



To: MAYOR AND COUNCIL

Agenda Item #:

VIII.B

From: Cary Teague, Community Development Director

Action



Discussion



Information



Date: February 17, 2015

Subject: Resolution No. 2015-21, Lot Division with Variances at 3621 and 3625 54th Street for Donnay Homes.

Action Requested:

Adopt the attached resolution approving the Lot Division and Variances.

Information / Background:

(60 day deadline: February 24, 2015)

Donnay Homes are proposing to tear down the existing double dwelling unit at 3621 and 3625 54th Street West, and build a new one. (See property location on pages A1–A3 of the Planning Commission Staff Report.) To accommodate the request, the following is requested:

- A two-foot side street setback variance from 20 feet to 18 feet, so the garage adjacent to Drew Avenue has its opening facing Drew, rather than 54th Street;
- A lot area variance from 15,000 square feet to 10,748 square feet and lot width variance from 90 to 80 feet to build the new structure. The lot size and width are existing conditions, but would still require a variance; and
- A lot division to create a party-wall division of the new structure. The new structure would be built with a fire rated wall separating the two units. This would provide protection for each unit, should there be a fire on the other side.

(See applicant narrative and plans on pages A4–A12.)

Within this area there are a mixture of duplexes and single-family homes, zoned R-1, Single-Family Residential and R-2, Double-Dwelling Unit. (See pages A2–A3.)

Planning Commission Recommendation: On January 28, 2015, 2014 the Planning Commission unanimously recommended approval of the Final Rezoning and Final Development Plan: Vote: 8 Ayes, 0 Nays. (See attached Planning Commission minutes.)

Staff Recommendation: Staff recommends approval of the Lot Division and Variances, per the conditions outlined in the attached Resolution.

ATTACHMENTS:

- Resolution No. 2015-21
- Planning Commission Staff Report, January 28, 2015
- Planning Commission Minutes, January 28, 2015



**RESOLUTION NO. 2015-21
APPROVING A LOT DIVISION WITH VARIANCES
AT 3621 AND 3625 54TH STREET WEST**

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

Section 1. BACKGROUND.

- 1.01 Donnay Homes are proposing to split their existing lot into two lots to create a lot line separation of a new double-dwelling at 3621 and 3625 54th Street West.
- 1.02 The following described tract of land is requested to be divided:
- Lots 6 and 7, Block 2, IVANDALE PARK, Hennepin County Minnesota.
- 1.03 The owner of the described land desires to subdivide said tract in to the following described new and separate parcels (herein called "parcels") described as follows:
- Lot 6, Block 2, IVANDALE PARK, Hennepin County Minnesota; AND
- Lot 7, Block 2, IVANDALE PARK, Hennepin County Minnesota.
- 1.04 To accommodate the request, the following is required:
- A two-foot side street setback variance from 20 feet to 18 feet, so the garage adjacent to Drew Avenue has its opening facing Drew, rather than 54th Street;
 - A lot area variance from 15,000 square feet to 10,748 square feet and lot width variance from 90 to 80 feet to build the new structure. The lot size and width are existing conditions, but would still require a variance; and
 - A lot division to create a party-wall division of the new structure. The new structure would be built with a fire rated wall separating the two units. This would provide protection for each unit, should there be a fire on the other side.
- 1.05 On January 28, 2015, the Planning Commission recommended approval of the lot division on a Vote of 8-0.

Section 2. FINDINGS

- 2.01 Approval is based on the following findings:

1. The proposed variances for lot area and width are reasonable given that the existing lot is substandard at 10,748 square feet in size and 80 feet in width. There is no change in use of the property.
2. The small size of the existing property is not uncommon in the R-2 zoning district.
3. The character of the neighborhood would not be altered. The site contains a double dwelling, and would contain a new double dwelling upon approval of both variances.
4. The practical difficulties that limit development of the property are the narrow lot width and substandard lot size.
5. The drainage plan would direct run-off away from adjacent properties, which would be an improvement over existing conditions.
6. The applicant could relocate the garage opening for the garage to 54th Street, and all required setbacks would be met. However, by having the garage face Drew, there would be more building articulation along that side wall, and each side of the home facing the street would appear to be a single family home. These conditions would be more consistent with the neighborhood given the single family homes that exist across the street from each garage door opening.
7. The units will be separated by a fire-wall; and be verified by the City's building official.

Section 3. APPROVAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, approves the Lot Division and Variance for 3621 and 3625 54th Street West, subject to the following conditions:

1. The new double dwelling shall be built per the submitted plans date stamped December 24, 2014, and January 9, 2015.
2. The 24-inch Locust and 22-inch Locust on the site shall be maintained and protected during construction.
3. The applicant shall plant and additional 4-inch Maple on each new lot to replace the 12-inch Maple that is to be removed.
4. Each unit shall have separate utility hook-ups.
5. The units will be separated by a fire-wall; and be verified by the City's building official.
6. The applicant shall maintain the existing shrubs per the proposed landscape plan.

Adopted this ___ day of _____, 2015.

ATTEST: _____
Debra A. Mangen, City Clerk

James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of _____, 2015, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ___ day of _____, 2015.

