REPORT/RECOMMENDATION

To:	**MAYOR AND COUNCIL**	**Agenda Item**	**Item No. VI.A.**
From:	**Cary Teague, Community Development Director**	☒	**Action**
		☐	**Discussion**
Date:	**June 19, 2012**	☐	**Information**
Subject:	**PUBLIC HEARING – CONDITIONAL USE PERMIT – To construct a new home one-foot above the first floor elevation of the exiting home at 5537 Park Place for Kate Schmitt, Resolution No. 2012-84**		
Deadline for a City Decision:	**July 14, 2012**		

ACTION REQUESTED:
Adopt the attached Resolution No. 2012-84 approving the Conditional Use Permit.

INFORMATION/BACKGROUND:
The applicant is requesting a Conditional Use Permit to construct a new home at 5537 Park Place, which would allow the first floor elevation of the new home to exceed the first floor elevation of the previous home by more than one foot. Specifically the applicant would like to raise the first floor elevation 3.75 feet above the first floor elevation of the previous home that had occupied the site. The new first floor is proposed to be 2.75 feet over the one foot allowed by city code in order to reasonably protect the lower level of the new dwelling from ground water intrusion. The proposed building height to the ridge line of the new home would be 30 feet; 5 feet lower than what would be allowed at 35 feet. (See attached Planning Commission staff report for the complete details on the request.)

Planning Commission Review: On June 13, 2012, the Planning Commission unanimously recommended approval of the requested Conditional Use Permit. (See the attached minutes.)

ATTACHMENTS:

- Resolution No. 2012-84 approving the Conditional Use Permit.
- Planning Commission Staff Report, June 13, 2012
- Draft minutes from the June 13, 2012 Edina Planning Commission meeting

CITY OF EDINA

Engineering Department • Phone 952-826-0371
Fax 952-826-0392 • www.CityofEdina.com

MEMO

Date: June 14, 2012

To: Cary Teague – Community Development Director

From: Wayne D. Houle – Director of Engineering

Re: Review of 5537 Park Place

Engineering is recommending the following design be incorporated into the final construction plans prior to issuance of a permit:

- Provide better drainage swale along easterly property line to drain the northeasterly and easterly area of the property to West 56th Street.
- Provide better drainage swale along north property line – drain the westerly half of property to Park Place.
- A curb cut permit will be required from the Engineering Department.
- Connect sump pump to drain pipe along easterly side of Park Place or to catch basin located at northeasterly corner of Park Place and West 56th Street.

G:\PW\ADMIN\COMM\EXTERNAL\GENERAL CORR BY STREETS\P Streets\5537 Park Place\20120614 WH to CT Review of 5537 Park Place.doc

RESOLUTION NO. 2012-84
APPROVING A CONDITIONAL USE PERMIT AT 5537 PARK PLACE FOR KATE SCHMITT

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

City of Edina

Section 1. BACKGROUND.

1.01 The applicant is requesting a Conditional Use Permit to tear down and construct a new home at 5537 Park Place. A Conditional Use Permit is requested to allow the first floor elevation of the new home to exceed the first floor elevation of the existing home by more than one foot. Specifically the applicant would like to raise the first floor elevation 3.75 feet above the existing first floor elevation.

1.02 The property is legally described as follows:

Lot 4, Block 8, COLONIAL GROVE THIRD ADDITION, Hennepin County, Minnesota.

1.03 On June 13, 2012, the Planning Commission recommended approval of the conditional use permit. Vote: 7 Ayes and 0 Nays.

Section 2. FINDINGS

2.01 Approval is based on the following findings:

1. The proposal meets the Conditional Use Permit conditions of the Zoning Ordinance.
2. The proposal meets all applicable Zoning Ordinance requirements.
3. The homes in the area have a variety of height, mass and scale.
4. The proposed new home is in character with this neighborhood.

Section 3. APPROVAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, approves the Conditional Use Permit to allow construction of a new home at 5537 Park Place, subject to the following conditions:

1. The site must be developed and maintained in conformance with the following plans:
   - Survey date stamped August 19, 2011
   - Building plans and elevations date stamped May 23, 2012.
2. Submit a copy of the Minnehaha Creek District permit. The City may require revisions to the approved plans to meet the district's requirements.

3. Final grading and drainage plans are subject to review and approval of the city engineer prior to issuance of a building permit. Drainage patterns may not be directed to adjacent properties.

Adopted by the city council of the City of Edina, Minnesota, on June 19, 2012.

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 June 19, 2012, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ____ day of _____, 2012.

_____
City Clerk

MINUTES
CITY OF EDINA, MINNESOTA
PLANNING COMMISSION
CITY COUNCIL CHAMBERS
JUNE 13, 2012
7:00 P.M.

I. CALL TO ORDER

Acting Chair Staunton called the meeting of the Edina Planning Commission to order at 7:00 PM.

II. ROLL CALL

Answering the roll call were Commissioners Scherer, Forrest, Schroeder, Platteter, Rock, Carpenter and Fischer

Absent from the roll: Potts and Cherkassy

III. APPROVAL OF MEETING AGENDA

Meeting Agenda was approved as submitted.

IV. APPROVAL OF CONSENT AGENDA

V. COMMUNITY COMMENT

VI. PUBLIC HEARINGS

C. Conditional Use Permit to construct a new home one-foot above the first floor elevation of the existing home at 5537 Park Place for Kate Schmitt

Planner Presentation

Planner Aaker informed the Commission the property owner Kate Schmitt, is requesting a Conditional Use Permit to construct a new home at 5537 Park Place. A Conditional Use Permit is being requested to allow the first floor elevation of the new home to exceed the first floor elevation of the previous home by more than one foot. Specifically the applicant would like to raise the first floor elevation 3.75 feet above the first floor elevation of the previous home that had occupied the site. The first floor of the previous home was at 865.3 feet. The new first floor is proposed to be at 869.05 feet. The maximum allowed increase without a Conditional Use Permit is 866.3 feet The new first

floor is proposed to be 2.75 feet over the one foot allowed by city code in order to reasonably protect the lower level of the new dwelling from ground water intrusion. The attached Report of Geotechnical Exploration and letter dated May 1, 2012, from ITCO Allied Engineering Co., regarding ground water levels indicates ground water at a level of 855.29 with a recommended lowest floor elevation of 859.29.

Planner Aaker concluded that staff recommends that the City Council approve the Conditional Use Permit for a new home at 5537 Park Place. The Conditional Use Permit allows the new home to have a first floor elevation of 869.05 feet which is 3.75 feet above the first floor elevation of the existing home and 2.75 feet above first floor height allowed by ordinance.

Approval is based on the following findings:

1. The proposal meets the Conditional Use Permit conditions of the Zoning Ordinance.
2. The proposal meets all applicable Zoning Ordinance requirements.
3. The proposed new home is in character with this neighborhood.

Approval is also subject to the following conditions:

1. The site must be developed and maintained in conformance with the following plans:

    - Survey date stamped August 19, 2011
    - Building plans and elevations date stamped May 23, 2012.

2. Submit a copy of the Minnehaha Creek District permit. The City may require revisions to the approved plans to meet the district's requirements.
3. Final grading and drainage plans are subject to review and approval of the city engineer prior to issuance of a building permit. Drainage patterns may not be directed to adjacent properties.

Appearing for the Applicant

Kate Schmitt, applicant and Scott Busyn, Great Neighborhood Homes.

Discussion/Comments

Vice Chair Staunton explained that the applicant is requesting a Conditional Use Permit (CUP) to allow construction of a single dwelling home with a first floor elevation of more than one-foot above the existing first floor elevation of the existing home. Staunton said the CUP process was established to accommodate construction and/or the remodeling of property within a flood plain or to protect the dwelling from ground water intrusion. Continuing, Staunton said that Code also requires confirmation from FEMA and a licensed hydrologist.

Commissioner Fischer further clarified that the request for a CUP was different from a request for variance. Fischer said with a variance the Commission looks at finding hardship; with the conditional use permit an applicant is required to meet specific conditions as outlined in the Code.

Commissioner Schroeder asked Planner Aaker if Code provides a definition of mass. Planner Aaker responded the Code does not define mass.

Applicant Presentation

Scott Busyn, 4615 Wooddale Avenue, addressed the Commission and explained that the house was in disrepair and was raised, adding that the vacant lot was removed from the Federal Emergency Management Agency in 2012. Busyn said that while the property was removed from the special flood hazard area, it still has elevated ground water issues. Continuing, Busyn said that the lot is located in the Colonial Grove neighborhood which is an area of different housing types and a neighborhood in transition. Busyn pointed out that in this area because of the ground water issues many of the homes do not have basements and to keep this home "dry" the house can't be constructed at the required 1-foot level.

Busyn told the Commission the Schmitt's want the new house to fit into the neighborhood. Busyn said they worked very hard to be respectful of building height pointing out that the height of the proposed house could actually be higher. Busyn said that the low floor elevation is 859.3-feet, adding the applicant desires to have an 8.75-foot ceiling height in the basement. Busyn said eight to nine foot basement ceiling heights are typical in Edina in new home construction. Busyn did acknowledged that code requires basement ceiling height to be 7-feet or greater.

Continuing, Busyn said that the home proposed to be built will be a beautiful home constructed with high quality building materials. Busyn added he held a neighborhood meeting and communicated with all neighbors. Busyn also noted that a sign was posted on the site indicating this property was seeking a CUP.

