AGENDA OF THE REGULAR MEETING OF
THE PLANNING COMMISSION
CITY OF BIRCHWOOD VILLAGE
WASHINGTON COUNTY, MINNESOTA
June 3, 2014
7:00 P.M.

CALL TO ORDER

APPROVE AGENDA

REGULAR AGENDA

a. Approve minutes of the September 3, 2013 Planning Commission meeting*

b. Case No. 14-9-VB: A request by Charles and Carol Kaufmann for a 6-foot variance from the 10-foot side yard setback requirement, in order to construct a 336 square foot detached garage 4 feet from the south side property line, per Code Section 302.020.2.*

    i. Public Hearing

    ii. Commission deliberation and recommendation to the City Council

c. Case No. 14-10-VB: A request by Thomas Stangl for a variance from the 25% impervious area limit per Code Section 302.050, in order to convert 534 square feet of an existing deck into a porch, which would increase the impervious area to 34%. The applicant is proposing to off-set the increase by constructing a French drain to infiltrate stormwater on site.*

    i. Public Hearing

    ii. Commission deliberation and recommendation to the City Council

ADJOURN

* Denotes items that have supporting documentation provided

CITY OF BIRCHWOOD VILLAGE
MEMORANDUM

TO: Birchwood Village Planning Commission

FROM: Samantha Crosby, Staff Planner

DATE: May 22, 2014 for the June 3, 2014 Planning Commission Meeting

CASE NO.: 14-9-VB

APPLICANT: Charles Kaufmann

LOCATION: 543 Wildwood Avenue

REQUEST

The applicant is requesting a 6-foot variance from the 10-foot side yard setback requirement, per code section 302.020.2, in order to construct a detached one-car garage 4 feet from the southeast property line.

The applicant is also requesting that the garage be set back from the street side property line less than permitted by code, (10 feet versus 40 feet) so the applicant is requesting an exception to the setback requirement per Code Section 302.020.4, which allows new structures to conform to the prevailing setback in the immediate vicinity with Council review and approval. Approval of the reduced street-side setback for the garage is not part of the publicly noticed variance request, but it is included in the request to the Council.

SITE CHARACTERISTICS

The subject site is 28,000-square feet in size (100x280). The property contains a one-story, single-family residence and a small shed. The street side of the lot sits somewhat at the top of a hill. There are overhead powerlines located between the property and the street and there are shrubs under the powerlines.

PRACTICAL DIFFICULTY

The applicant desires to have the garage "tucked" into a corner of the yard to preserve as much contiguous yard space as possible and to minimize the view of the garage from his house.

ANALYSIS

The garage is proposed to have T1 panels painted to match the house and asphalt shingles. Some shrubs and one small, not-so-healthy tree will need to be removed to accommodate the garage.

If the garage is approved 4 feet from the south property line then the building code requires a one-hour fire wall along that side. Also, openings in that wall are only allowed up to 25% of the wall area, however, the elevation plans submitted show no openings in that side. The applicant is aware of the increased building code requirements.

The applicant's proposed grading plan is simply to slope the land around the garage to tie into existing grades. According to the applicant, the neighbor's garage is setback only 4 feet from the shared lot line as well. The City's Engineer has not reviewed the proposed request.

Not directly related to the garage, but worth noting is that the applicant's property is comprised of two lots. Since the house crosses the lot line, the two properties should be unified into one tax parcel, which is a simple process executed by the County. This will correct a non-conforming situation.

Staff does not believe the proposed garage will have a negative impact neighboring properties. For these reasons staff recommends approval of the requested variance.

Setback from street side

The applicant has provided a list of setback distances of detached garages on adjacent and nearby properties. The measurements were taken from the edge of roadway, as it is difficult to know where the property line is on adjacent properties. Nonetheless, the results indicate that a 10 foot setback would be consistent with the immediate vicinity. Staff finds that a 10-foot setback is not ideal, as it is not long enough to allow a standard vehicle to be parked in front of the garage without hanging out into the City right-of-way. But it does allow a standard vehicle to be parked in the driveway without hanging out into the existing roadway, and that is more than can be said for the current situation of visitors parking along the side of the roadway. Ultimately, the decision is up to the Council.

SUMMARY

The City has a high level of discretion when approving or denying a variance because the burden of proof is on the applicant to show that they meet the standards of the ordinance. If the proposal is deemed reasonable (meaning that it does not have an adverse effect on neighboring properties, it is consistent with the Comprehensive Plan, and it is harmony with the intent of the Zoning Code) then the criteria have been met. Being that the variance is consistent with character of the area, staff recommends approval of the requested variance.

Staff also recommends approval of a reduced street side setback for the detached garage.

RECOMMENDATION

Staff recommends approval of the requested variance, subject to the following conditions:

1. All application materials, maps, drawings and descriptive information submitted with this application shall become part of this permit.

2. Per Section 304.090, the variance shall become null and void if the project has not been completed or utilized within one (1) year after the date it was granted, subject to petition for extension by the City Council.

3. The applicant shall obtain a building permit prior to beginning construction of the garage.

4. The applicant shall verify their property lines and have the property pins exposed at the time of inspection.

5. The garage must be setback at least 22 feet from the edge of roadway or 10 feet from the southwest property line, whichever is greater.

6. Land alteration from the garage may not cause adverse impact upon or result in additional drainage onto abutting property. The applicant shall install gutters or employ other solutions should drainage issues arise.

7. The applicant shall confirm with the power company the necessary distance from the overhead powerlines prior to construction.

8. The applicant shall unify Lots 10 and 11 into one tax parcel and shall provide proof of such prior to the issuance of a building permit for the garage.

ATTACHMENTS

1. Draft Resolution of Approval
2. Applicant's Narrative
3. Application form with impervious area calculations
4. Garage details
5. Garage setback survey
6. Site Plan
7. Grading Plan

RESOLUTION NO. _____

RESOLUTION APPROVING A VARIANCE FROM THE CITY OF BIRCHWOOD VILLAGE ZONING CODE FOR 543 WILDWOOD AVENUE

WHEREAS, a proposal (14-9-VB) has been submitted by Charles Kaufmann to the City Council requesting a variance from the City of Birchwood Village at the following site:

ADDRESS: 543 Wildwood Avenue

LEGAL DESCRIPTION: Lot 10 and 11, Block 7, Lakewood Park 3rd Division, Washington County, MN (PID #30.030.21.13.0055 & 30.030.21.13.0056)

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING: A 6-foot variance from the 10-foot side yard setback per Code Section 302.020.2 in order to construct a 336 square foot detached garage 4 feet from the southeast property line; and

WHEREAS, the Planning Commission has held a public hearing as required by the City Zoning Code on June 3; and

WHEREAS, the request is not out of character with the immediate neighborhood; and

WHEREAS, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed conditional use permit upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Birchwood Village after reviewing the proposal, that the City Council accepts and adopts the following findings of the Planning Commission:

1. That granting the variance will be in harmony with the general purpose and intent of this Code.

2. That granting the variance will not impair an adequate supply of light or air to adjacent property, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, or welfare of the residents of the City.

3. That the non-conforming use of neighboring lands, structures, or buildings is not the sole grounds for issuance of the variance.

FURTHER, BE IT RESOLVED, that the City Council of the City of Birchwood Village hereby approves the requested variance subject to the following conditions:

1. All application materials, maps, drawings and descriptive information submitted with this application shall become part of this permit.

2. Per Section 304.090, the variance shall become null and void if the project has not been completed or utilized within one (1) year after the date it was granted, subject to petition for extension by the City Council.

3. The applicant shall obtain a building permit prior to beginning construction of the garage.

4. The applicant shall verify their property lines and have the property pins exposed at the time of inspection.

5. The garage must be setback at least 22 feet from the edge of roadway or 10 feet from the southwest property line, whichever is greater.

6. Land alteration from the garage may not cause adverse impact upon or result in additional drainage onto abutting property. The applicant shall install gutters or employ other solutions should drainage issues arise.

7. The applicant shall confirm with the power company the necessary distance from the overhead powerlines prior to construction.