City Clerk

Applicant Presentation

Mr. Erickson informed the Commission he spoke with the majority of his neighbors who indicated to him their support for the project, adding with regard to building height that he wasn't aware of any issues with the overall building height.

Public Comment

Chair Platteter opened public hearing period.

Mr. Jim Grotz, 5513 Park Place addressed the Commission expressing his concern with the variance request if there was an error in building height calculations, adding he believes the new home next to him is being constructed too close to the property line due to an error.

Chair Platteter asked if anyone else would like to speak to the issue; being none, Commissioner Scherer moved to close the public hearing. Commissioner Lee seconded the motion. All voted aye; public hearing closed.

Discussion

Commissioner Carr stated in her opinion the renovations to the home look good and are a plus for the neighborhood. Carr said she supports the variance as requested.

Commissioner Lee said she was concerned with the question raised concerning overall building height, adding without that information being exact she would feel uncomfortable voting on it.

Chair Platteter asked Planner Teague if the variances were approved to ensure that all building heights are calculated correctly. Planner Teague said all calculations would be double checked, reiterating if there is an error it would be very small and could easily be addressed and corrected.

Commissioner Forrest said in her opinion the request is reasonable, adding she likes the rain garden. She said approval should be per the plans presented to include double checking the calculation of building height and retaining the rain garden.

Motion

Commissioner Carr moved variance approval based on staff findings and subject to staff conditions including the conditions 1) that overall building height must comply with code and 2) the rain garden is constructed per plans presented.

Commissioner Scherer seconded the motion. Ayes; Hobbs, Scherer, Schroeder, Olsen, Carr, Forrest, Platteter. Nay, Lee. Motion carried.

B. Lot Division and Variance. Donnay Homes. 3621 & 3625 54th Street West, Edina, MN

P.C.
1/28/15

Planner Presentation

Planner Teague informed the Commission that Donnay Homes are proposing to tear down the existing double dwelling unit at 3621 and 3625 54th Street West, and build a new one. To accommodate the request Teague reported that the following is requested:

1. A two-foot side street setback variance from 20 feet to 18 feet, so the garage adjacent to Drew Avenue has its opening facing Drew, rather than 54th Street;
2. A lot area variance from 15,000 square feet to 10,748 square feet and lot width variance from 90 to 80 feet to built the new structure. The lot size and width are existing conditions, but would still require a variance; and
3. A lot division to create a party-wall division of the new structure. The new structure would be built with a fire rated wall separating the two units. This would provide protection for each unit, should there be a fire on the other side.

Teague further explained that within this area there are a mixture of duplexes and single-family homes, zoned both R-1, Single-Family Residential and R-2, Double-Dwelling Unit.

Planner Teague concluded that staff recommends that the city council approve the variances and lot division as requested, subject to the following conditions:

1. The new double dwelling shall be built per the submitted plans date stamped December 24, 2014, and January 9, 2015.
2. The 24-inch Locust and 22-inch Locust on the site shall be maintained and protected during construction.
3. The applicant shall plant and additional 4-inch Maple on each new lot to replace the 12-inch Maple that is to be removed.
4. Each unit shall have separate utility hook-ups.
5. The units will be separated by a fire-wall; and be verified by the City's building official.

Appearing for the Applicant

Steve Beneke, Donnay Homes.

Discussion

Commissioner Olsen asked Planner Teague if the Engineers had an opinion. Planner Teague responded Engineering believes the project will improve the existing site conditions.

Commissioner Lee commented that she observed shrubs to the east and asked if they would remain. Planner Teague responded in the affirmative.

Applicant Presentation

Mr. Beneke said in his opinion the building design and splitting the garages helps the neighborhood both practically and aesthetically. In reference to the landscaping Beneke stated all measures would be taken to retain the existing vegetation (hedge), trim the hedge and implement all staff conditions on landscaping.

Discussion

Commissioner Forrest asked the applicant to be cautious with the drainage; pointing out there is some topography change in the area. Continuing, Forrest complimented the design and garage layout of the new structure. Chair Platteter agreed, adding he appreciates the creativity in building design and garage placement.

Public Hearing

Chair Platteter opened the public hearing.

No one spoke to the issue. Commissioner Carr moved to close the public hearing. Commissioner Scherer seconded the motion. All voted aye; public hearing closed.

Motion

Commissioner Olsen moved variance approval based on staff findings and subject to staff conditions. Commissioner Scherer seconded the motion. Commissioner Carr asked to amend the motion to include maintenance of the existing shrubs.

It was observed that the shrubs/hedge was depicted on the landscape plans dated January 9, 2015, noting staff conditions include date stamped plans.

All voted aye; motion carried.

VII. REPORTS AND RECOMMENDATIONS

A. Wooddale Valley View Small Area Plan

Commissioner Lee addressed the Commission and explained the Wooddale/Valley View Small Area Plan process is entering its final stages. Lee said the hope is that this process could become a template for further small area plan processes.

Continuing, Lee delivered a power point presentation and shared with the Commission the progress of the working group including timeline. Lee stated it is their hope that in the near future the plan is finalized and posted to the website for public comment. Lee explained after the public comment time period is over the team would meet to review comments and finalize the plan.



