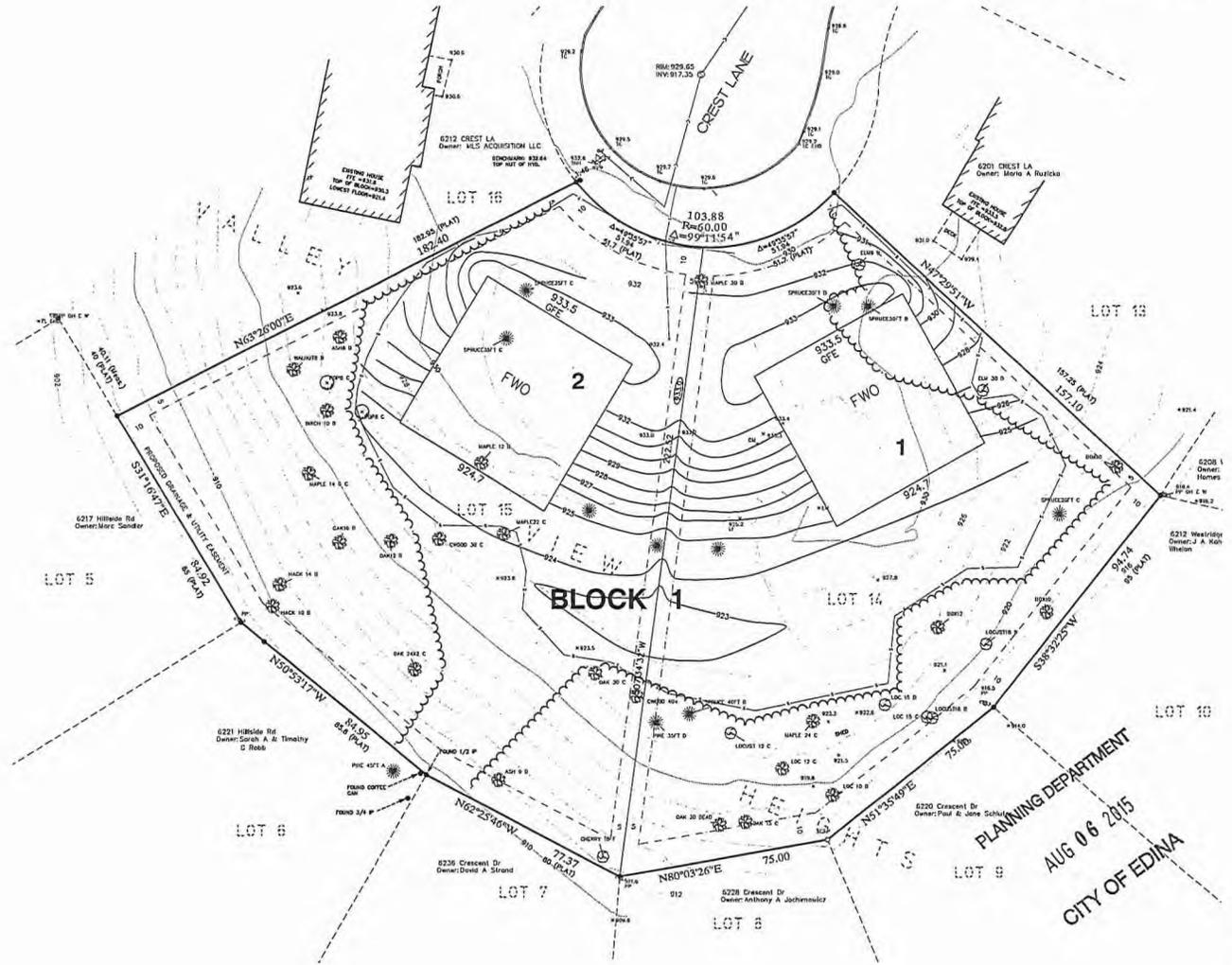
NORTH

PRELIMINARY GRADING PLAN

~for~ Ridge Creek Custom Homes

ELDRIDGE 8TH ADDITION

PROPERTY ADDRESS: 6029 CREST LANE, EDINA, MN



A15

LEGEND

- DENOTES IRON MONUMENT FOUND
 - DENOTES IRON MONUMENT SET
 - DENOTES UTILITY POLE
 - DENOTES SANITARY SEWER MANHOLE
 - DENOTES GATE VALVE
 - DENOTES FIRE HYDRANT
 - DENOTES EXISTING CONTOUR
 - DENOTES CLAY WIRE
 - DENOTES OVERHEAD WIRE
 - DENOTES UNDERGROUND GAS
 - DENOTES WATERMAIN
 - DENOTES SANITARY SEWER
 - DENOTES PROPOSED SILT FENCE
 - DENOTES PROPOSED ELEVATION
 - DENOTES EXISTING ELEVATION
 - DENOTES CONCRETE
 - DENOTES BITUMINOUS
 - DENOTES PROPOSED SILT FENCE
 - DENOTES TREE SIZE
- SPECIES CONDITION A(0000)-F(DEAD)