Commissioner Schroeder asked Mr. Busyn his definition is of "mass". Busyn responded that at the end of the day it's usually how the new house ties into the neighborhood. Busyn said to ensure that the mass of the new house fits in with the neighborhood the ridge height, eave line, etc. of the adjacent houses need to be calculated to ensure that the proposed house ties into the neighborhood. Busyn also pointed out that the streetscape was also important to keep in mind when designing a new house.

Commissioner Platteter noted that even though the low floor elevation is being raised to accommodate the ground water the height of the proposed house is still below what it could be. Busyn agreed, he added the first floor elevation was raised; however through design features the house is being "squashed" from the top.

Vice-Chair Staunton open the public hearing.

Public Comment

Brian Belanger, 5533 Oaklawn Avenue said his concern was with the finished roof height adding that he was pleased to learn that the height was actually lower than what was permitted. Mr. Belanger commented that he was surprised that Edina Code doesn't' define "mass". Continuing, Belanger said he likes what he sees; adding in his opinion the proposed house is nicely proportioned and blends well with the neighborhood. Concluding, Belanger said his concern is if veering away from the 1-foot rule becomes common place. He stated he doesn't what the 1-foot rule ignored; but strictly enforced, unless circumstances warrant otherwise.

Commissioner Carpenter moved to close the public hearing. Commissioner Platteter seconded the motion. All voted aye; motion carried.

Continuing Discussion

Commissioner Fischer reported for those in the audience and at home that this is only the second time the City has heard a request for a CUP to accommodate FEMA and ground water issues. The CUP is a tool that allows the City to scrutinize each request to ensure all requirements of the Code are met. Continuing, Fischer said that height is easy to measure; the harder point is mass and scale. This request met Code conditions #2 and #4 which allowed the applicant to move forward with the CUP. Fischer stated from a mass perspective that he believes this design does a good job in responding to the requirements stipulated in the Code.

Commissioner Forrest commented that it appeared to her that the orientation of the house was changing. Mr. Busyn agreed. He said that the front door of new house would face West 56th Street with the garage facing Park Place.

Commissioner Scherer commented that although it appears to be common practice for new homes to have basement ceiling heights of 8 plus feet the building Code only requires basements to have 7-foot ceilings. Scherer pointed out it's the choice of the applicant to exceed the ceiling height minimum requirement. Teague agreed; adding minimum basement ceiling height is 7-feet. Teague explained that the CUP process was established to allow properties to "get out of" the flood zone; which is a Code requirement. Teague also noted that basements are required by Code and it can be argued that the City has conflicting ordinances. Scherer stated she really likes the design and scale of the home; however, it's a conundrum for her if the ceiling height exceeds 7-feet. Concluding, Scherer said she agrees with Busyn that Colonial Grove is a neighborhood in transition and with the flood and ground water issues in this area she envisions that more CUP's will be requested.

Commissioner Fischer acknowledged that point; adding the easy part of these requests is where the basement level starts, however, he added there are other issues to

consider; what's necessary; what's required and what's best for re-sale which becomes what's best for Edina.

A brief discussion ensued on basement ceiling height. What's building code and what's best and if a "maximum" basement ceiling height should be established in the Conditional Use Permit application.

Commissioner Carpenter commented that his sense is that the Code is relatively new and that it will take time to see how it's working. Carpenter said reviewing it on a case by case basis; in his opinion was best. He said establishing a basement ceiling height different from the building code wasn't a good idea.

Vice Chair Staunton said he would be reluctant to establish a hard and fast basement ceiling height minimum in the CUP. He reiterated building code stipulates a minimum basement ceiling height of 7-feet, adding that's a starting point; however establishing a hard number in the zoning code for these cases would be difficult.

Commissioner Schroeder pointed out that stipulation #4 "An increase in first floor elevation will only be permitted if the new structure or addition fits the character of the neighborhood in height, mass and scale" , adding this is a good way to measure outcome. Schroeder acknowledged that the City consistently struggles with defining mass, adding in his opinion the answer should be to review each request on a case by case basis. Continuing, Schroeder said the applicant needs to demonstrate the need for a dwelling to exceed the first floor elevation of more than one (1) foot above the existing first floor elevation of the existing dwelling unit building, pointing out that this too is a relatively new ordinance enacted to control building height. Schroeder said with the CUP option the City has recognized that in certain cases our ordinances cannot be met, reiterating reviewing this on a case by case basis in his opinion is best.

Schroeder also pointed out with this application the applicant has demonstrated building height and mass, the applicant has indicated that this is a neighborhood in transition with a wide variety of housing types and the applicant has documentation confirming conditions #2 and #4 of the CUP.

Commissioner Scherer reiterated her only comment was that the basement ceiling height doesn't have to be over 7-feet; adding she recognizes 7-foot ceilings aren't the norm in new construction. Scherer said raising the first floor building elevation to accommodate a taller basement ceiling is something she considered.

Motion

Commissioner Carpenter moved to recommend Conditional Use Permit approval based on staff findings, staff conditions, discussion, and public testimony. Commissioner Platteter seconded the motion.

Vice Chair Staunton acknowledged the following e-mail that were present to the Commission June 13th:

- **5521 Dever Drive**
- **5528 Woodcrest Drive**
- **5501 Oaklawn**
- **5600 Woodcrest Drive**

All voted aye; motion carried.

D. Conditional Use Permit to construct a new home one-foot above the first floor elevation of the existing home at 4805 East Sunnyslope Road for Doug and Abby Power.

Planner Presentation

Planner Aaker told the Commission Doug and Abby Power, are requesting a Conditional Use Permit to tear down an existing house and construct a new home at 4805 East Sunnyslope. A Conditional Use Permit is requested to allow the first floor elevation of the new home to exceed the first floor elevation of the existing home by more than one foot. The applicant is proposing to raise the first floor elevation 4.68 feet above the existing first floor elevation. The existing first floor is at 895.91 feet with an allowed increase in height by code to 896.91 feet. The proposed first floor will be at a height of 900.58 feet.

The property is a penninsula backing up to Minnehaha Creek and falls within the 1% annual chance of flooding.. The flood protection elevation along that portion of the creek is at 888.1 feet. The ordinance requires that all basement/lowest floors be elevated to a minimum 2 feet above the flood protection elevation. The existing basement elevation of the home is at 887 or 1.1 feet below the flood protection elevation. The proponents are proposing a basement elevation of 890.1 to comply with the minimum floodplain requirements.

The ordinance allows the first floor to be raised by one foot or to an elevation of 896.91 feet. The low floor must be no lower than two feet above 888.1, which would result in a 6' 10" height difference between the basement floor and the first floor. Modern building practices generally include 18" floor trusses resulting in a basement ceiling height of 5' 4" without the benefit of a Conditional Use Permit.

The builder has provided examples of other homes they have built within Edina. The home is designed similar in style to 5200 Mirror Lakes Drive, 4600 Woodland Road and 4617 Tower Street.

PLANNING COMMISSION STAFF REPORT

Originator **Cary Teague** **Planning Director**	Meeting Date **June 13, 2012**	Agenda # **VI.C**

Recommended Action: Approve a Conditional Use Permit to allow the new first floor elevation of a home to exceed the 1 foot maximum increase allowed by ordinance.

Project Description:

A Conditional Use Permit request to allow the first floor elevation of a new home to be 3.75 feet higher than the existing first floor of the home to be replaced, (2.75 feet higher than allowed by ordinance), due to ground water issues, at 5537 Park Place.

INFORMATION & BACKGROUND

Property owner Kate Schmitt, is requesting a Conditional Use Permit to construct a new home at 5537 Park Place. (See site location photos of the subject property and adjacent homes on pages A1–A6.) A Conditional Use Permit is being requested to allow the first floor elevation of the new home to exceed the first floor elevation of the previous home by more than one foot. Specifically the applicant would like to raise the first floor elevation 3.75 feet above the first floor elevation of the previous home that had occupied the site. The first floor of the previous home was at 865.3 feet. The new first floor is proposed to be at 869.05 feet. The maximum allowed increase without a Conditional Use Permit is 866.3 feet (See applicant narrative and plans on pages A7–A17.) The new first floor is proposed to be 2.75 feet over the one foot allowed by city code in order to reasonably protect the lower level of the new dwelling from ground water intrusion. The attached Report of Geotechnical Exploration and letter dated May 1, 2012, from ITCO Allied Engineering Co., regarding ground water levels indicates ground water at a level of 855.29 with a recommended lowest floor elevation of 859.29, (see letter and report: pages A18-A33).

1. ***Does not have an undue adverse impact on governmental facilities, utilities, services or existing or proposed improvements;***

The proposal for a rebuild of a new single-family home would not have an impact on governmental facilities or services. A single-family home is a permitted use on the site.

2. ***Will generate traffic within the capacity of the streets serving the property;***

The proposal to rebuild a single-family home would not have an impact on traffic or the capacity of the streets serving the property. The use, a single-family home, remains the same on the property.

3. ***Does not have an undue adverse impact on the public health, safety or welfare;***

Again there would be no impact, as the use of the property remains the same.

4. ***Will not impede the normal and orderly development and improvement of other property in the vicinity;***

The proposed new home would fit the character of the existing neighborhood. The proposed new home is two stories and there are a number of two story homes within the neighborhood, (See home comparisons on pages A–A.)

5. ***Conforms to the applicable restrictions and special conditions of the district in which it is located as imposed by this Section; and***

The new home would meet all applicable zoning ordinance requirements.

6. ***Is consistent with the Comprehensive Plan.***

A single-family home is consistent with the low-density residential land use designation within the Comprehensive Plan.