8. The applicant shall unify Lots 10 and 11 into one tax parcel and shall provide proof of such prior to the issuance of a building permit for the garage.

The foregoing resolution, offered by Council member_____ and supported by Council Member _____, was declared carried on the following vote:

Ayes:
Nays:
Absent:

_____
Mary Wingfield, Mayor

ATTEST:

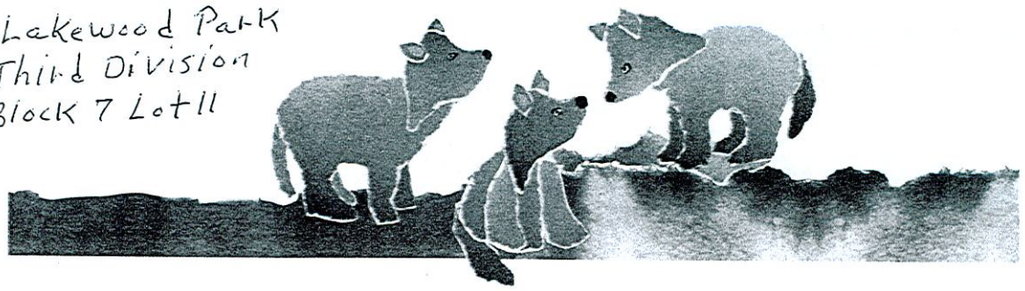
_____
Chris Mickelson, City Clerk

****

Approval is contingent upon execution and return of this document to the City Clerk.
I have read and agree to the conditions of this resolution as outlined above.

_____
Applicant's Signature Date

Lakewood Park
Third Division
Block 7 Lot 11



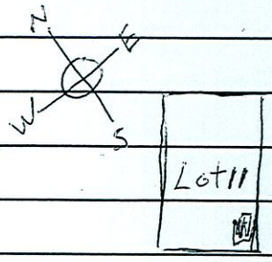
I'm requesting a six foot sideyard variance for this garage.

Reasons for variance - unique conditions.

To locate the garage in the same manner as my immediate neighbors garages are located. This is to help preserve the charm and ambience of the neighborhood, and also to grant me the same rights to the quality of life that is being enjoyed by many of the homeowners in this historic area of Birchwood.

After careful studying of this lot, I find the best location for the garage, is the South corner of lot eleven.

My reasons are, the natural slope of the land, makes this the best fit for construction purposes, and second and most important, this location, with a variance, does the lease damage to the quality of the environment of this homestead.



REQUEST FOR VARIANCE

1. Date of Application: 4/28/14

(Requests for variances submitted prior to the 15th of the month will be considered by the Planning Commission at its next meeting on the first Tuesday of the month. Requests submitted after the 15th will be considered at the following meeting. All final decisions on variance applicants are made by the city council, which meets on the second Tuesday of every month.)

2. Name of Applicant(s) Carol & Charles Kaufmann

Address 543 Wildwood Ave

City Birchwood

Business Phone _____ Home Phone 651-426-3115

3. Address of Property Involved if different from above

_____

4. Name of Property Owner(s) if different from above and describe applicant's interest in the property.

_____

_____

5. Specific Code Provision from which Variance is Requested. Side lot Setback

6. Describe in narrative form what the applicant is proposing to do that requires a variance.

Build garage four feet from the side lot line

_____

_____

_____

RECEIVED
APR 28 2014
Case #14-9-VB

SIGNATURE OF APPLICANT(s) Charles Kaufmann

Carol Kaufmann

7. Type of Project

New Construction (empty lot)	
Addition	
Demolition	
Landscaping	
Repair or removal of nonconforming structure	
Other (describe)	Build garage

8. Type of Structure Involved

Single Dwelling		Double Dwelling	
Garage	X	Addition	
Tennis Court		Pool	
Grading/Filling		Other Accessory (describe)	

9. Using the criteria in the city code for a variance (set forth in the attached sheet), explain why a variance is justified in this situation and describe what hardship would result from denial of the variance.

The variance is necessary to secure the rights that are enjoyed by the other homeowners in the same area of the district.

10. Describe any measures the applicant is proposing to undertake if the variance is granted, including measures to decrease the amount of water draining from the property.

will be no change

11. Describe any alternatives the applicant considered (if any) that do not require a variance.

Placing the garage in a different location

Lot 11

12. Can an emergency vehicle (Fire Truck or Ambulance) access all structures on the property after the proposed change? X Yes _____ No

13. Does the proposed change bring any other nonconforming use into conformity with the city building code? _____ Yes X No

If yes, explain _____

14. Are there other governmental regulations that apply to the proposed action, including requirements of the Rice Creek Watershed District? _____ Yes X No
If yes, please identify the regulations.

15. Please provide the applicable information in the following Table

	Existing	Proposed	Change
1. Total Square Footage of Lot (200x100) 20000	14,250		0
2. Maximum impervious surface (25% of item 1) 5,000	3,563		0
3. Roof Surface	1193	1529	+336 — 14x24
4. Sidewalks	30	95	+65
5. ~~Driveways~~	0	100	+100
6. Other impervious surface	0		0
7. Total of items 3-6	1223	1724	501
8. Percent impervious surface 4.3%	8.58	12.9	3.51

Divide #7 by #1 →

16. Please attach the following:

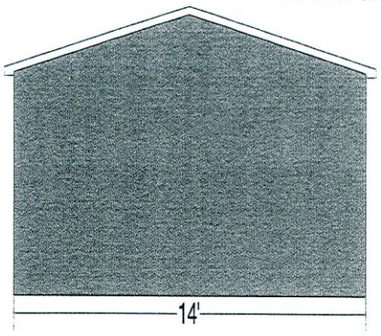
a. Legal description of property
b. Plot Plan drawn to scale showing existing and proposed structures on the lot. Also show structures on adjacent lots.

Design # 78326

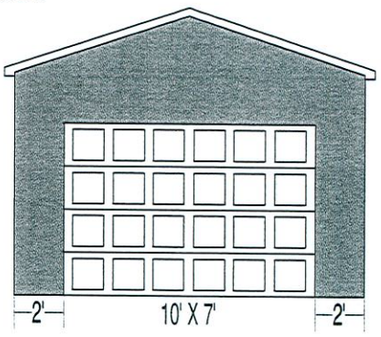
MENARDS® Design-It® Garage

*** Here are the wall configurations for your design.

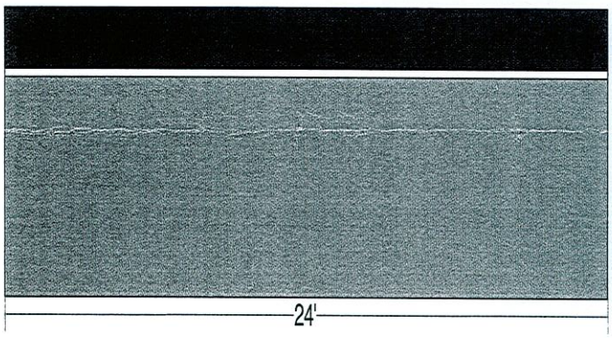
Illustration May Not Depict All Options Selected