PLANNING COMMISSION STAFF REPORT

Originator Cary Teague Director of Planning	Meeting Date January 28, 2015	Agenda # VI.B.
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INFORMATION & BACKGROUND

Project Description

Donnay Homes are proposing to tear down the existing double dwelling unit at 3621 and 3625 54th Street West, and build a new one. (See property location on pages A1–A3.) To accommodate the request, the following is requested:

1. A two-foot side street setback variance from 20 feet to 18 feet, so the garage adjacent to Drew Avenue has its opening facing Drew, rather than 54th Street;
2. A lot area variance from 15,000 square feet to 10,748 square feet and lot width variance from 90 to 80 feet to build the new structure. The lot size and width are existing conditions, but would still require a variance; and
3. A lot division to create a party-wall division of the new structure. The new structure would be built with a fire rated wall separating the two units. This would provide protection for each unit, should there be a fire on the other side.

(See applicant narrative and plans on pages A4–A12.)

Within this area there are a mixture of duplexes and single-family homes, zoned both R-1, Single-Family Residential and R-2, Double-Dwelling Unit. (See pages A2–A3.)

SUPPORTING INFORMATION

Surrounding Land Uses

North: City of Minneapolis; single-family homes.

South: Single-family dwellings; zoned and guided for single-family homes.

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

No. The use of the site would not change; therefore, the character of the neighborhood would not be altered. The site contains a double dwelling, and would contain a new double dwelling upon approval of the lot area variance. The height of the new structure would be four (4) feet shorter than what would be allowed on this site.

Variance – Side Street Setback

Per the Zoning Ordinance, variances 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 does meet the variance standards, when applying the three conditions:

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

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

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

Staff believes the proposed variance is reasonable. The lot size and narrow width of the lot are the practical difficulties that limit the size of the building pad for a double dwelling unit. The applicant could relocate the garage opening for the garage to 54th Street, and all required setbacks would be met. However, in doing so, there would be more building articulation along the side wall, as each side of the home facing the street would appear to be a single family home. (See page A9.) This would be more consistent with the neighborhood given the single family homes that exist across the street from each garage door opening. (See pages A2, A3, and A10.)

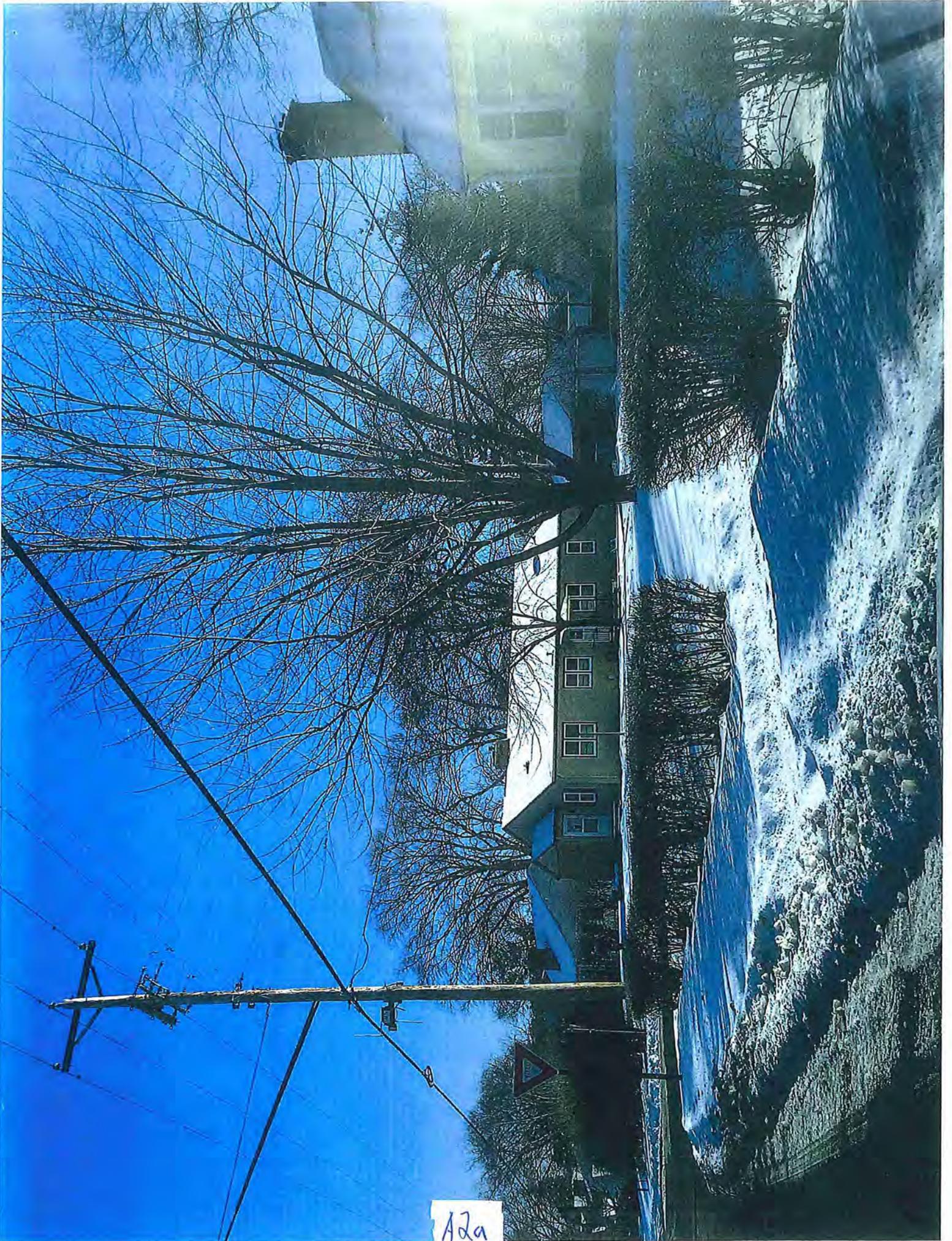
There is a 12 inch Maple that would be removed as a result of the garage opening toward Drew Avenue. (See page A6.) The applicant believes that the architecture of the home is a better trade off than saving the tree, and having a larger blank side wall. The applicant has indicated a willingness to plant an additional 4 inch Maple tree on each new lot to replace the 12-inch Maple; and will be saving the 22-inch Locust to the south, and the 24-