Additional Conditions

Per Section 850.11. Subd. 2: Additions to or replacement of single dwelling unit buildings with a first floor elevation of more than one (1) foot above the existing first floor elevation of the existing dwelling unit building. Such additions to or replacements of single dwelling unit buildings must meet one or more of the first three (3) conditions listed below, and always meet condition four (4).

Compliance Table

	City Standard	Proposed
Front – Side street - South Side –North Rear –	Match neighbor 30 feet 15 feet 5.6 (living space) 5 feet (garage) 25feet	30 feet 18 feet 9.33 feet 25 feet
Building Coverage	25%	25%
Building Height	35 feet	30feet

PRIMARY ISSUE & STAFF RECOMENDATION

Primary Issue

- **Is the proposed new home with a first floor elevation 3.75 feet higher than the existing home reasonable for this site?**

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

  1. The proposal meets the Conditional Use Permit findings. As demonstrated on pages 3-4 of this report, the findings and conditions required for this conditional use permit would be met.

  2. As demonstrated on the Compliance Table on page 4 of this report, the proposal meets all minimum Zoning Ordinance standards.

  3. Because of ground water issues, the basement of the new home must be elevated to a minimum recommended height of 859.3. The new first floor height will be at 869.05, the basement providing 8.75 foot ceiling heights. A basement with an 8.75 foot ceiling is considered reasonable within the City.

  4. The proposed new home is in character within this neighborhood. The home is similar to other two story homes constructed within the general area.

CONDITIONAL USE PERMIT APPLICATION

PLANNING DEPARTMENT
MAY 14 2012
CITY OF EDINA

CASE NUMBER 20120005.120 DATE 5/14/2012.

FEE PAID ✓

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

FEE: $800.00

APPLICANT:

NAME: Kate Schmitt (Signature required on back page)

ADDRESS: 5537 Park Place PHONE: 612-730-1408

EMAIL: kateaschmitt@gmail.com

PROPERTY OWNER:

NAME: Kate Schmitt (Signature required on back page)

ADDRESS: 5537 Park Place PHONE: 612-730-1408

LEGAL DESCRIPTION OF PROPERTY (written and electronic form):
Lot 41, Block 8 Colonial Grove Third Addition

PROPERTY ADDRESS:
5537 Park Place, Edina, MN 55424

PRESENT ZONING: R-1 P.I.D.# 19-028-24-11-0055

EXPLANATION OF REQUEST:
Replacement of a single dwelling unit building with a first floor elevation more than 1 foot above the existing first floor elevation. **see attached
(Use reverse side or additional pages if necessary)

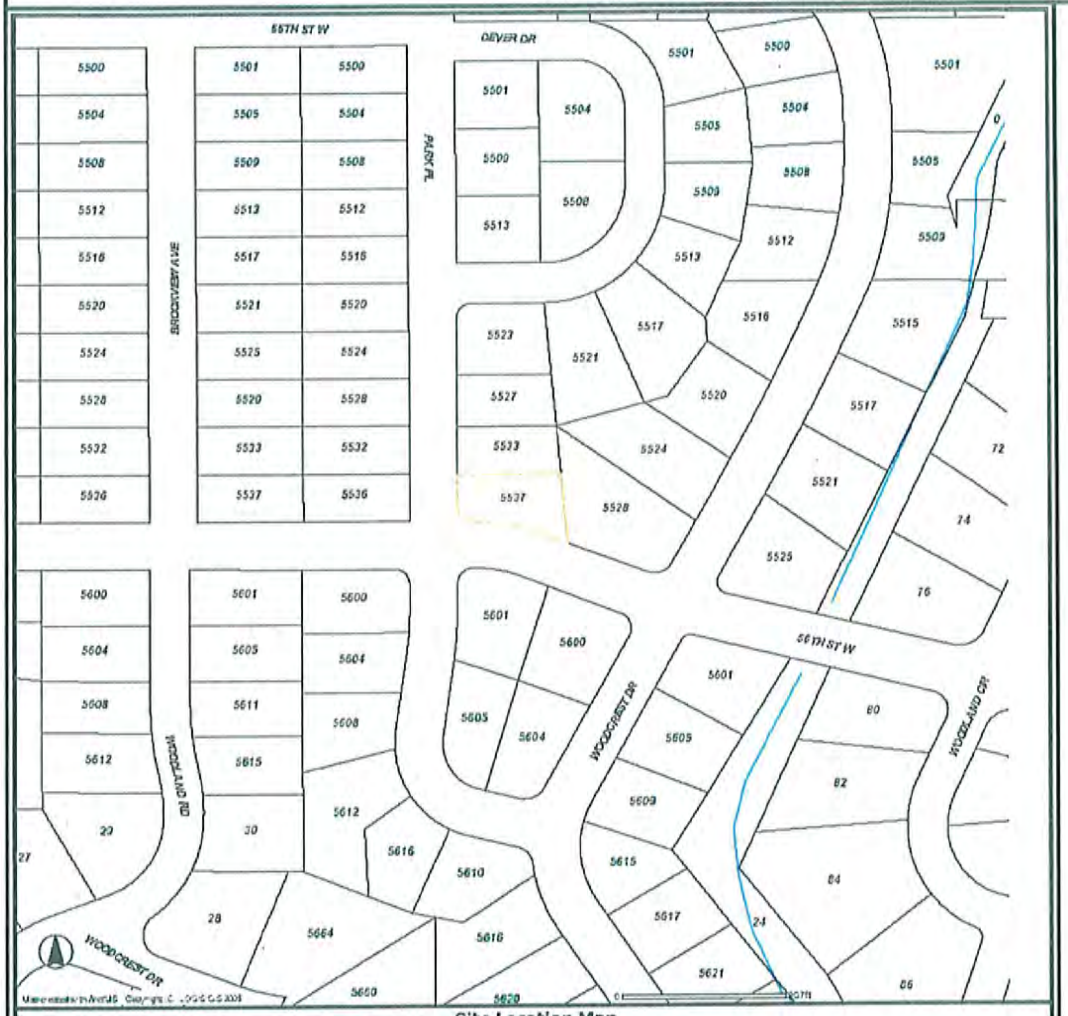
ARCHITECT: NAME: Mike Sharratt PHONE: 952-470-9750

EMAIL: msharratt@sharrattdesign.com

SURVEYOR: NAME: Gronberg PHONE: 952-473-4141

EMAIL: _____

Site Location



Site Location Map

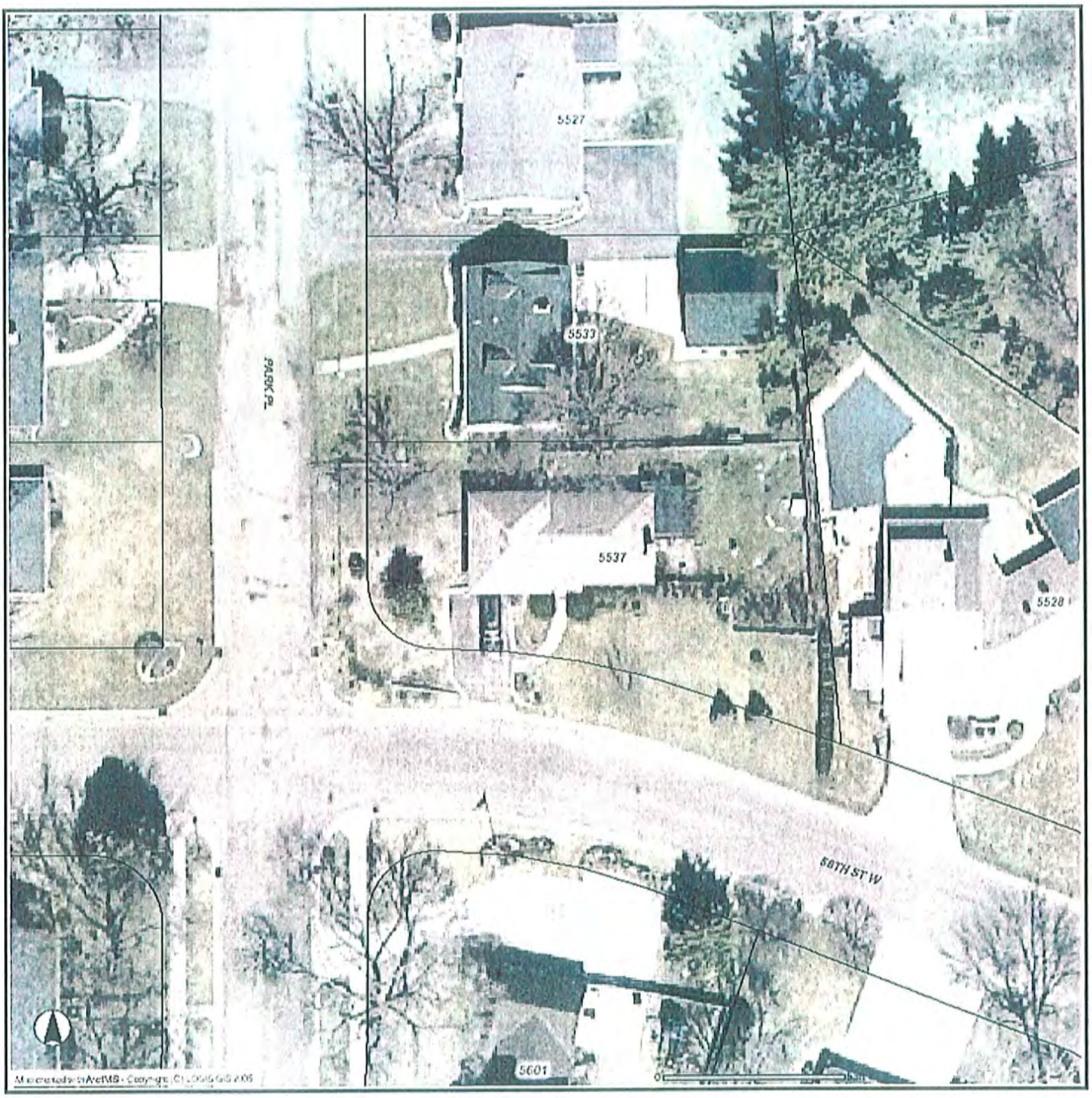
PID: 1902824110055

5537 Park Pl
Edina, MN 55424

CITY OF EDINA, MINNESOTA

Property	Assessing

A. 1



A.3

Home to North

A.5

5537 Park Place Conditional Use Permit Application

We are proposing building a new home at 5537 Park Place with a new floor 3.75 feet above the floor height of the previous home (that has since been demolished). This new floor is being built 2.75 feet over the one foot allowed by city code in order to reasonably protect the lower level of the new dwelling from ground water intrusion. The attached documentation from ITCO Allied Engineering Company shows the groundwater level at 855.29 and the recommended lowest floor elevation height of 859.29.