BENCHMARK

Top Nut Hydrant= 932.64 (City Datum, assumed to be NVD 1928)
Shown on Survey

LEGAL DESCRIPTION

(Per Owners and Transferees Report #91554885)
Lot 14 & Lot 15, Block 1, VALLEY VIEW HEIGHTS, Hennepin County, Minnesota,
Torrens Certificate No. 1367601

ZONING & SETBACK INFORMATION

- PROPERTY ZONED R-1
- SETBACKS BUILDING
- FRONT = Average of Existing Homes Through Cul De Sac (35.84)
- Side = VARIES WITH BLDG HEIGHT
- Rear Yards= 25'

Building Coverage No More than 25 percent

NOTES

- Bearings shown are on assumed datum.
- Field survey conducted on July 15, 2015
- Curb shots taken at top and back of curb.

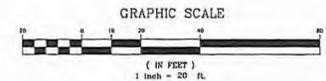
PLANNING DEPARTMENT
AUG 06 2015
CITY OF EDINA



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

Joshua P. Schneider
JOSHUA P. SCHNEIDER Date: 7-23-15 Reg. No. 44655

JOB #15324



PRELIMINARY PLAT

~for~ Ridge Creek Custom Homes

ELDRIDGE 8TH ADDITION

Owner: Ridge Creek Custom Homes

PROPERTY ADDRESS: 6029 CREST LANE, EDINA, MN

AREA

TOTAL LOT AREA= 56,224± S.F. OR 1.29 AC.
 TOTAL NUMBER OF LOTS: 2
 LOT 1= 27,071± S.F. OR 0.62 AC.
 LOT 2= 29,153± S.F. OR 0.67 AC.

A16

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES GATE VALVE
- ⊕ DENOTES FIRE HYDRANT

BENCHMARK

Top Nail Hydrol= 932.64 (City Datum, assumed to be NAD 1929)
 Shown on Survey

LEGAL DESCRIPTION

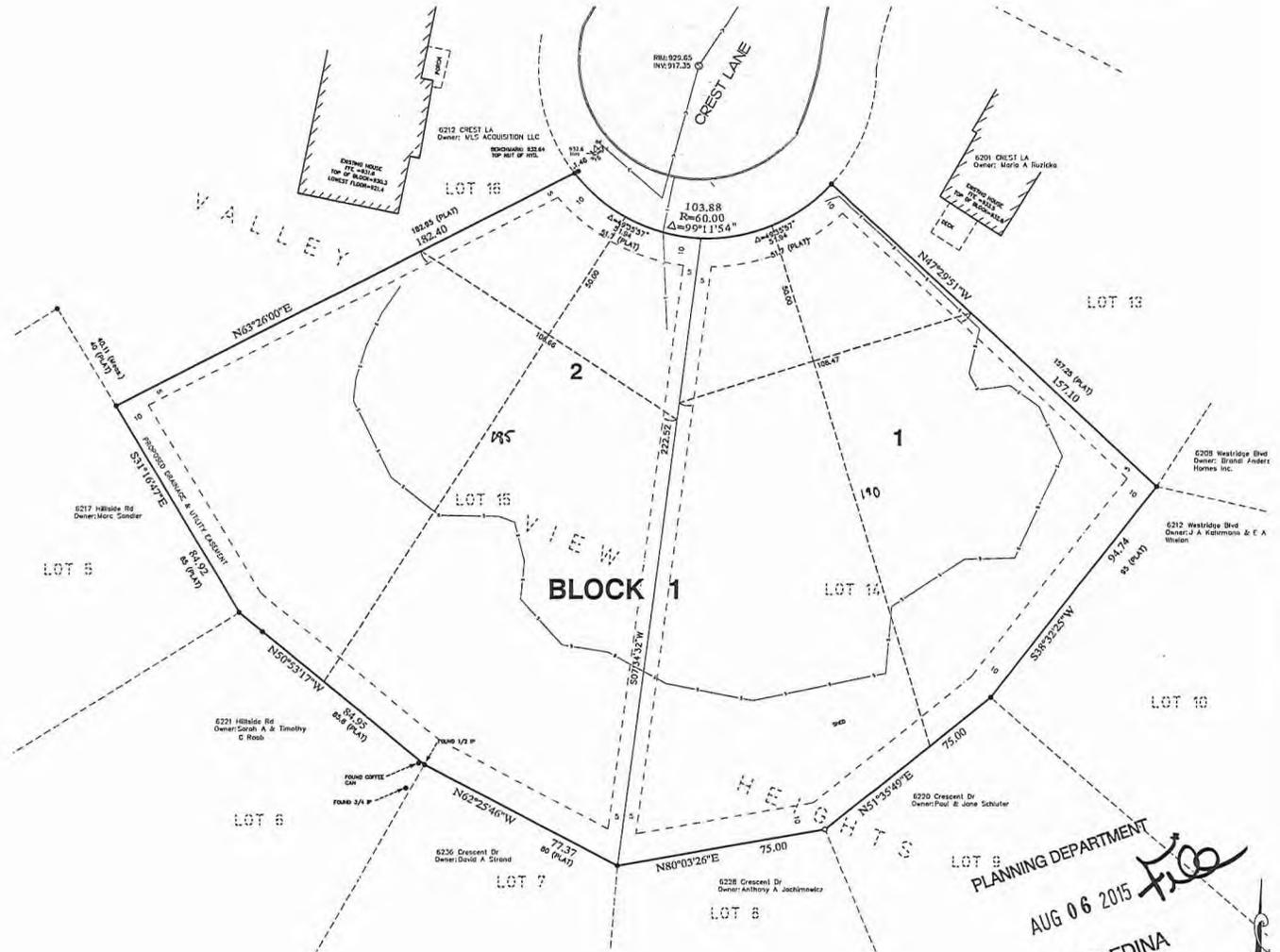
(Per Owners and Encumbrances Report 807154085)
 Lots 14 & Lot 15, Block 3, VALLEY VIEW HEIGHTS, Hennepin County, Minnesota.
 Torrens Certificate No. 1307601