3. The character of the neighborhood would not be altered. The site contains a double dwelling, and would contain a new double dwelling upon approval of both variances.
4. The practical difficulties that limit development of the property are the narrow lot width and substandard lot size.
5. The drainage plan would direct run-off away from adjacent properties, which would be an improvement over existing conditions. (See the engineering department's review on page A13.)
6. The applicant could relocate the garage opening for the garage to 54th Street, and all required setbacks would be met. However, by having the garage face Drew, there would be more building articulation along that side wall, and each side of the home facing the street would appear to be a single family home. (See page A10.) These conditions would be more consistent with the neighborhood given the single family homes that exist across the street from each garage door opening.
7. The applicant has indicated a willingness to plant an additional 4-inch Maple tree on each new lot to replace the 12-inch Maple, and will be saving the 24-inch Maple to the south, and the 24-inch Locust just south of the 3625 side of the building. (See page A10b.) These two newly planted trees would not be required in the new tree ordinance that was just recommended by the Planning Commission, as it is located in the proposed driveway area. The existing shrubs along the east and north lot lines would remain, but be trimmed.
8. The units will be separated by a fire-wall; and be verified by the City's building official.

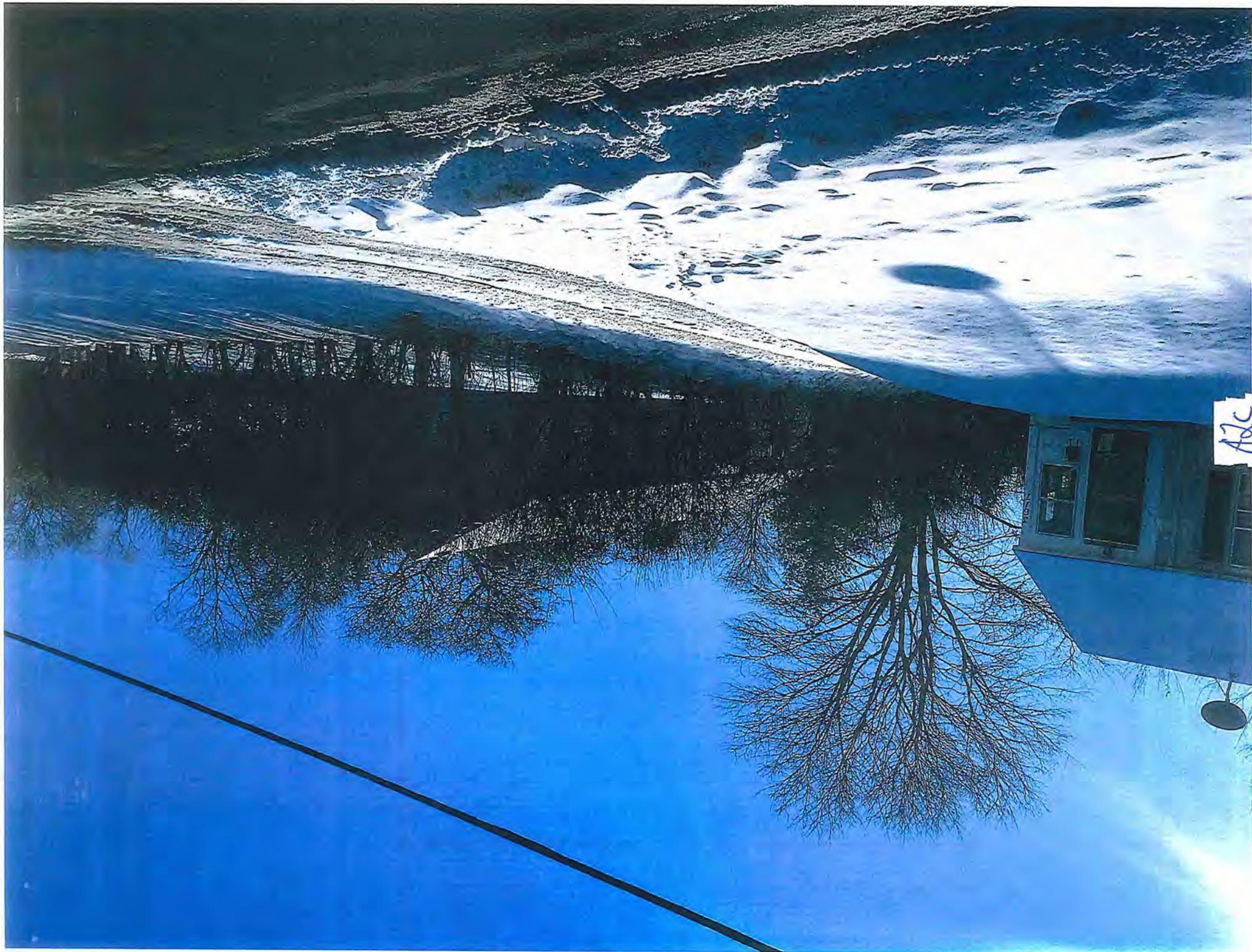
Staff Recommendation

Recommend that the city council approve the variances and lot division as requested, subject to the following conditions:

1. The new double dwelling shall be built per the submitted plans date stamped December 24, 2014, and January 9, 2015.
2. The 24-inch Locust and 22-inch Locust on the site shall be maintained and protected during construction.
3. The applicant shall plant and additional 4-inch Maple on each new lot to replace the 12-inch Maple that is to be removed.



A2a



Applicant Narrative