All other dimensions of the new home will meet Edina's zoning rules and the home is designed to fit the character of the neighborhood in height, mass, and scale.

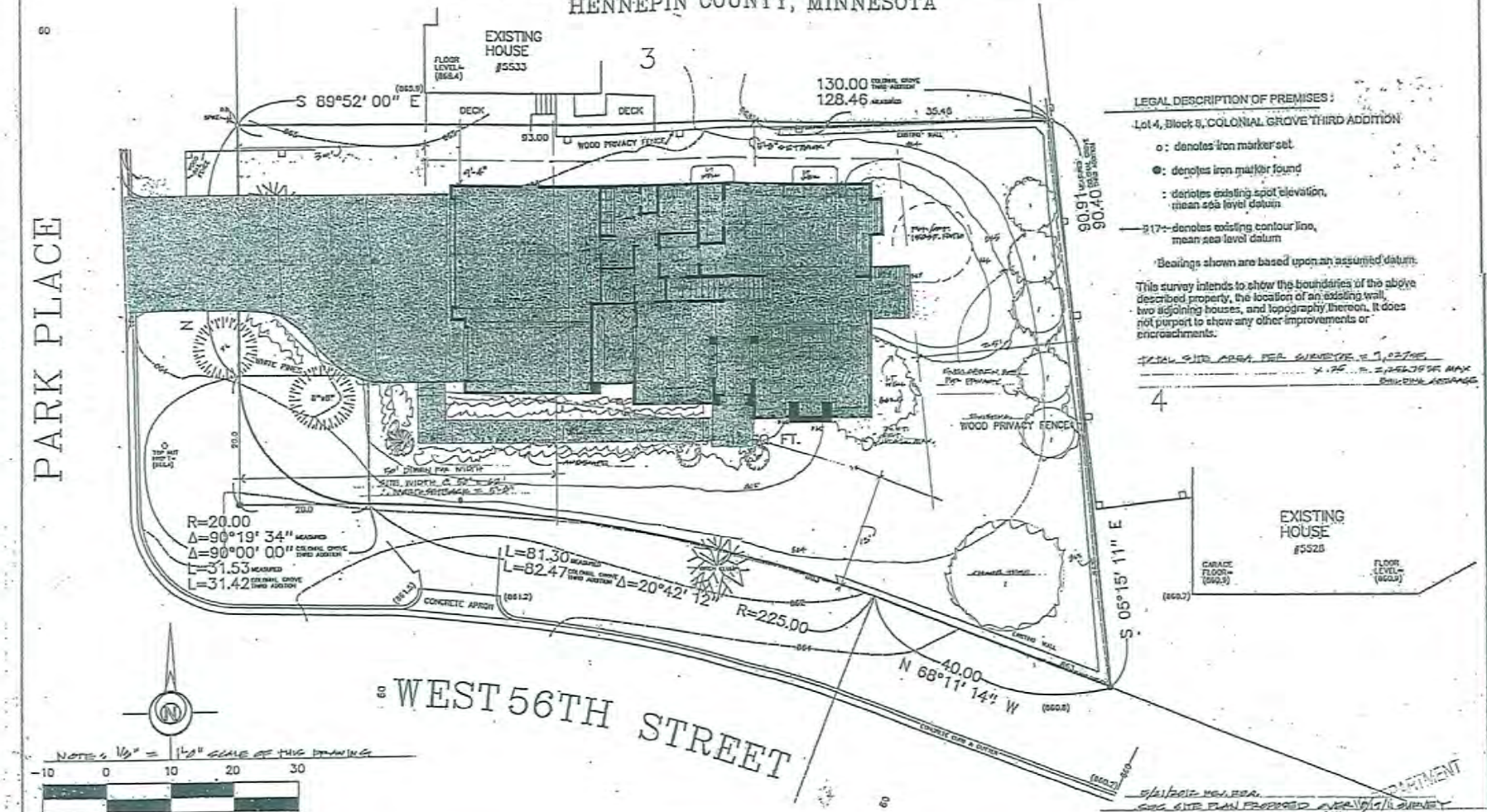
The home exterior will feature stone details facing 56th Street, cedar shingle siding, and an asphalt roof. These are materials that blend in with the character of homes in Colonial Grove and South Harriet Park.

PLANNING DEPARTMENT
MAY 1 6 2012
CITY OF EDINA

11-2388

CERTIFICATE OF SURVEY

OF LOT 4, BLOCK 8, COLONIAL GROVE THIRD ADDITION
HENNEPIN COUNTY, MINNESOTA



LEGAL DESCRIPTION OF PREMISES:

Lot 4, Block 8, COLONIAL GROVE THIRD ADDITION

o: denotes iron marker set

●: denotes iron marker found

: denotes existing spot elevation, mean sea level datum

917 denotes existing contour line, mean sea level datum

Bearings shown are based upon an assumed datum.

This survey intends to show the boundaries of the above described property, the location of an existing wall, two adjoining houses, and topography thereon. It does not purport to show any other improvements or encroachments.

TOTAL SITE AREA PER SURVEY = 7,027 SF.
x .75 = 5,270.25 SF. MAX BUILDING COVERAGE

DESIGNED	REVISION	DATE	DESCRIPTION
	1	10-19-11	FLOOR ELEVATIONS & FENCES ADDED, SCALE CHANGED FROM 1"=20 TO 1" =10'
DRAWN	2	12-22-11	HOUSE REVISED, WALL LOCATED, REVISED TOPO
CHECKED			

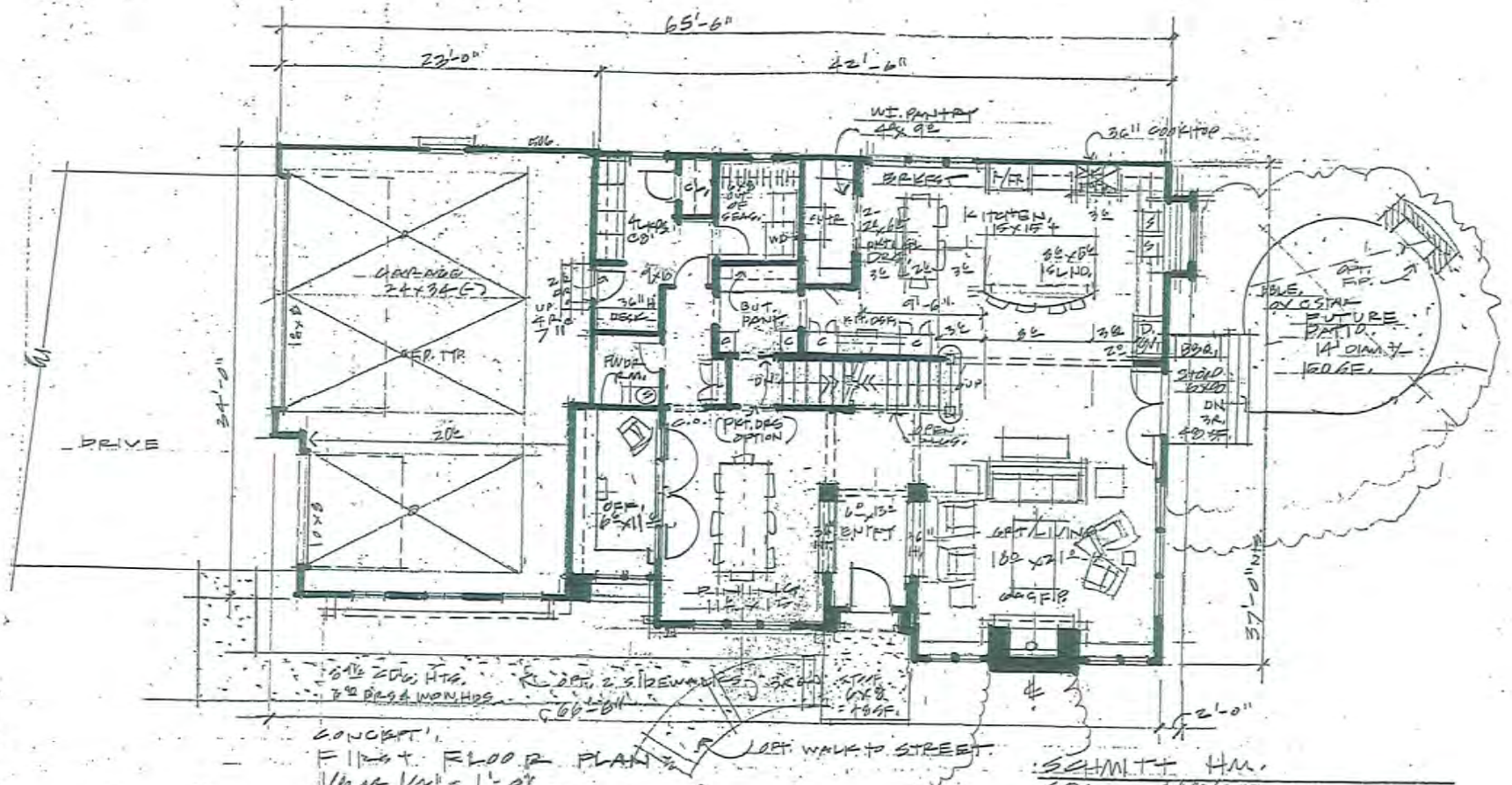
GRONBERG & ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND SURVEYORS, & SITE PLANNERS
445 NORTH WILLOW DRIVE, LONG LAKE, MN. 55356
952-473-4141