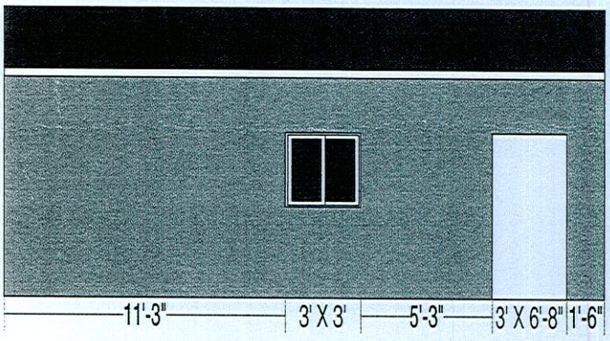
Gable Front View



(1) - MDP38 10X7 EZ-SET WHITE MDP38 INSUL



Eave Front View



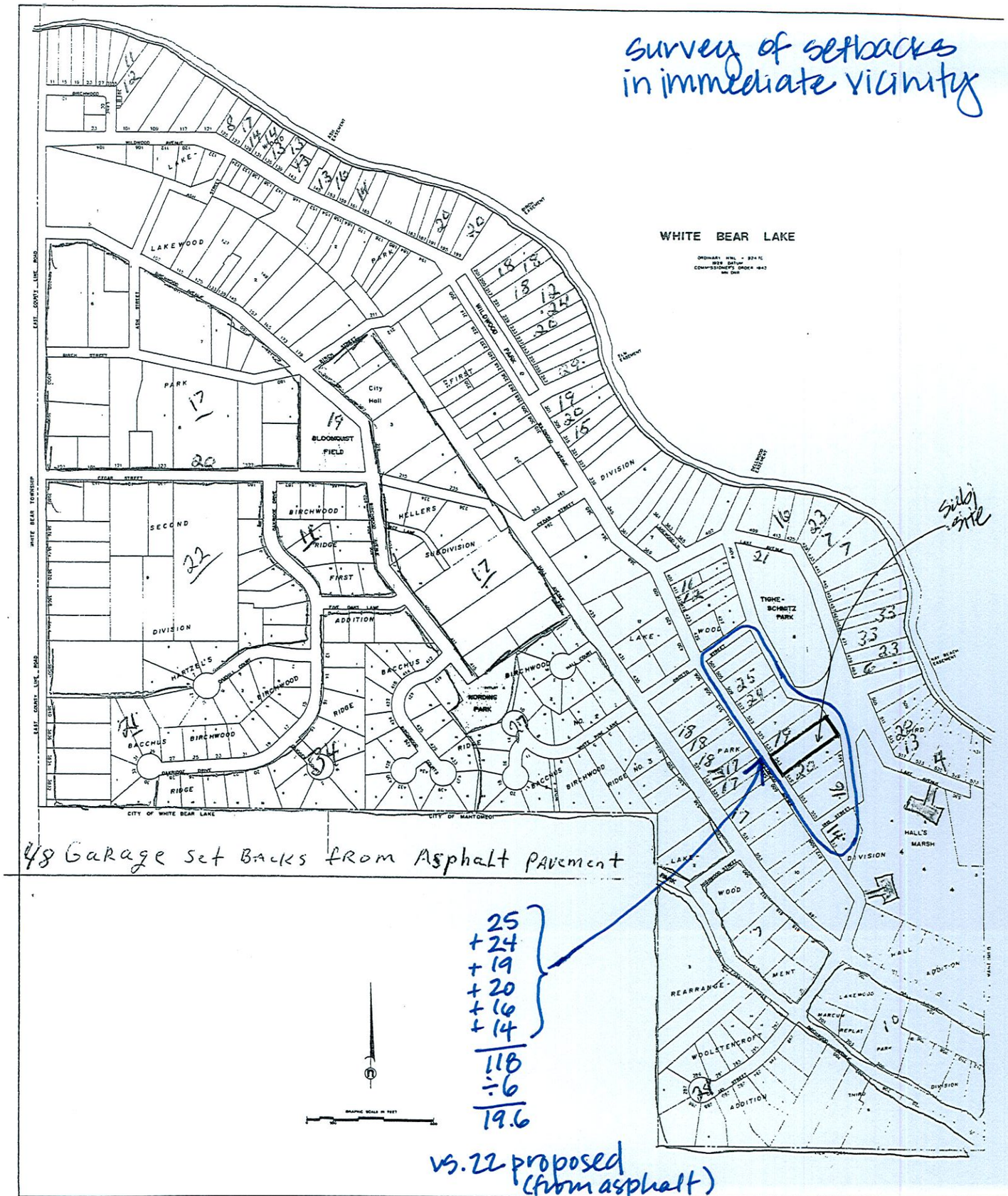
Eave Back View
(1) - 36X36 WHITE VINYL UTILITY WINDOW
(1) - CP1 FLUSH STEEL DOOR PH 36X80 LH SB

Building Size: 14 feet wide X 24 feet long X 8 feet high

Approximate Peak Height (includes 1 row of concrete blocks): 11 feet 4 inches (136 inches)

Menards provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variable in codes and site restrictions, all final plans and material lists must be verified with your local zoning office, architect and/or builder for building design and code compliance. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

Survey of setbacks in immediate vicinity



48 Garage Set Backs from Asphalt Pavement

25
+24
+19
+20
+16
+14
118
÷6
19.6

vs. 22 proposed (from asphalt)

PREPARED BY: Maier Stewart & Associates Inc.

DATE	REVISION	BY
JULY 1990	UPDATE PLATS AND ADD ADDRESSES	DL

ADDRESS MAP

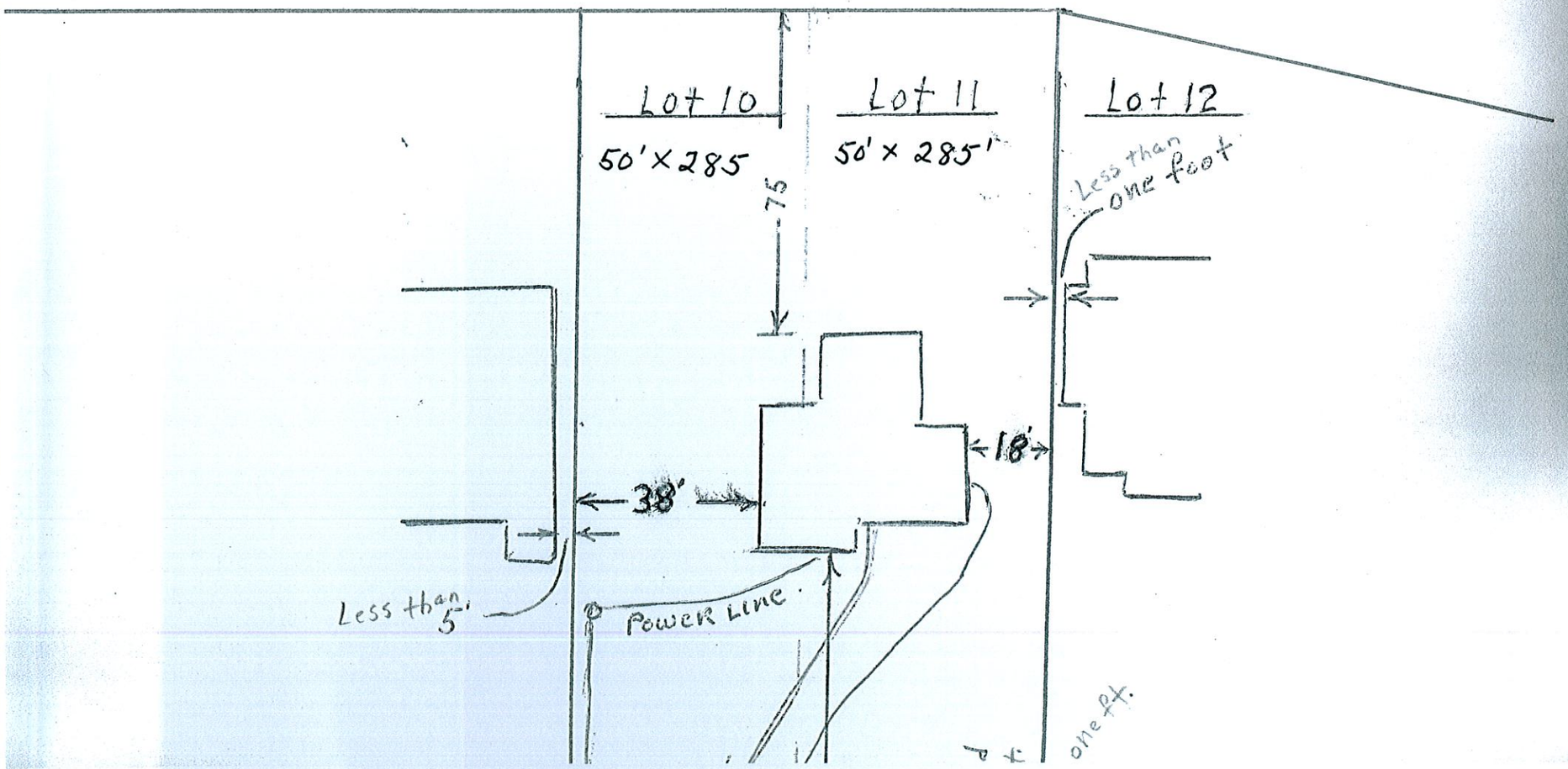
City of BIRCHWOOD VILLAGE
WASHINGTON COUNTY, MINNESOTA