1. *Relieve practical difficulties in complying with the zoning ordinance and that the use is reasonable* - Lot is legal, non-conforming. The choice to 'split' the garage doors to the front and side of the building allows for a less 'Garage-focused' set of Elevations. Garage Setback to Drew Ave lot line is 18'8", which is a deviation of 1'4" from the required 20' and allows for a reasonable depth of Garage in this configuration.
2. *Correct extraordinary circumstances applicable to this property but not applicable to other property in the vicinity or zoning district* – the Zoning Code established the current minimum standards after this lot was created; lot is legal, non-conforming, but is smaller than current requirements. The deviation for the garage setback for 3621 – W 54th Ave. still allows for off-street parking for this lot.
3. *Be in harmony with the general purposes and intent of the zoning ordinance* – Approval allows continued use of the legal non-conforming lot within the current Zoning. The deviation for the garage setback does not detract from the intent of providing for off-street parking. The recessing of the garage door area adds relief to the new building
4. *Not alter the essential Character of a neighborhood* – Approval continues the existing 'duplex'-style use, maintains the existing density, but allows for additional open and enclosed off-street parking for the residents.

PROJECT NO. 15503.00

CERTIFICATE OF SURVEY SITE PLAN

PREPARED FOR:
DONNAY HOMES

- 000.0 DENOTES EXISTING ELEVATION
- (891.0) DENOTES PROPOSED ELEVATION
- ← INDICATES DIRECTION OF SURFACE DRAINAGE
- (891.34) = FINISHED GARAGE FLOOR ELEVATION
- (891.67) = TOP OF FOUNDATION ELEVATION
- (888.65) = BASEMENT FLOOR ELEVATION
- (892.46) = MAIN ENTRY FLOOR ELEVATION
- (892.00) = LOWEST POINT OF ENTRY REAR WINDOWS
- 892.87 = ORIGINAL HOUSE FIRST FLOOR ELEVATION

AREAS LOT 1: ADDRESS 3621 54TH STREET WEST

LOT AREA : 5,742 SQ. FT
 HOUSE AREA : 1,295 SQ. FT
 PORCH AREA : 63 SQ. FT
 DECK AREA : 120 SQ. FT (NA)
 FRONT SIDEWALK AREA : 46 SQ. FT (NA)
 DRIVEWAY AREA : 282 SQ. FT (NA)
 IMPERVIOUS AREA : 1,363 SQ. FT (23.7%)

NOTE: PORCH ON LOT 1 HAS 44.4 SQ. FT.
 ENCROACHMENT INTO SETBACK.

AREAS LOT 2: ADDRESS 3625 54TH STREET WEST

LOT AREA : 5,006 SQ. FT
 HOUSE AREA : 1,190 SQ. FT
 PORCH AREA : 54 SQ. FT
 COVERED STOOP AREA : 30 SQ. FT
 DECK AREA : 120 SQ. FT (NA)
 FRONT SIDEWALK AREA : 44 SQ. FT (NA)
 DRIVEWAY AREA : 620 SQ. FT (NA)
 IMPERVIOUS AREA : 1,274 SQ. FT (25.4%)