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

Mark S. Gronberg Minnesota License Number 12755

SCALE 1"=10'
DATE 8-19-11
JOB NO. 11-2388

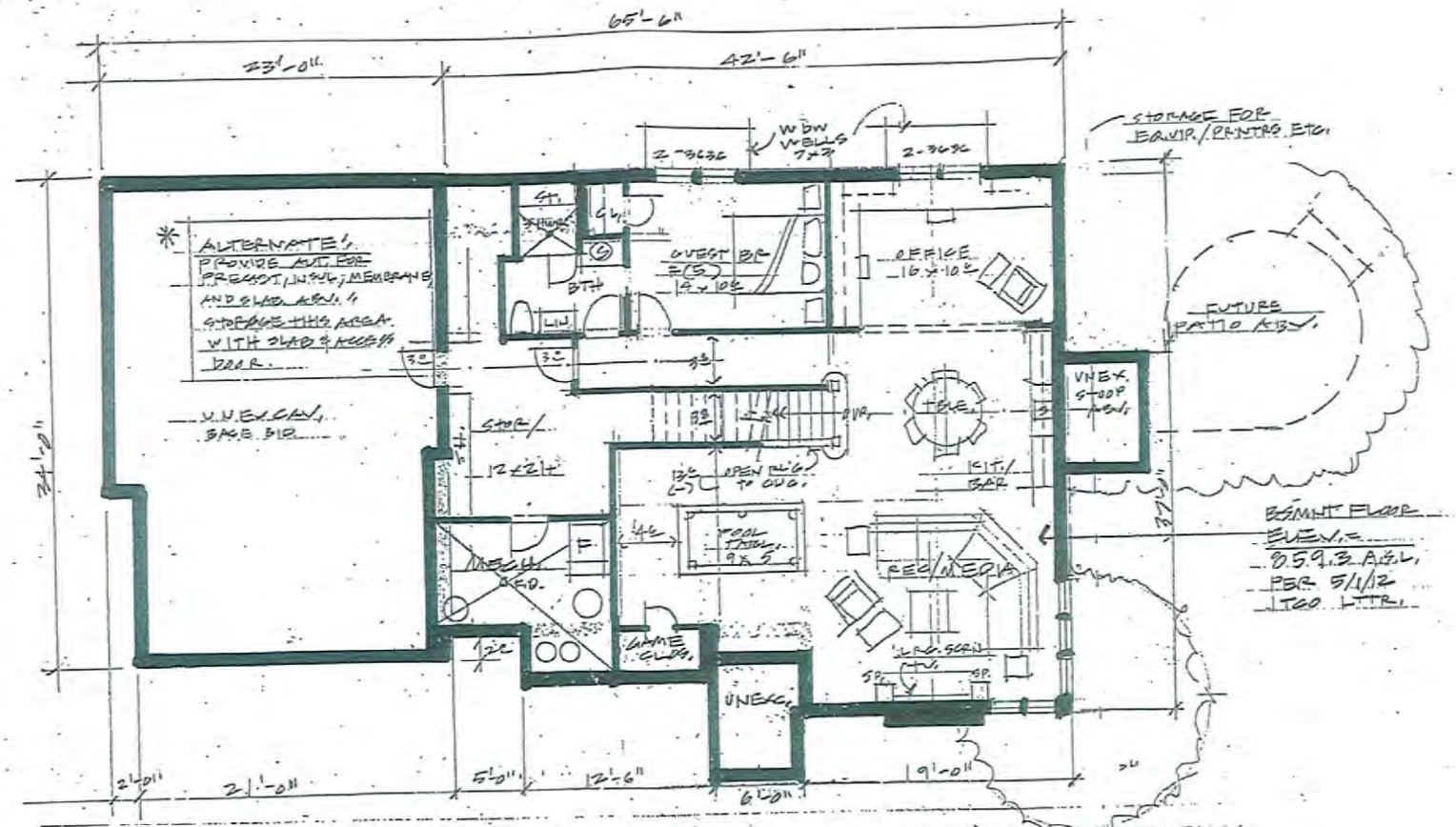
CITY OF [illegible]
PLANNING DEPARTMENT
SEE SITE PLAN PREPARED AFTER SURVEY



CONCEPT 1.
FIRST FLOOR PLAN
1/16 OR 1/8" = 1'-0"
1,506 SF. FINISHED
750 SF. GARAGE
2,256 SF. TOTAL

SCHMITT HM.
4PC 4/10/2012
GNH 4/25/2012 REV. MTG
5/7/2012 REV. MTG.
5/11/2012 REV. TO CMP.
* 5/21/2012 REV. REQ.

PLANNING DEPARTMENT
MAY 23 2012
CITY OF EDINA



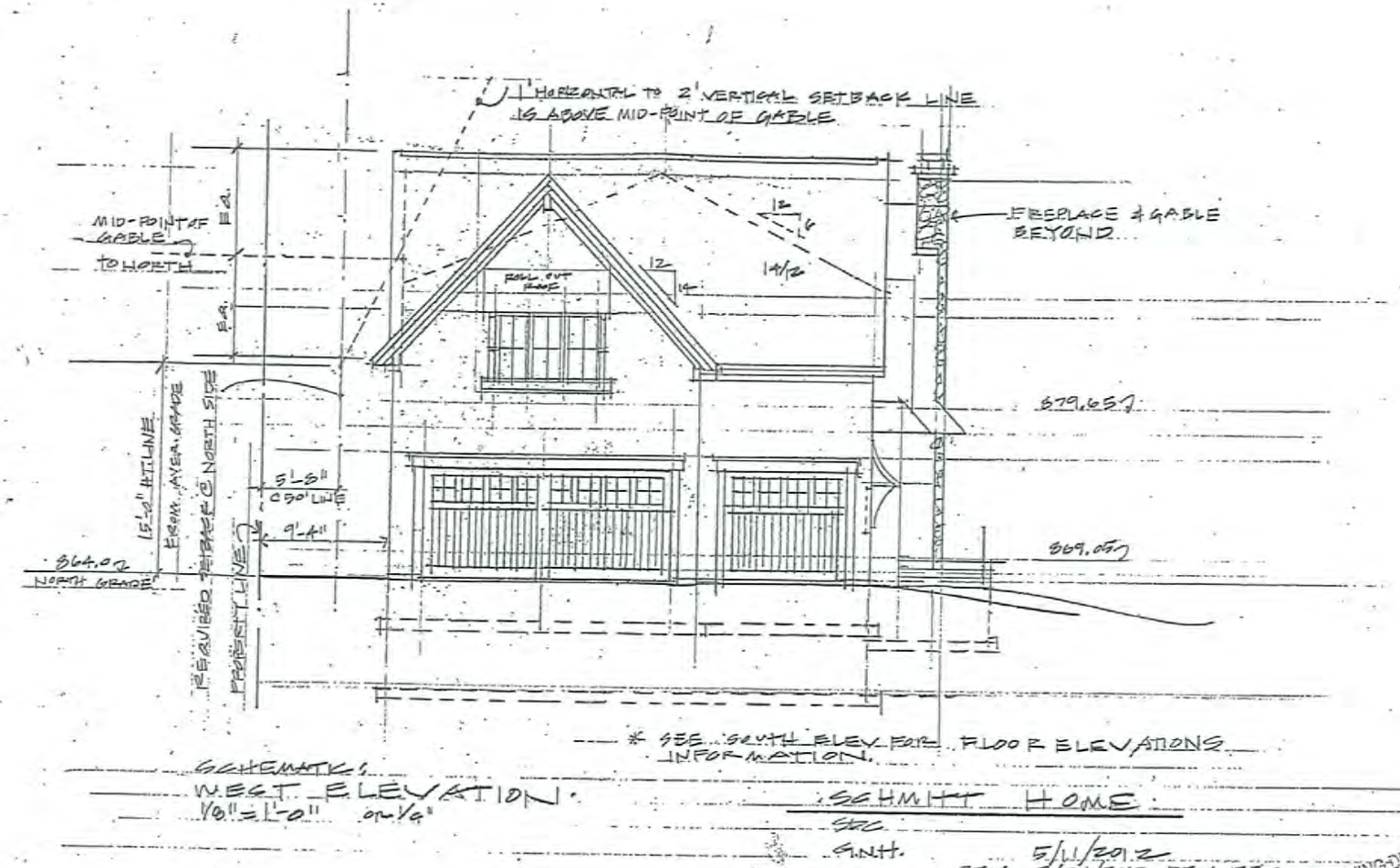
CONCEPT:
BASEMENT FLOOR PLAN - (INTIALLY UNFINISHED)
1/8" OR 1/4" = 1'-0"