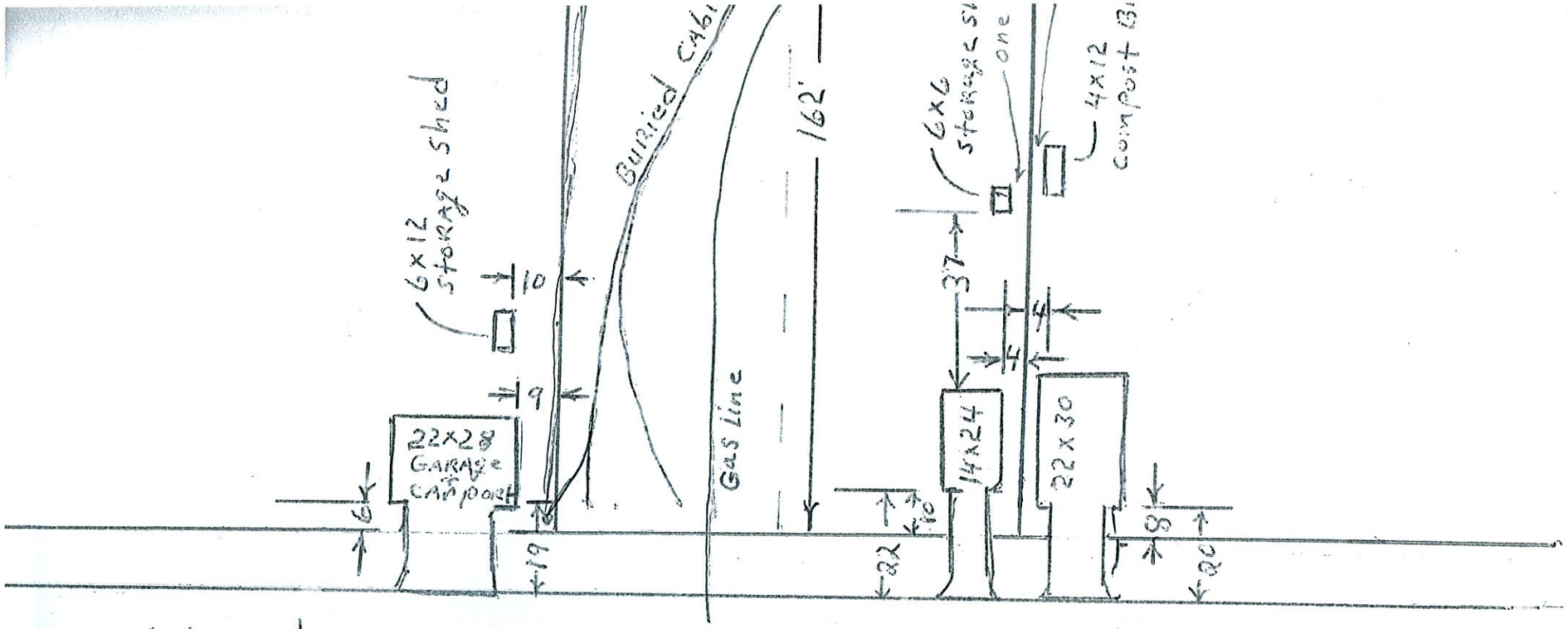
N

SCALE 1/32 = 1 ft

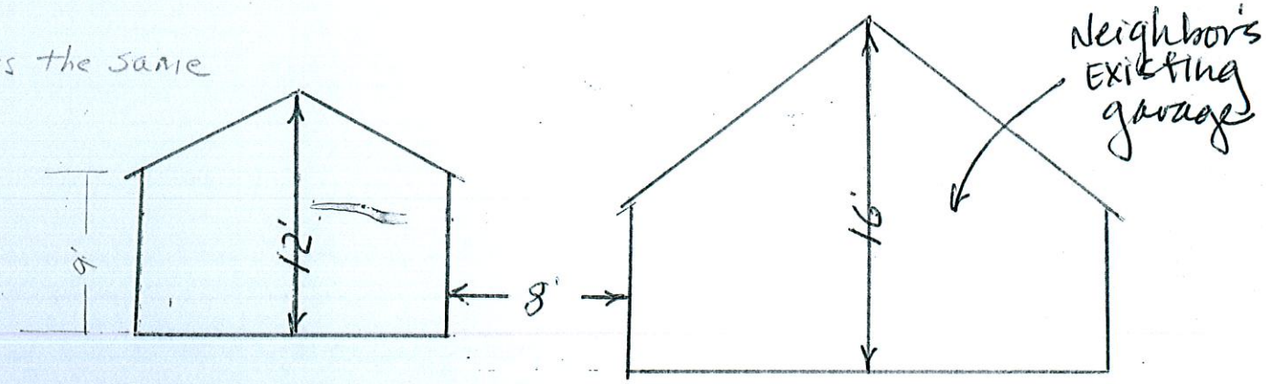
Charles Kaufmann
543 Wildwood AVE
BIRCHWOOD MN 55110
651-426-3115
LAKEWOOD PARK THIRD DIVISION
BLOCK 7 Lot 11