BENCHMARK: TNH NW QUADRANT OF 54TH ST WEST
 AND LANE AVENUE. ELEV.=893.18

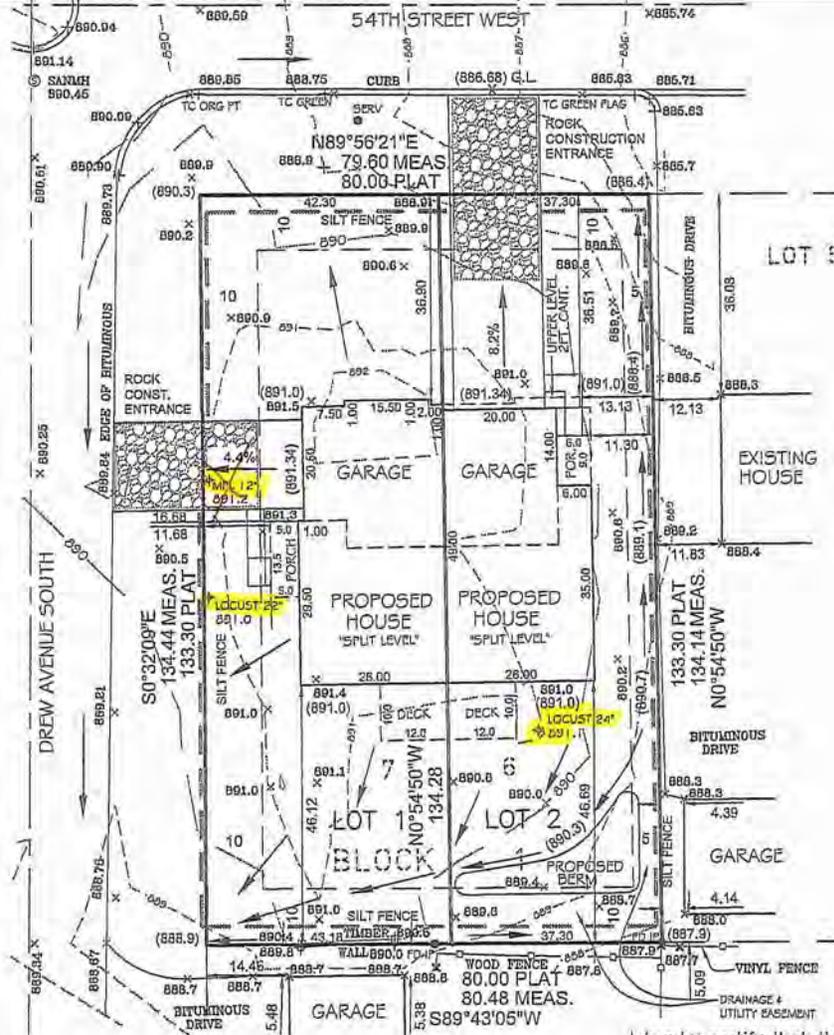
SCALE : 1" = 20'

Legal Description:

LOTS 1 & 2, BLOCK 1,
 DONNAY'S DREW ADDITION,
 HENNEPIN COUNTY, MINNESOTA
 NOT RECORD PLAT

PROBE ENGINEERING COMPANY, INC.
 CONSULTING ENGINEERS,
 PLANNERS and LAND SURVEYORS

1000 EAST 146TH ST., STE. 240, BURNSVILLE, MN 55337 PH (952)432-3000



REVISED 01-20-15: ADD EXISTING 22' LOCUST TREE ALONG WEST PROPERTY LINE.
 REVISED 12-24-14: ADD DECKS, REVISE PORCH ON LOT 1, REVISE IMPERVIOUS AREA CALCULATIONS, REVISE PORCH ENCROACHMENT NOTE, AND REVISED LOT NUMBERS.

I hereby certify that this is a true and correct representation of a tract as shown and described hereon. As prepared by me this 12TH day of DECEMBER, 2014.

Russell P. Damlo
 RUSSELL P. DAMLO
 Minn. Reg. No. 19086

A6

STORMWATER AND EROSION CONTROL PLAN

PROJECT NO. 15503.00
 PREPARED FOR: **DONNAY HOMES**

- 000.0 DENOTES EXISTING ELEVATION
- (891.0) DENOTES PROPOSED ELEVATION
- ← INDICATES DIRECTION OF SURFACE DRAINAGE
- (891.34) = FINISHED GARAGE FLOOR ELEVATION
- (891.67) = TOP OF FOUNDATION ELEVATION
- (888.65) = BASEMENT FLOOR ELEVATION
- (892.46) = MAIN ENTRY FLOOR ELEVATION
- (892.00) = LOWEST POINT OF ENTRY REAR WINDOWS
- 892.87 = ORIGINAL HOUSE FIRST FLOOR ELEVATION

AREAS LOT 1: ADDRESS 3621 54TH STREET WEST

- LOT AREA : 5,742 SQ. FT
- HOUSE AREA : 1,295 SQ. FT
- PORCH AREA : 68 SQ. FT
- DECK AREA : 120 SQ. FT (NA)
- FRONT SIDEWALK AREA : 46 SQ. FT (NA)
- DRIVEWAY AREA : 282 SQ. FT (NA)
- IMPERVIOUS AREA : 1,363 SQ. FT (23.7%)

NOTE: PORCH ON LOT 1 HAS 44.4 SQ. FT. ENCROACHMENT INTO SETBACK.