ZONING & SETBACK INFORMATION

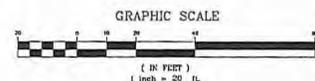
Existing PROPERTY ZONED R-1
 Proposed Zoning R-1
 SETBACKS BUILDING
 - FRONT = Average of Existing Homes Through Cul De Sac (35.84')
 - Side = VARIES WITH BLDG HEIGHT (5ft Minimum)
 - Rear = 35'±
 Building Coverage No More than 25 percent

NOTES

- Bearing's shown are on assumed datum.
- Field survey conducted on July 15, 2015
- Curb shots taken at top and back of curb.



PLANNING DEPARTMENT
 AUG 06 2015
 CITY OF EDINA



NORTH

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Joshua P. Schneider Date: 7-23-15, Reg. No. 44055

JOB #15324



DATE: September 2, 2015

TO: Cary Teague – Community Development Director

CC: Chad Millner PE – City Engineer
Ross Bintner PE – Environmental Engineer

FROM: Charlie Gerk EIT – Engineering Technician

RE: **6029 Crest Lane – Preliminary Development Review**

The Engineering Department has reviewed the subject development for street and utility connections, grading, storm water, erosion and sediment control.

General Comments

1. A private maintenance and inspection agreement will be needed to ensure the continued function of any stormwater retention systems constructed onsite.

Survey/ Plat

2. No Comment

Traffic and Street

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

Sanitary and Water Utilities

4. A full width (curb to curb / saw-cut to saw-cut) repair of Crest Lane will be required when installing the new sanitary sewer and water service connections.
5. SAC and WAC fees will need to be paid prior to building permits being issued.

Storm Water Utility

6. 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
7. The subject site rear yard drains to subwatershed NMC_90. This drainage path is through private property to the south and is subject of the Comprehensive Water Resources Management Plan section 6.3.1.4.
8. Due to this downstream flooding and limited capacity:
 - a. Limit flow to NMC_90 to the maximum extent possible.
 - b. No increase in peak rate or volume to neighboring private properties for the 100-year Atlas 14 design storm.
9. The subject site front yard drains to subwatershed NMC_90 as well. Drainage is through public storm sewer utility. The same conditions as above apply.

ENGINEERING DEPARTMENT

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

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Grading, Erosion and Sediment Control

10. No Comment

Other Agency Coordination

11. A Nine Mile Creek Watershed permit may be required, along with other agency permits such as MNDH, MPCA, MCES, and a grading permit from the City of Edina Building Department.

ENGINEERING DEPARTMENT

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