Request for six foot variance from side Lot Line - Lot Eleven

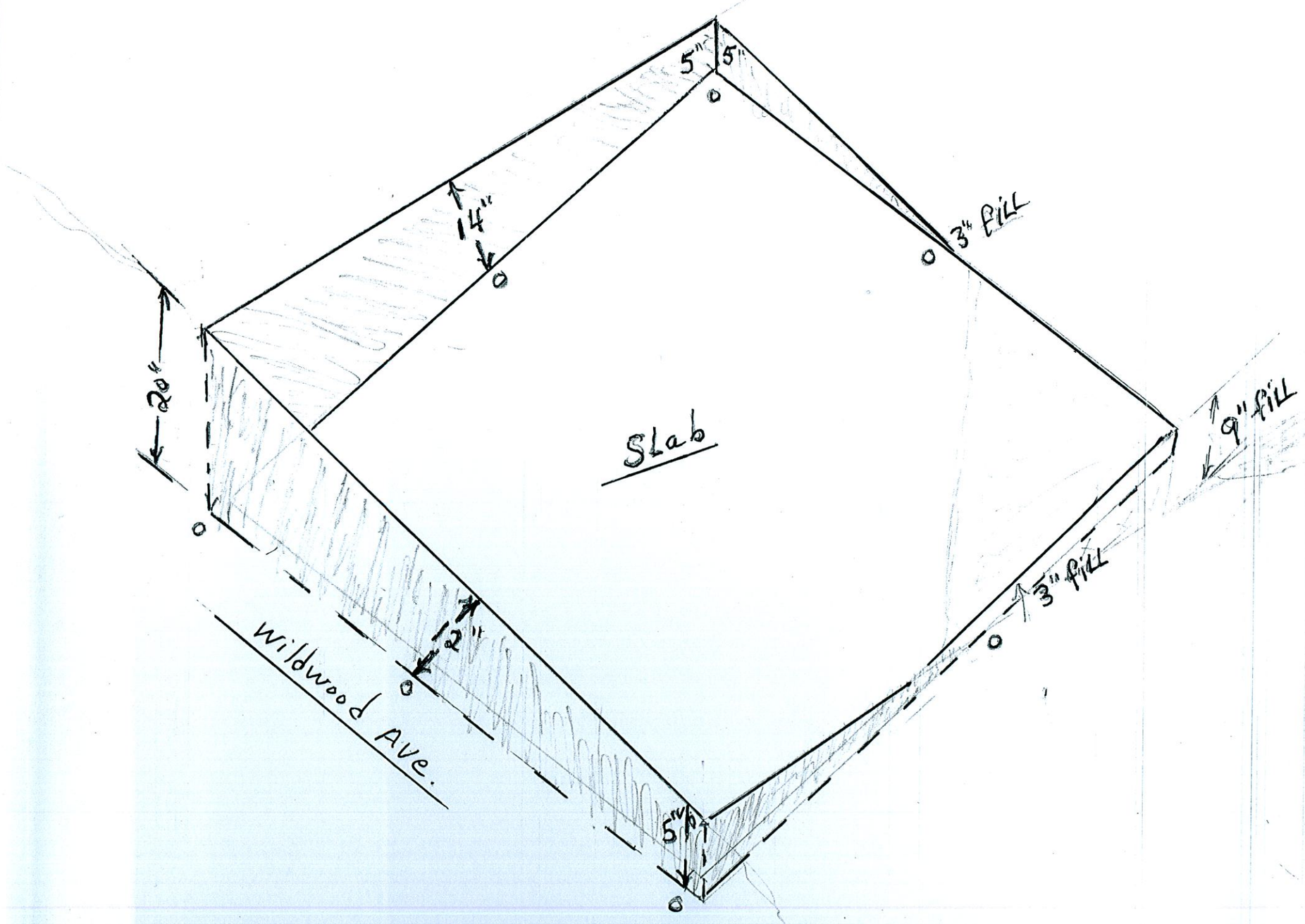




Elevations - All Sides the same



SCALE 1/8 = 1 ft


5"
5"
14"
3" fill
20"
Slab
9" fill
3" fill
2"
Wildwood Ave.
5"

CITY OF BIRCHWOOD VILLAGE
MEMORANDUM

TO: Birchwood Village Planning Commission

FROM: Samantha Crosby, Staff Planner

DATE: May 22, 2014 for the June 3, 2014 Planning Commission Meeting

CASE NO.: 14-10-VB

APPLICANT: Thomas Stangle

LOCATION: 14 White Pine Lane

REQUEST

The applicant is requesting a variance from the 25% impervious area limit, per Code Section 302.050, in order to convert 534 square feet of an existing deck into a porch, which would increase the impervious area to 34%. The applicant is proposing to off-set the increase by constructing a french drain to infiltrate stormwater on site.

SITE CHARACTERISTICS

The subject site is 12,000-square feet in size. The lot contains a two-story, single-family residence with a two-car attached garage. The site is currently 29.4% impervious. The soil has a high clay content and as such is not very permeable.

PRACTICAL DIFFICULTY

The applicant desires to convert part of an existing deck into an unenclosed porch and another part into a screen porch. The applicant is proposing to mitigate the additional impervious area by constructing a stormwater infiltration feature on site.

ANALYSIS

The applicant is proposing to construct a french drain that, according to the Washington County Conservation District, is sized to accommodate twice the amount of run-off that will be generated by the new impervious area created by the porch. The over-sizing of the system brings a non-conforming property back into compliance with the code. Similar to the standard that is applied to porous pavers or rain gardens, staff is granting a credit for the system based on the design capacity.

The applicant's proposed plan is to have water from:

- the back half of the roof of the house,
- the shed in back of the house, and
- the patio in the back of the house

run into an outside floor drain that connects to a 4-inch pipe which outlets into the French drain. The location of the French drain was chosen based on the existing topography of the site. Most all of the land already slopes towards this area except for a small area in the northwest corner which will be slightly regarded to re-route run-off towards the drain.

The City Engineer has not reviewed the either the proposed design or the request in general.

SUMMARY

The City has a high level of discretion when approving or denying a variance because the burden of proof is on the applicant to show that they meet the standards of the ordinance. If the proposal is deemed reasonable (meaning that it does not have an adverse effect on neighboring properties, it is consistent with the Comprehensive Plan, and it is harmony with the intent of the Zoning Code) then the criteria have been met.

Staff would still support the request if the design solution accommodated only the new impervious area being created at this time. However, since the infiltration is designed to bring the property back into compliance with code, staff strongly and enthusiastically supports the request, subject to the review and approval by the City Engineer.

RECOMMENDATION

Staff recommends approval of the requested variances, subject to the following conditions:

1. All application materials, maps, drawings and descriptive information submitted with this application shall become part of this permit.

2. Per Section 304.090, the variance shall become null and void if the project has not been completed or utilized within one (1) year after the date it was granted, subject to petition for extension by the City Council.

3. The applicant shall obtain a building permit prior to beginning construction of the porches.

4. Prior to the issuance of a building permit, the City Engineer shall review and approve the design of the infiltration feature.

5. The applicant shall verify their property lines and have the property pins exposed at the time of inspection.

6. The applicant shall maintain the French drain, pipe and gutters to preserve design capacity.

ATTACHMENTS

1. Draft resolution of approval
2. Location map
3. Application form, including impervious area calculations (3 pgs)
4. Evidence of surrounding neighbor's support
5. Site plan
6. French drain details and infiltration calculations (2 pgs)
7. Photos
8. Construction plans (5 pgs.)

RESOLUTION NO. _____

RESOLUTION APPROVING A VARIANCE FROM THE CITY OF BIRCHWOOD VILLAGE ZONING CODE FOR 14 WHITE PINE LANE

WHEREAS, a proposal (14-10-VB) has been submitted by Thomas Stangle to the City Council requesting a variance from the City of Birchwood Village at the following site:

ADDRESS: 14 White Pine Lane

LEGAL DESCRIPTION: Lot 18, Block 1, Bacchus Birchwood Ridge No. 2, Washington County, MN (PID # 30.030.21.24.0020)

WHEREAS, THE APPLICANT SEEKS THE FOLLOWING: a variance from the 25% impervious area limit per Code Section 302.050, in order to convert 534 square feet of an existing deck into a porch, which would increase the impervious area to 34%.

WHEREAS, the Planning Commission has held a public hearing as required by the City Zoning Code on June 3; and

WHEREAS, the applicant is proposing to off-set the increase by constructing a french drain to infiltrate stormwater on site; and

WHEREAS, the french drain will be large enough to bring the property back into conformance with code (ie: level of porosity of 25% impervious area); and

WHEREAS, the City Council has considered the advice and recommendations of the Planning Commission regarding the effect of the proposed conditional use permit upon the health, safety, and welfare of the community and its Comprehensive Plan, as well as any concerns related to compatibility of uses, traffic, property values, light, air, danger of fire, and risk to public safety in the surrounding areas;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Birchwood Village after reviewing the proposal, that the City Council accepts and adopts the following findings of the Planning Commission:

1. That granting the variance will be in harmony with the general purpose and intent of this Code.

2. That granting the variance will not impair an adequate supply of light or air to adjacent property, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, or welfare of the residents of the City.

3. That the non-conforming use of neighboring lands, structures, or buildings is not the sole grounds for issuance of the variance.

FURTHER, BE IT RESOLVED, that the City Council of the City of Birchwood Village hereby approves the requested variance subject to the following conditions:

1. All application materials, maps, drawings and descriptive information submitted with this application shall become part of this permit.

2. Per Section 304.090, the variance shall become null and void if the project has not been completed or utilized within one (1) year after the date it was granted, subject to petition for extension by the City Council.

3. The applicant shall obtain a building permit prior to beginning construction of the porches.

4. Prior to the issuance of a building permit, the City Engineer shall review and approve the design of the infiltration feature.