1,150 SF TL FUT. FINISHED

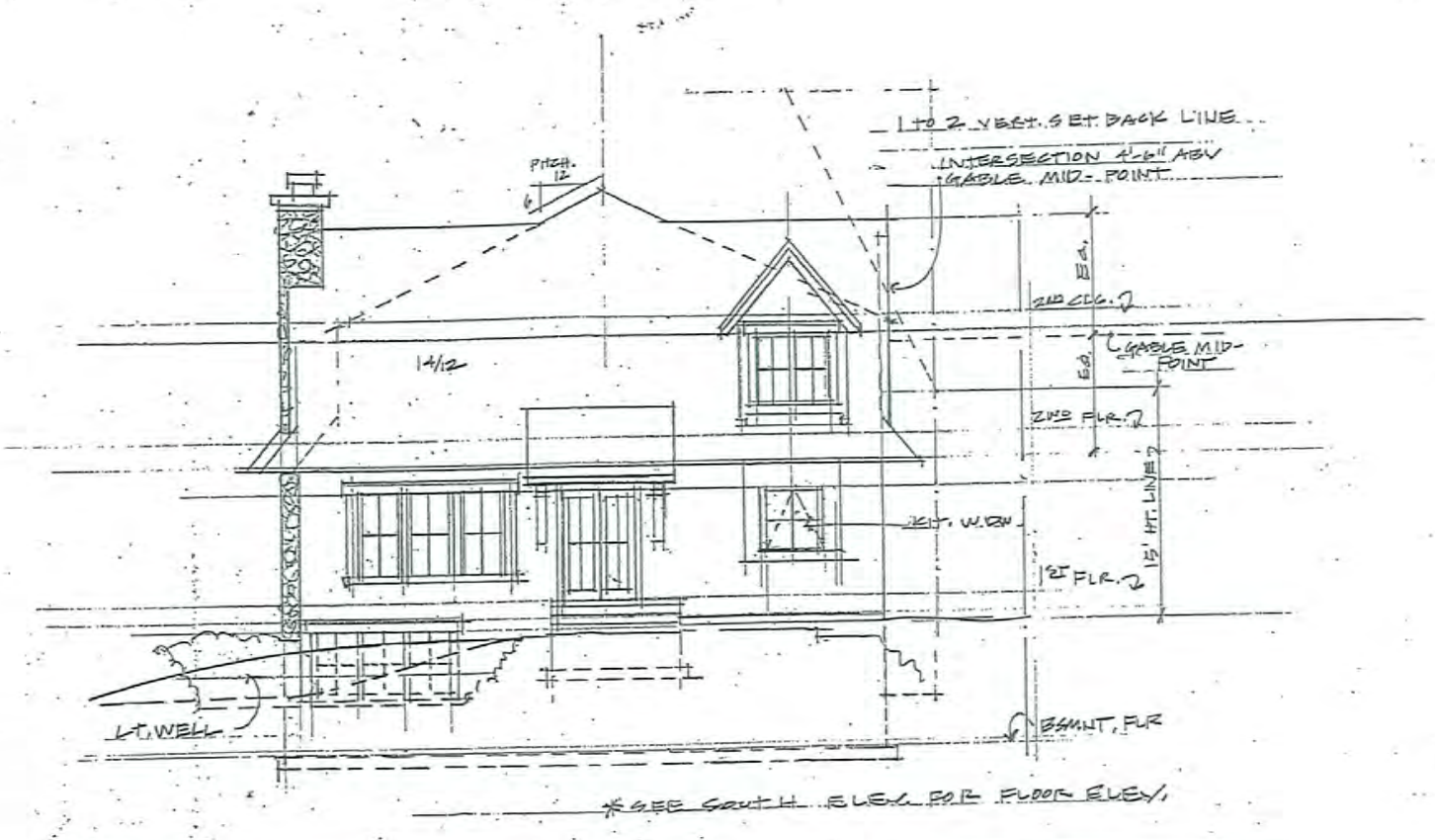
SCHMITT HOME
SDC 4/25/2012 MTG.
GNH, 5/7/2012 MTG.
5/11/2012 REV.
5/21/2012 REV. REQ.

PLANNING DEPARTMENT
MAY 23 2012
CITY OF EDINA

A 13



PLANNING DEPARTMENT
MAY 23 2012
CITY OF EDINA



SCHEMATIC:
EAST ELEVATION
1/8" = 1'-0" or 1/4"

SCHMITT HOME
SDC
GNH
5/11/2012
5/21/2012 REV. PER.

PLANNING DEPARTMENT
MAY 23 2012
CITY OF EDINA

A1.1

Report of Geotechnical Exploration

5537 Park Place

Edina, Minnesota

April 16, 2012

Allied Project 12014

PLANNING DEPARTMENT
MAY 14 2012
CITY OF EDINA

ITCO Allied Engineering Company

7125 West 126th Street, Suite 500
Savage, Minnesota 55378

Ph: 952-890-5909
Fax: 952-890-5883

FIELD EXPLORATION

Two Standard Penetration Test (SPT) borings were each put down to a depth of 25 feet. The borings were put down in accordance with ASTM 1586-84: "Standard Method for Penetration Test and Split-Barrel Sampling of Soils". Using this procedure, a 2" O.D. split barrel sampler is driven into the soil by a 140-lb weight falling a distance of 30 inches. After an initial set of 6", the number of blows required to drive the sampler an additional 12 inches is known as the standard penetration resistance or N-value. The N-value provides an indication of the relative density of cohesionless (coarse grained) soils or of the consistency of cohesive (fine grained) soils.

As the samples were obtained in the field, they were visually and manually classified. Representative portions of the samples were then sealed in clean glass soil jars and returned to the laboratory for further examination and verification of the field classification. The recovered soil samples were classified in accordance with the Unified Soil Classification System, ASTM D: 2488-8. Logs of the test borings indicating the depth and identification of the various strata, measured penetration resistances, soil classifications and the results of water level checks are included in this report.

SUBSURFACE CONDITIONS

Soil boring 1

Soil boring 1 consisted of 6 inches of clay, underlaid by organic clay to 8 feet of depth, clay to10 feet of depth, sandy clay to at least 16.5 feet of depth, sand with some gravel from at least 20 feet to at least 21.5 feet of depth, and very fine sand with silt from at least 25 feet to 26.5 feet of depth.

Soil Boring 2

Soil boring 2 consisted of 2 inches of organic clay, underlaid by sandy clay to 3.3 feet of depth, organic clay to 7.8 feet of depth, sand with clay to 10.25 feet of depth, sandy silty clay to 12.5 feet of depth, sandy clay to at least 14 feet of depth, fine sand from at least 15 feet to 15.8 feet of depth, sandy clay to at least 16.5 feet of depth, fine sand from at least 17.5 feet to at least 19 feet of depth, sand from at least 20 feet to 26.2 feet of depth, and very fine sand with silt to 26.5 feet of depth.

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The non-root infested and inorganic on-site soils would generally be suitable for reuse as controlled and compacted fill material. The topsoil, or other materials, which would not be suitable for use as controlled fill, may be able to be used as surface fill in the lawn and landscaping areas. Additional recommendations are presented in the following sections.

The Department of Housing & Urban Development (D-HUD), which underwrites F.H.A. mortgages, requires a separation of 4.0 feet between the highest observed groundwater elevation and the lowest basement slab. Although this may or may not be a requirement in Edina, the city should be contacted to determine their requirements.

1. EXCAVATION

In general, grubbing and stripping operations should remove all significantly organic or root infested soils from the areas to be worked. Frozen material, soft consistency clays, or otherwise unsuitable soil and debris should be removed. Where undocumented fill or otherwise unsuitable soils are exposed in the base of excavations which will support slabs or footings, these materials should also be removed. Frozen soils resulting from frost penetration may turn soft upon thawing and would need to be removed. For the support of fill sequences, slabs, or footings, it will be important to remove unsuitable soils or unconsolidated material prior to the placement of the controlled and compacted fill to make grade for concrete foundations and slabs.

Once the organic topsoil layers and otherwise unsuitable materials have been removed, the completed excavations should be observed by an experienced soil engineer or technician and the conditions judged to be suitable prior to the placement of controlled and compacted fill to make grade for concrete footings or slabs. The following areas should be observed at the time of construction and removed and replaced as necessary to obtain suitable soil and adequate compaction of the soil for the proposed residential structure or other facilities.

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A.23

building pad area. Required compaction should be increased to 98% for fill areas 4 feet and deeper below final grade and below all footings. A minimum of one representative field density test should be performed for each two feet of fill placed at a time in a given work area. Density tests in mass fill areas should be performed at a rate judged sufficient to represent the fill sequence as a whole. Where sand fills are to be compacted, smooth "drum" type vibratory equipment would be preferred, however, a sheepsfoot roller with short wide pads may provide adequate compaction.

Fill areas should be properly oversized to provide for adequate distribution of the imposed loads. The fill supporting structural elements should extend at least one foot horizontally beyond the structure, slab or edge of the footing. Fill surfaces should extend downward and outward on a 1:1 slope to competent soil. If the fill slope is unconfined by other soils, the downward and outward slope should be flattened and stabilized. Also, no unremedied excavations should be carried out within the fill oversize areas.