AREAS LOT 2: ADDRESS 3625 54TH STREET WEST

- LOT AREA : 5,006 SQ. FT
- HOUSE AREA : 1,190 SQ. FT
- PORCH AREA : 54 SQ. FT
- COVERED STOOP AREA : 30 SQ. FT
- DECK AREA : 120 SQ. FT (NA)
- FRONT SIDEWALK AREA : 44 SQ. FT (NA)
- DRIVEWAY AREA : 620 SQ. FT (NA)
- IMPERVIOUS AREA : 1,274 SQ. FT (25.4%)

BENCHMARK: T1H NW QUADRANT OF 54TH ST WEST AND LANE AVENUE. ELEV.=893.18

SCALE : 1" = 20'

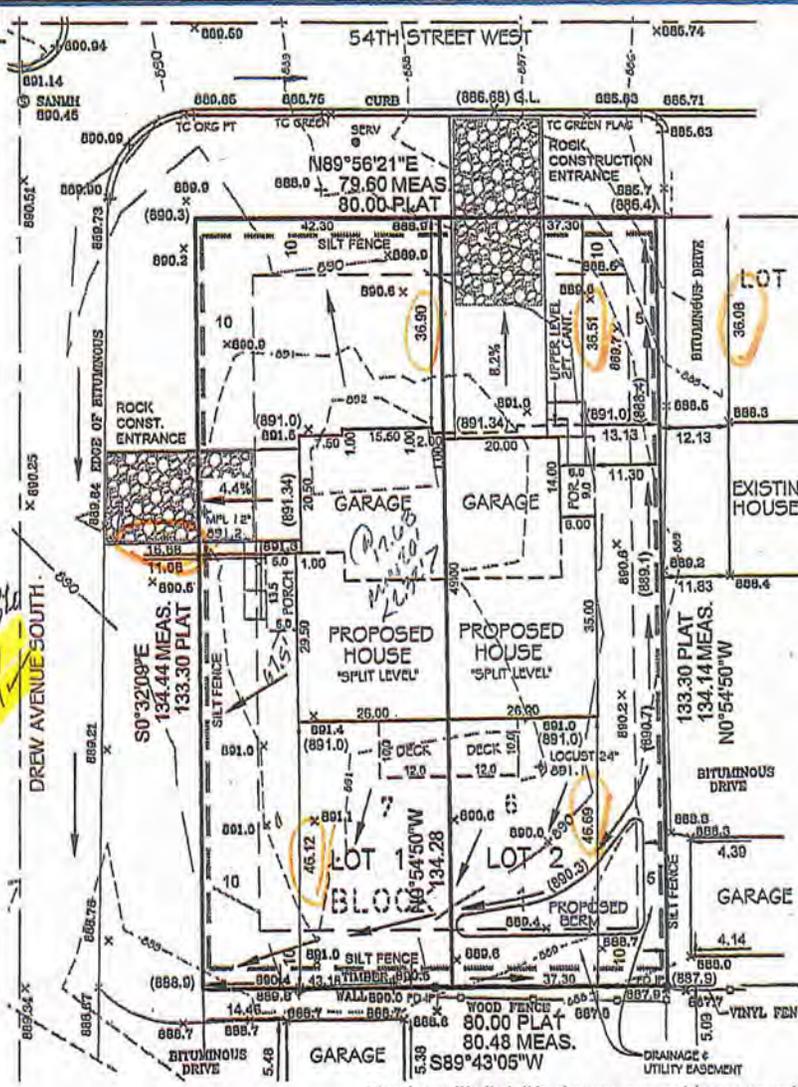
Legal Description:

LOTS 1 & 2, BLOCK 1,
DONNAY'S DREW ADDITION,
HENNEPIN COUNTY, MINNESOTA
 NOT RECORD PLAT

PROBE ENGINEERING COMPANY, INC.
 CONSULTING ENGINEERS,
 PLANNERS and LAND SURVEYORS

1000 EAST 146th ST., STE. 240, BURNSVILLE, MN 55337 PH (952)432-3000

REVISED 12-24-14: ADD DECKS, REVISE PORCH ON LOT 1, REVISE IMPERVIOUS AREA CALCULATIONS, REVISE PORCH ENCROACHMENT NOTE, AND REVISED LOT NUMBERS.



- ### SEDIMENT & EROSION CONTROL NOTES
1. All exposed soil areas, including temporary stockpiles, must be stabilized as soon as possible but in no case later than 14 days after construction activity in that portion of the site has temporarily or permanently ceased. Stabilize with temporary seed and straw mulch applied at 2 tons per acre.
 2. Silt fence shall be installed and at the locations shown on the plan and around any stockpiles. Silt fence shall be inspected and maintained weekly (and within 24 hrs of a 0.5" rainfall) until final seeding and mulching (or sodding) of lot.
 3. A rock construction entrance shall be installed and maintained at the location shown on the plan.
 4. Contractor or Permittee shall provide and maintain inlet protection on all storm drain inlets that will receive sediment laden flow as a result of construction. Inlet protection and maintenance shall remain in place until all sources with potential for discharge into the inlet have been stabilized. Inlet protection may be removed from a particular inlet if a specific safety concern (such as flooding) has been identified. The permittee must receive written correspondence from the City of Edina verifying the need for removal. Permittee shall conduct a visual inspection to determine which inlets need protection. Inlet devices must be removed between Oct. 30th and Oct. 31st. Devices must be reinstalled by Mar. 15th weather permitting.
 5. If down gradient sediment practices are overloaded, additional up gradient erosion control practices will be installed to reduce loading.
 6. Dust control is the responsibility of the permit holder. The permit holder must eliminate dust problems upon receiving notice from the Building Official that there is a dust problem.
 7. MINNEHAHA CREEK WATERSHED DISTRICT. (952) 641-4532
 8. Street cleaning shall occur daily or as needed.
 9. Contact person for site cleanliness and maintenance of the erosion and sediment controls, Chad Donnay (612) 918-4095.
 10. No concrete washout allowed on sites, truck based silt containment washout devices required.
 11. Oil stains on city streets to be cleaned up with floor dry, and disposed of as a hazardous waste material.
 12. All hazardous waste to be cleaned up and disposed of per EPA standards.
 13. Temporary pumped discharge pollution prevention techniques: **DANDY DOWATERING** DAG-Block White Co. USA <http://www.brockwhite.com/Op143346c1337/dandy-dewatering-lug/>
- ### STORMWATER
- This Stormwater Management Plan (in narrative form) must detail how stormwater will be controlled to prevent damage to adjacent property and adverse impacts to the public stormwater drainage system.
1. Permit holder shall inspect and maintain sediment and erosion control devices (no silt fence and inlet protection) weekly (or within 24 hrs of a 1/2" or more rainfall). Sediment must be removed when it is 1/2 the height of the sediment and erosion control device.
 2. Final grading on the lot shall minimize concentrated flow and shall promote sheet flow to the front and the rear. Final drainage patterns shown are similar to the existing conditions of the lot.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Donnay Date 12 Dec 14 Reg. No. 2140