5. The applicant shall verify their property lines and have the property pins exposed at the time of inspection.

6. The applicant shall maintain the French drain, pipe and gutters to preserve design capacity.

The foregoing resolution, offered by Council member_____ and supported by Council Member _____, was declared carried on the following vote:

Ayes:
Nays:
Absent:

_____
Mary Wingfield, Mayor

ATTEST:

_____
Chris Mickelson, City Clerk

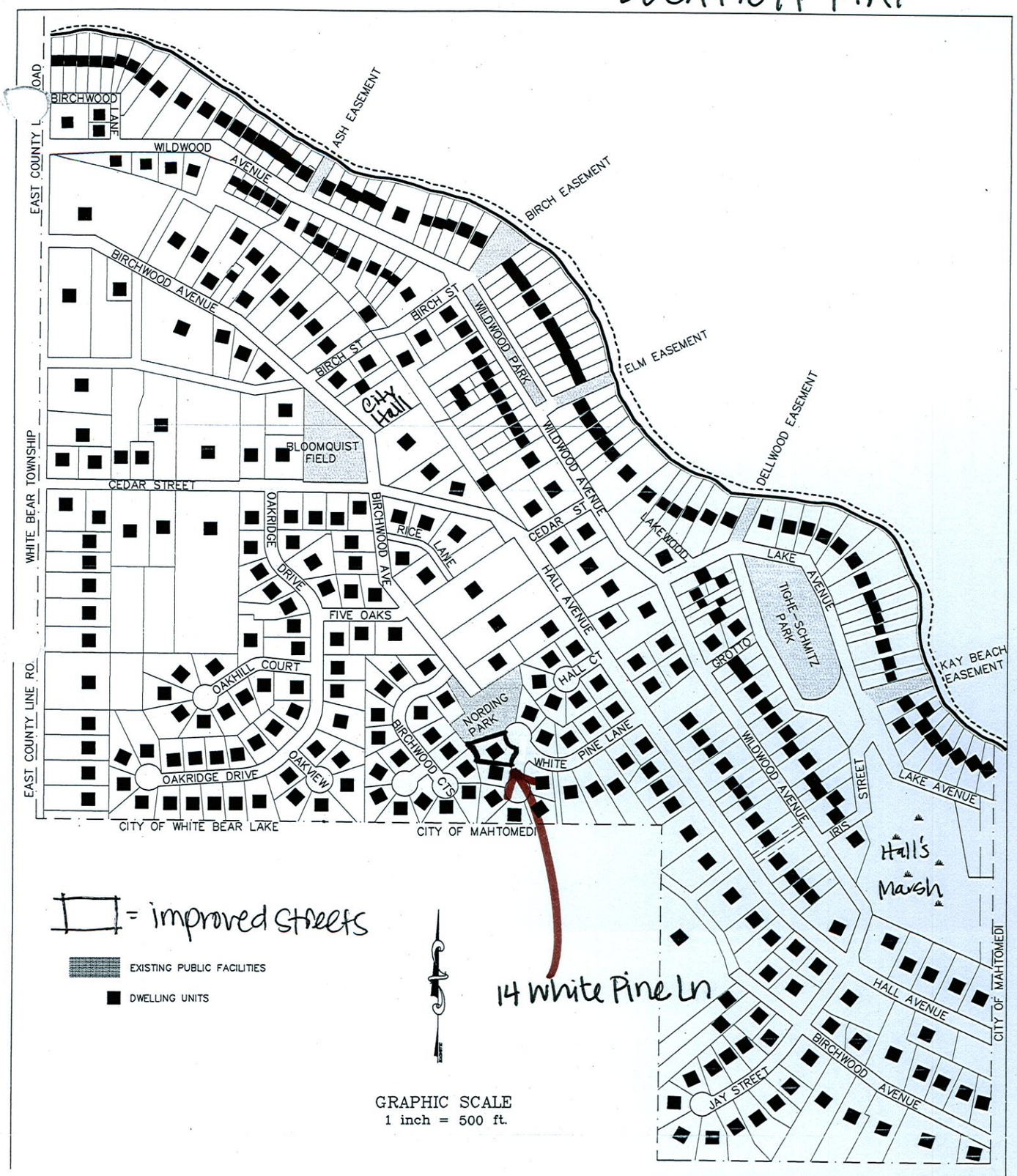
****

Approval is contingent upon execution and return of this document to the City Clerk.

I have read and agree to the conditions of this resolution as outlined above.

_____
Applicant's Signature Date

LOCATION MAP



ELFERING & ASSOCIATES — TRUE NORTH 10062 FLANDERS COURT NE BLAINE, MN 55449 (763) 780-0450	**CITY OF BIRCHWOOD VILLAGE** **LAND USE PLAN** 2008	FIGURE III

REQUEST FOR VARIANCE

14-10-VB

1. Date of Application: 5/12/14

(Requests for variances submitted prior to the 15th of the month will be considered by the Planning Commission at its next meeting on the first Tuesday of the month. Requests submitted after the 15th will be considered at the following meeting. All final decisions on variance applicants are made by the city council, which meets on the second Tuesday of every month.)

2. Name of Applicant(s) Thomas Stangl tjstangl@yahoo.com.

Address 14 White Pine Lane

City Birchwood, MN

Business Phone 651 260 3612 Home Phone 651 653 9550

3. Address of Property Involved if different from above

Same

4. Name of Property Owner(s) if different from above and describe applicant's interest in the property.

Thomas J Stangl

Barbara J Stangl

5. Specific Code Provision from which Variance is Requested.

6. Describe in narrative form what the applicant is proposing to do that requires a variance.

Build screen porch on existing deck with impervious surface exceeding 25% of total property

SIGNATURE OF APPLICANT(s) Thomas Stangl Barbara Stangl

RECEIVED
MAY 15 2014
60 days = July 13

7. Type of Project

New Construction (empty lot)	
Addition	
Demolition	
Landscaping	
Repair or removal of nonconforming structure	
Other (describe) Screen porch with roof	X

8. Type of Structure Involved

Single Dwelling	X	Double Dwelling	
Garage		Addition	
Tennis Court		Pool	
Grading/Filling		Other Accessory (describe)	

9. Using the criteria in the city code for a variance (set forth in the attached sheet), explain why a variance is justified in this situation and describe what hardship would result from denial of the variance.

Variance is justified for two reasons. Current deck is clay soil. Solution provided more than compensates for water run off. Hardship - ability to enjoy MN Summers with our agressive mosquitos.

10. Describe any measures the applicant is proposing to undertake if the variance is granted, including measures to decrease the amount of water draining from the property.

Washington County Conservation District proposal attached.

11. Describe any alternatives the applicant considered (if any) that do not require a variance.

(none)

12. Can an emergency vehicle (Fire Truck or Ambulance) access all structures on the property after the proposed change? ✓ Yes _____ No

13. Does the proposed change bring any other nonconforming use into conformity with the city building code? ✓ Yes ~~✓~~ No

If yes, explain Proposed Solution returns 1067 square feet of sum off

14. Are there other governmental regulations that apply to the proposed action, including requirements of the Rice Creek Watershed District? _____ Yes ✓ No
If yes, please identify the regulations.

(Rice Creek watershed has provided solution)

15. Please provide the applicable information in the following Table

	Existing	Proposed	Change
1. Total Square Footage of Lot	12000	12000	0
2. Maximum impervious surface (25% of item 1)	3000	3000	~~0~~
3. Roof Surface	1452	1986	+534
4. Sidewalks	369	369	0
5. Driveways	1210	1210	0
6. Other impervious surface patio in front of shed	500	500	0
7. Total of items 3-6	3531	4065	+534
8. Percent impervious surface	29.4%	33.8%	+ 4.4%

Infiltration trench

-1067
2998

16. Please attach the following: (24.98%.)

a. Legal description of property
b. Plot Plan drawn to scale showing existing and proposed structures on the lot. Also show structures on adjacent lots.

I have reviewed Tom and Barbara Stangl's deck and porch plans and have no issue with their requested variance and support the proposed mitigation of the infiltration bed recommended by Washington County Conservation District.