4. FOUNDATION DRAINAGE

If a below grade slab is to be included, foundation drains should also be included and the requirements in the next paragraph followed.

In planning backfill zone drain tile installation, the invert elevation should be below the level of the lowest floor slab. The drain line should be adequately protected from blockage prior to backfilling by a suitable encapsulation of gravel, (such as Mn/Dot spec 3149.2 H; "coarse filter aggregate"), and geotextile separation fabric. In the backfill zones above the drain tile the use of granular material is recommended. Sand for this purpose should contain less than 12% passing the number 200 sieve, (MnDot "select granular borrow"; spec 3149.2 B). Care should be taken during the backfilling operations to ensure that the drainage materials are not crushed or deformed. Fill installation in these areas should be initiated with a two-foot lift of the granular backfill. A two to three foot thick compacted clay cap, with a positive slope away from the structure, may be placed at the top of the backfill zone to aid in reducing the infiltration of groundwater into this area which would need to be carried by the drain tile system. It should be noted that the construction of the backfill zone drainage system should be performed with the same level of care as the foundation wall itself.

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APPENDIX A

BORING LOCATION PLAN

APPENDIX B

BORING LOGS

ALLIED TEST DRILLING COMPANY

PROJECT: 5537 Park Place

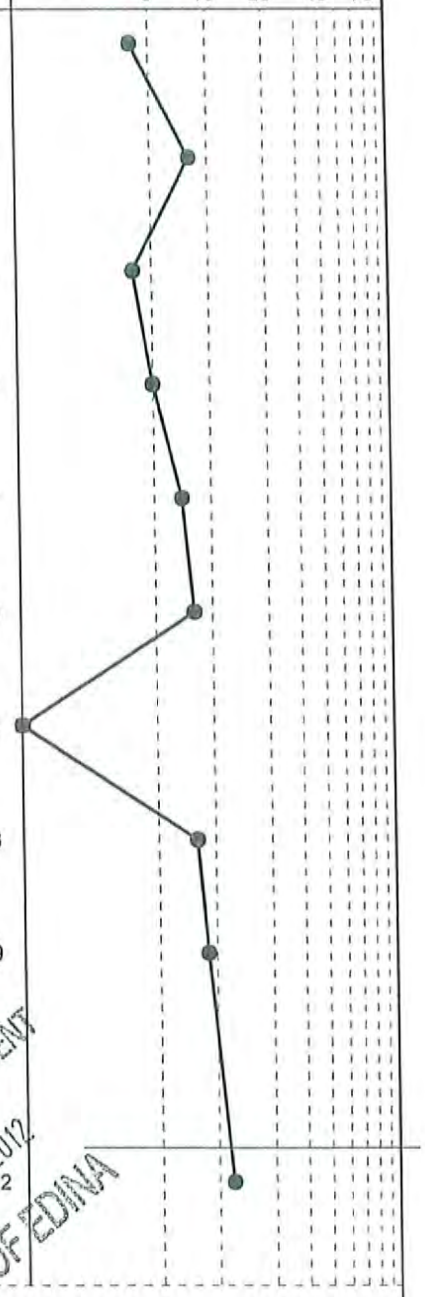
NUMBER: 12014
PAGE 1 OF 1

SURFACE ELEVATION: 96.8

LOG OF BORING: SB#2

DEPTH (IN FEET)	SAMPLE NUMBER	SAMPLE TYPE	RECOVERY	GRAPHIC LOG	DESCRIPTION AND CLASSIFICATION OF MATERIALS	TEST RESULTS AND OTHER REMARKS	N Value
					0.2 2" BLACK SANDY ORGANIC CLAY, OL 96.6		
	1	SS			BROWN SANDY CLAY, CL		4
2.0							
	2	SS			3.3 BLACK ORGANIC CLAY, OL 93.5		8
4.0							
6.0	3	SS					4
					7.8 WET BROWN/GREY SAND W/CLAY, SW-SC 89		
8.0	4	SS					5
10.0					10.25 WET GREY SANDY SILTY CLAY, CL 86.55		
	5	SS					7
12.0					12.5 MOIST GREY SANDY CLAY, CL 84.3		
	6	SS			14 82.8		8
14.0							
	7	SS			15.8 WET BROWN FINE SAND, SP 81		1
16.0					16.5 WET BROWN SANDY CLAY, CL 80.3		
18.0	8	SS			19 WET BROWN FINE SAND, SP w/2" layer of sandy clay in the middle 77.8		8
20.0	9	SS			WET BROWN SAND, SW		9
22.0							
24.0							
26.0	10	SS			26.2 WET GREY VERY FINE SAND W/SILT, SP-SM 70.6		12
					26.5 78.3		
28.0							

STANDARD PENETRATION TEST DATA (blows/foot)



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WATER-LEVEL CHECKS

DATE	TIME	SAMPLED TO	CASING	CAVE-IN	WATER
04/12/2012	10:00	26.5'	25'	11.5'	8.3'

METHOD: SPT

STARTED: 04/12/2012
COMPLETED: 04/12/2012
DRILLER: Craig
RIG: CME-55
DRAWN BY:
APPROVED:

SOIL CLASSIFICATIONS SYSTEMS

Unified Soil Classification
ASTM: D. 2488 - 84

Major Divisions			Group Symbol	Typical Group Names
COARSE-GRAINED SOILS More than 50% retained on the No. 200 sieve.	GRAVELS More than 50% of coarse fraction retained on No. 4 sieve.	Clean Gravels <5% passing No. 200 sieve	GW	Well graded gravels, Well graded gravel with sand*.
			GP	Poorly-graded gravel, Poorly graded gravel with sand*.
		Gravel w/ fines >15% passing No. 200 sieve	GM	Silty gravel, Silty gravel with sand*.
			GC	Clayey gravel, Clayey gravel with sand*.
	SANDS 50% or more of coarse fraction passes No. 4 sieve.	Clean Sands <5% passing No. 200 sieve	SW	Well graded sand, Well graded sand with gravel**.
			SP	Poorly graded sand, Poorly graded sand with gravel**.
		Sands with fines >15 % passing No. 20 sieve	SM	Silty sand, Silty sand with gravel**.
			SC	Clayey sand, Clayey sand with gravel**.
FINE-GRAINED SOILS Cohesive soils 50% or more passes the No. 200 sieve.	SILTS AND CLAYS Liquid Limit less than 50.		ML	Silt, Silt with sand#, Sandy silt##.
			CL	Lean clay, Lean clay with sand#, Sandy lean clays##.
			OL	Organic silt, Organic clay.
	SILTS AND CLAYS Liquid Limit more than 50		MH	Elastic silt, Elastic silt with sand#, Sandy elastic silt##.
			CH	Fat clay, Fat clay with sand#, Sandy fat clay##.
			OH	Organic clay, Organic silt.
HIGHLY ORGANIC SOILS			PT	Peat.

Boundary classifications are designated by dual group symbols. For example (SP-SC), Poorly graded sand with clay.
* - More than 15% sand, ** - More than 15% sand.
# - 15% to 30% retained on No 200 Sieve, ## - More than 30% retained on No 200 sieve

AASHTO Soil Classification System

	Granular Materials (35% or less passing No. 200 sieve)							Silt-Clay Materials (>35% passing No 200)				
	A-1		A-3	A-2				A-4	A-5	A-6	A-7	A-8
	A-1-a	A-1-b		A-2-4	A-2-5	A-2-6	A-2-7					
Sieve Analysis: % Passing No. 10 No. 40 No. 200	50 max 30 max 15 max	50 max 25 max	51 min 10 max	35max	35max	35max	35max	36min	36min	36min	36min	
Characteristics of Fraction Passing No 40: liquid limit plasticity index	6 max		NP	40max 10max	41min 10max	40max 11min	41max 11min	40max 10max	41min 10max	40max 11min	41max 11min	
Usual Types of Significant Constituents	stone fragments gravel and sand		fine sand	silty or clayey gravel and sand				silty soils		clayey soils		peat, highly organic soils
General Subgrade Rating	excellent to good					fair to poor						unsatisfactory

PLANNING DEPARTMENT
MAY 14 2012
CITY OF FONTANA

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF EDINA, HENNEPIN COUNTY, MINNESOTA	Lot 4, Block 8, Colonial Grove Third Addition, as shown on the Plat Map, recorded as Document No. 319068, in Book 17, Page 14, in the Office of the County Registrar of Titles, Hennepin County, Minnesota
	COMMUNITY NO.: 270160	
AFFECTED MAP PANEL	NUMBER: 27053C0364E	
	DATE: 9/2/2004	
FLOODING SOURCE: MINNEHAHA CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 44.902, -93.334 SOURCE OF LAT & LONG: STREETS & TRIPS 2009 DATUM: WGS 84

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
4	8	Colonial Grove Third Addition	5537 Park Place	Property	X (shaded)	862.5 feet	--	863.0 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

STUDY UNDERWAY
STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 7390 Coca Cola Drive, Ste 204, Hanover, MD 21076.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 7390 Coca Cola Drive, Ste 204, Hanover, MD 21076.