JAN - 9 2015

AS

Handwritten notes:
 1295/1295
 1363/1363
 23.7%
 5742/5742
 2000
 10718
 2687
 @ 2687



donnay homes

HERE HERE FOR YOUR INTEREST
1025 - 63rd Avenue North
Plymouth, Minnesota 55442
(763) 231-9766
Dulles #223349

CODE ANALYSIS

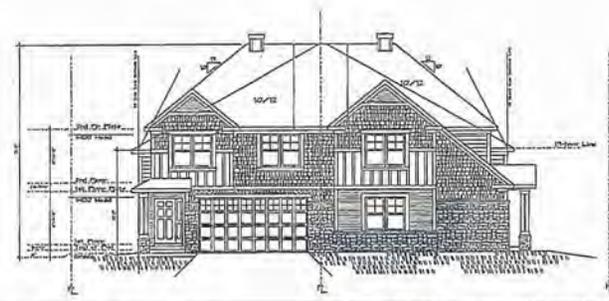
Code Used 2006 IRC
Code Used 2007 MNISDC
Classification IRC 3 (Townhomes)
Single Family Attached
Separate Services
Fee-Simple Lots
No Common Spaces
Separate Entrances
Construction VB
Wood Frame, Unrated
Occupancy
IRC-3, Residential w/
U Private Garage

IRC R0311.4 - Automatic Sprinkler System:
Exception IRC 3 Buildings less than or equal to
9250sf are exempt from the Sprinkler Req.
This building is 5250 sft total

Required Separations:
Perimeter Walls No Requirement
Roof Deck Prot. to 4' from Prop. Line
No Openings within 4' of Prop. Line
Fire-Res. Wall to 2' Prop. Line
STC 30, Unit to Unit
STC 32 (min) Glass

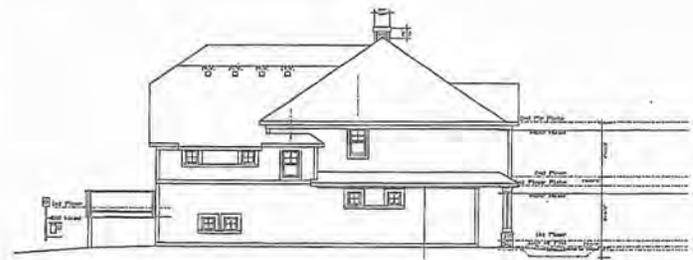
Site Data:
Zoning - R-3B, PUD
Amended PUD

Internal Setbacks:
Front Yard = 20'
Rear to Back = 10'
Sideyards = Zero Lot Line
Rearyards = Meet perimeter setbacks



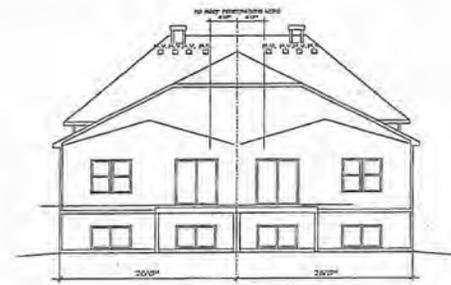
FRONT ELEVATION

3 Scale: 1/8"=1'-0"



SIDE ELEVATIONS

2 Scale: 1/8"=1'-0"



REAR ELEVATION

1 Scale: 1/8"=1'-0"

Donnay Homes, Inc. is an Equal Opportunity Employer.
Donnay Homes, Inc. is an Equal Opportunity Employer.

REVISIONS
REV 3 & 2014
DATE

NO.	DESCRIPTION	DATE

A - Issued / Survey 12/10/14
3621 & 3625
54th Ave. So.

Drawing Title BUILDING ELEVATIONS	
Drawn By SKB	Checked By
Approved By	Drawing No. A1
Date 12/10/14	Sheet OF

A10