Map	Address	Signature and Date
1	Jeff & ~~Teisha~~ Aleckson 8 White Pine Lane	5/13/14
2	Tyler and Gretchen Johnson 10 White Pine Lane	5/13/14
3	Pat and Karisa Nigon 16 White Pine Lane	5/13/14
4	Didier Tellier 18 White Pine Lane	5-22-14.
5	Gene & Sandy Bower 11 White Pine Lane	5/13/14
6	~~Ray~~ Hunder 433 Birchwood Court	Brian Hunder 5/14/14
7	Sandra ~~Burgh~~ McTavish 420 Birchwood Ct	Sandra Mc Tavish
8	Marueen Seibert 475 Birchwood Ct	
9	Linda and Charlie Moore 421 Birchwood Ct	5/14/14
10	Donald & Mariln Husnik 417 Birchwood Ct	5/13/14
11	415 Birchwood Ave	VACANT

universal title
insurance company

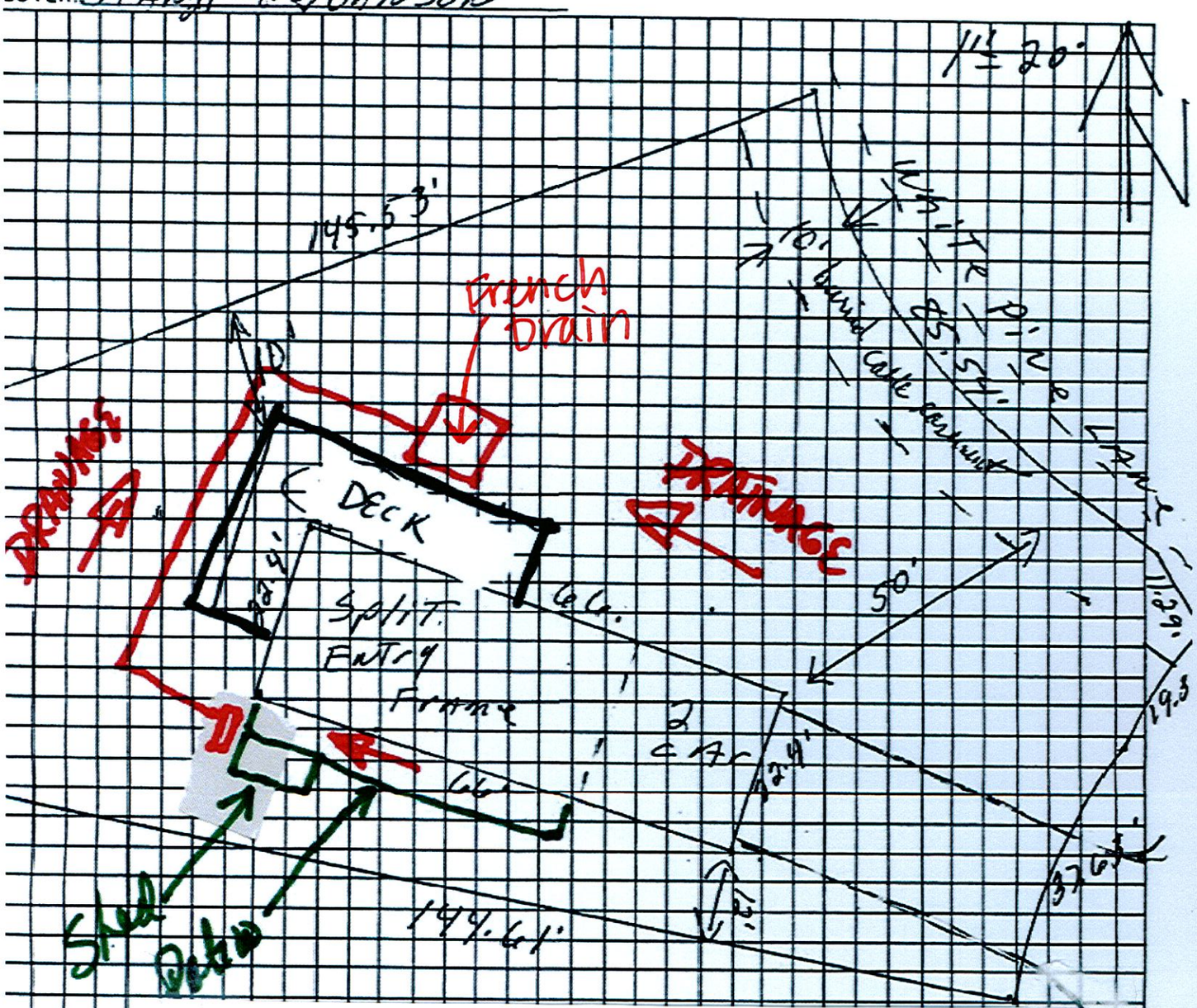
PLAT DRAWING
(THIS IS NOT A SURVEY)

ORDER NO.: A22-08212 INSP. DATE: 10-20-88 INSP. BY: Don Owen

STREET ADDRESS: 14 White Pine Lane Birchwood

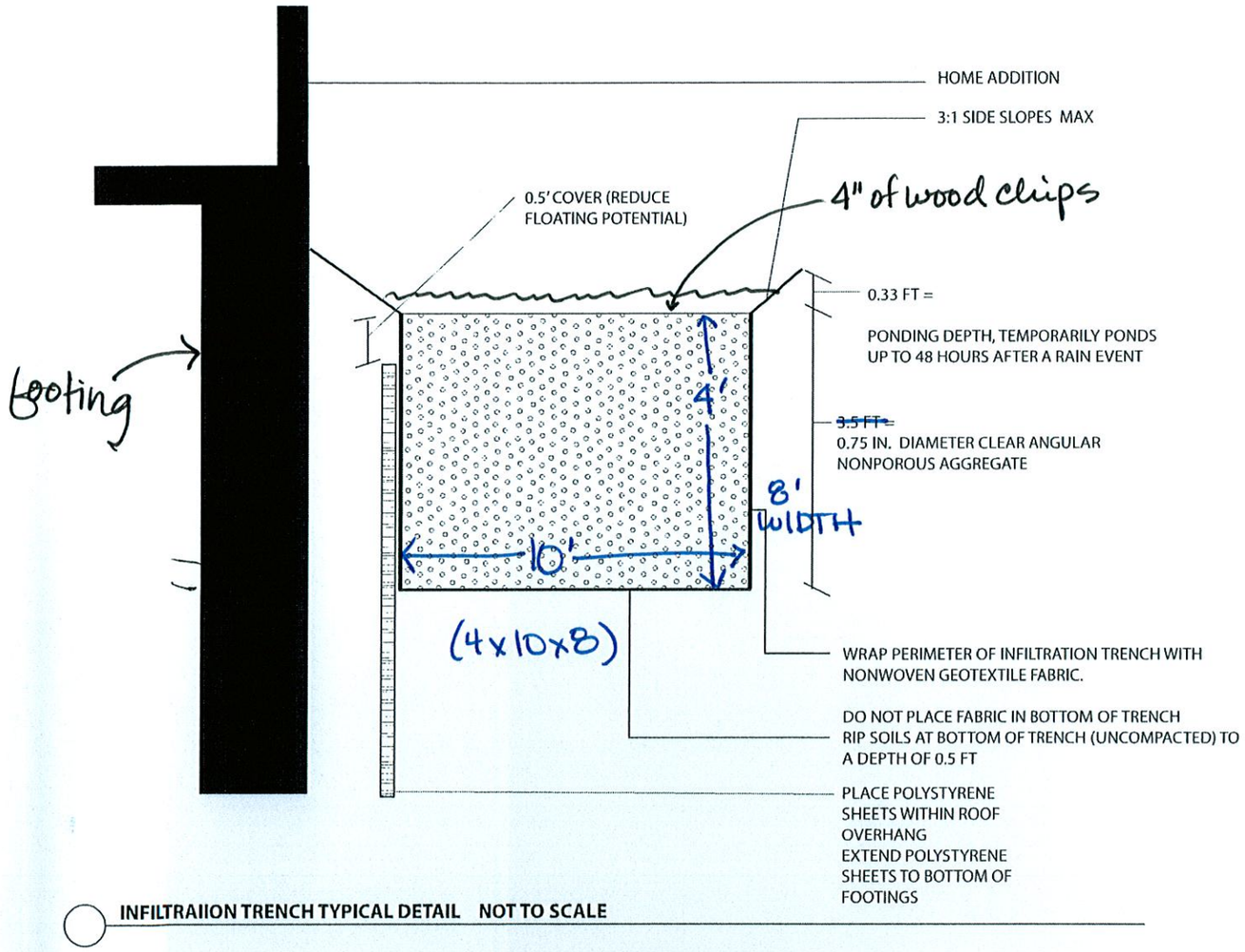
LEGAL DESCRIPTION: Lot 18 Blk 1 Baachus Birchwood #2