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

W. BROWN LAND SURVEYING, INC.

8030 Cedar Avenue South Suite 228
Bloomington, MN 55425
Phone (952) 854-4055
Fax (952) 854-4268

WOODROW A. BROWN, R.L.S.
President

Survey For:
GREAT NEIGHBORHOOD HOMES

{ROOF PEAK HEIGHTS}

BROOKVIEW AVENUE:

HOUSE #5508 = 35.3 FEET
HOUSE #5533 = 34.5 FEET
HOUSE #5532 = 30.2 FEET
HOUSE #5605 = 36.1 FEET

PARK PLACE:

HOUSE #5600 = 28.4 FEET
HOUSE #5536 = 29.9 FEET
HOUSE #5601 = 28.2 FEET
HOUSE #5605 = 29.0 FEET
HOUSE #5604 = 19.8 FEET
HOUSE #5532 = 18.0 FEET
HOUSE #5528 = 14.9 FEET
HOUSE #5533 = 23.3 FEET
HOUSE #5527 = 22.3 FEET
HOUSE #5520 = 31.6 FEET
HOUSE #5524 = 18.2 FEET
HOUSE #5508 = 16.3 FEET
HOUSE #5504 = 36.0 FEET
HOUSE #5500 = 37.1 FEET

WOODCREST DRIVE:

HOUSE #5600 = 29.2 FEET
HOUSE #5604 = 31.5 FEET
HOUSE #5609 = 26.1 FEET
HOUSE #5605 = 30.8 FEET
HOUSE #5601 = 23.7 FEET
HOUSE #5528 = 20.1 FEET
HOUSE #5525 = 15.3 FEET
HOUSE #5505 = 33.0 FEET
HOUSE #5508 = 30.9 FEET
HOUSE #5501 = 32.3 FEET

91-12
122/73

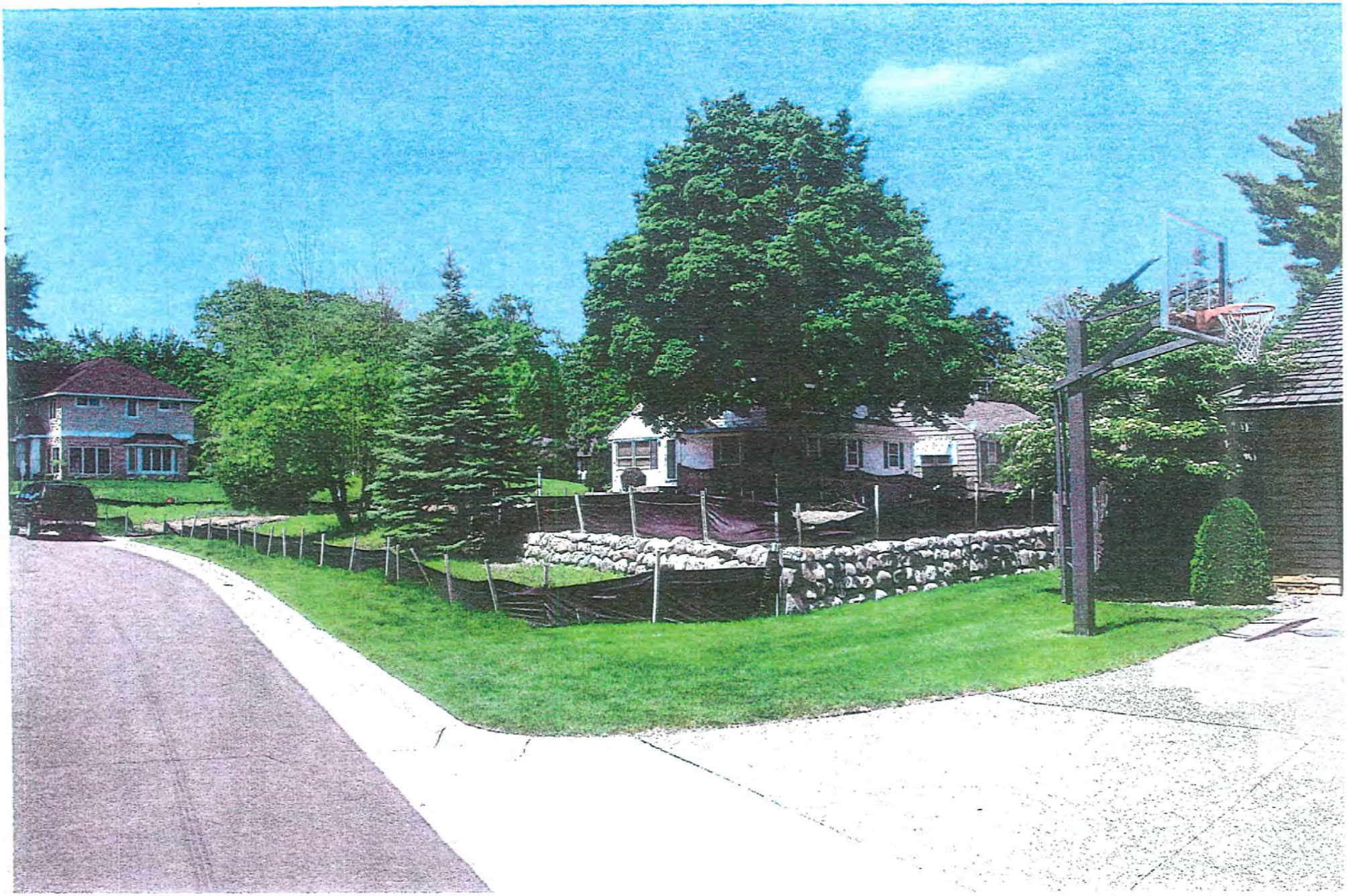
PDF created with pdfFactory trial version www.pdffactory.com

View looking SW @ 56M x Park Place

5504 Park Place

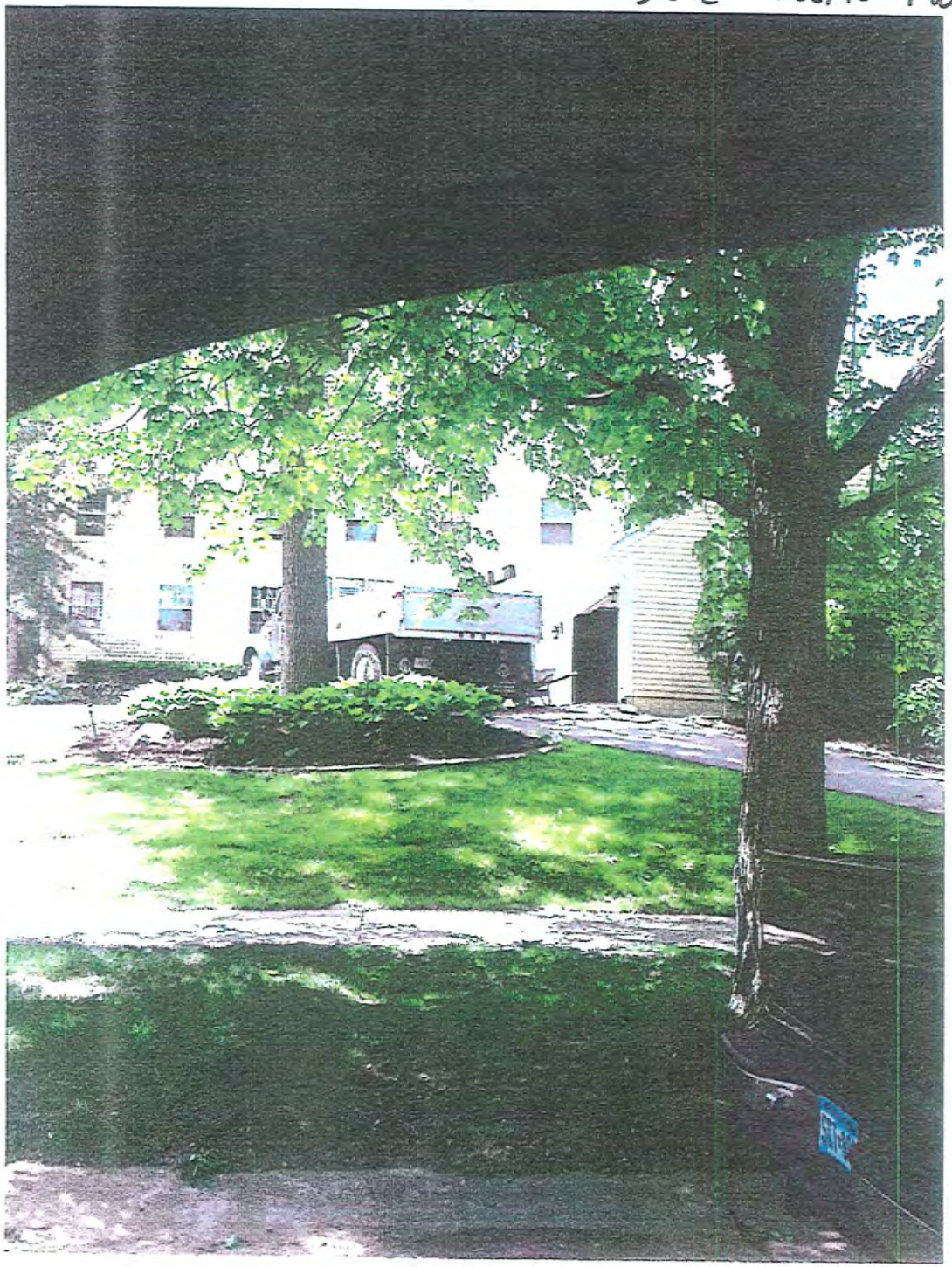
5533 Park Place

5537 Park Place



5601 Park Place

5612 Park Place



• 3 Car garage

5532 Brookview

5605 Brookview

5501 Woodcrest

5508 Woodcrest

5525 Woodcrest

5600 Woodcrest

A-13

5601 Woodcrest

A.05

5604 Woodcrest

· Garage Faces Park Place

A67