BUYER: Stangl + Johnson



The red line is an existing 4 inch pipe from the back of the house that will be rerouted to the filtration trench. The rest of the water will flow into the trench as it will be downhill from the roofline and any ~~landscaping~~ regrading needed to route the water properly will be done as well.

he Company assures the Insured that the above diagram indicates the dimensions of the land and the locations of the easements and improvements on the nd described in the insured Mortgage, as shown by those Company records which under the [illegible]



INFILTRAIION TRENCH TYPICAL DETAIL NOT TO SCALE

TOM STANGL
14 WHITE PINE LANE
BIRCHWOOD VILLAGE

RUNOFF CAPTURE CONCEPT FOR BUILDING ADDITION

- WASHINGTON CONSERVATION DISTRICT
05/09/2014

CALCULATIONS:

AREA OF NEW IMPERVIOUS: **503 SQFT**
VOLUME NEEDED TO CAPTURE : **46.1 CUFT** 80
(503 SQFT X 1.1" RAIN EVENT)
PROPOSED INFILTRATION TRENCH: ~~40~~ **SQFT**
OVERALL DEPTH = 4 **FT** (~~3.5 FT~~ BACK-FILLED WITH CLEAR AGGREGATE, 0.33 FT OF TEMPORARY PONDING)
PROPOSED INFILTRATION TRENCH VOLUME CAPTURE:
CLEAR AGGREGATE VOLUME = ~~96~~ **CUFT** (~~3.5~~ 4 FT X 40 SQFT X 0.3 VOID VOLUME) 96
TEMPORARY PONDING = **13 CUFT** (0.33 FT X 40 SQFT)

Washington County Conservation District Recommended Solution

The proposed solution by Washington County Conservation District using the dimensions of 10' width x 8' length x 4' depth produces an empty 320 cubic foot Infiltration Trench. When filled with aggregate, the trench captures 96 Cubic Feet of rainwater runoff (This assumes a 0.3 void volume calculation for the aggregate).

This 96 cubic feet of captured rainwater is the equivalent of 1067 square feet during a 1.1 inch rainfall.

Calculations

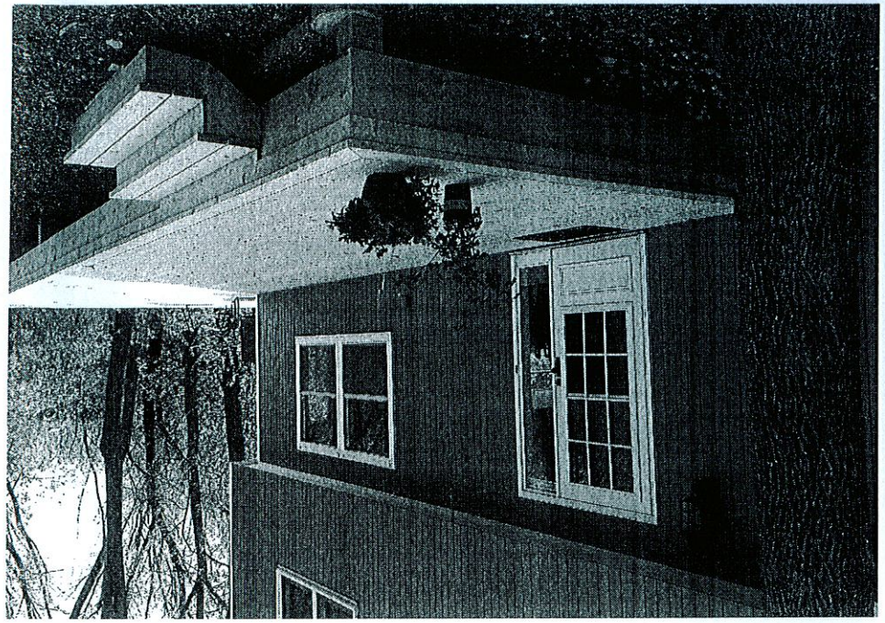
10 x 8 x 4 = 320 cu ft

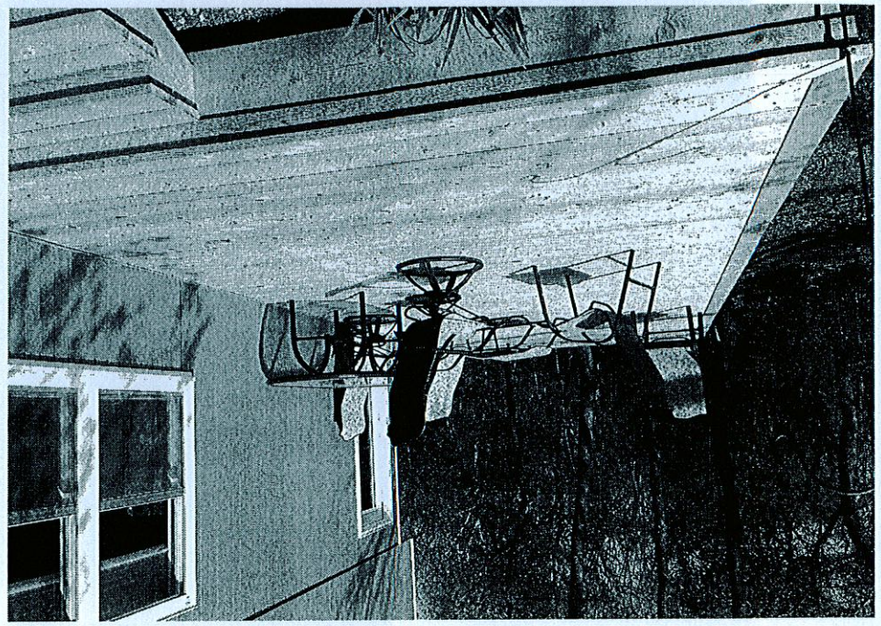
320 cu ft x 0.3 = 96 cu ft

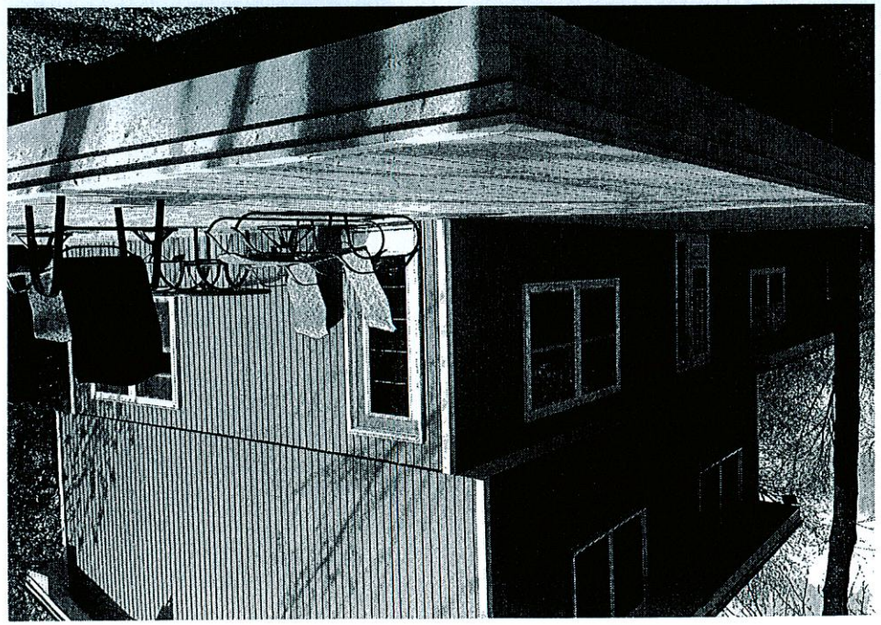
(Note a 1.1 inch rainfall is 0.09 feet)

96 cubic feet / 0.09 depth returns 1067 SQ FT of captured rainwater

Note in addition to the Infiltration Trench recommended above, water will be channeled from the back of the property to the front and along the new porch to the basin.







GENERAL NOTES:

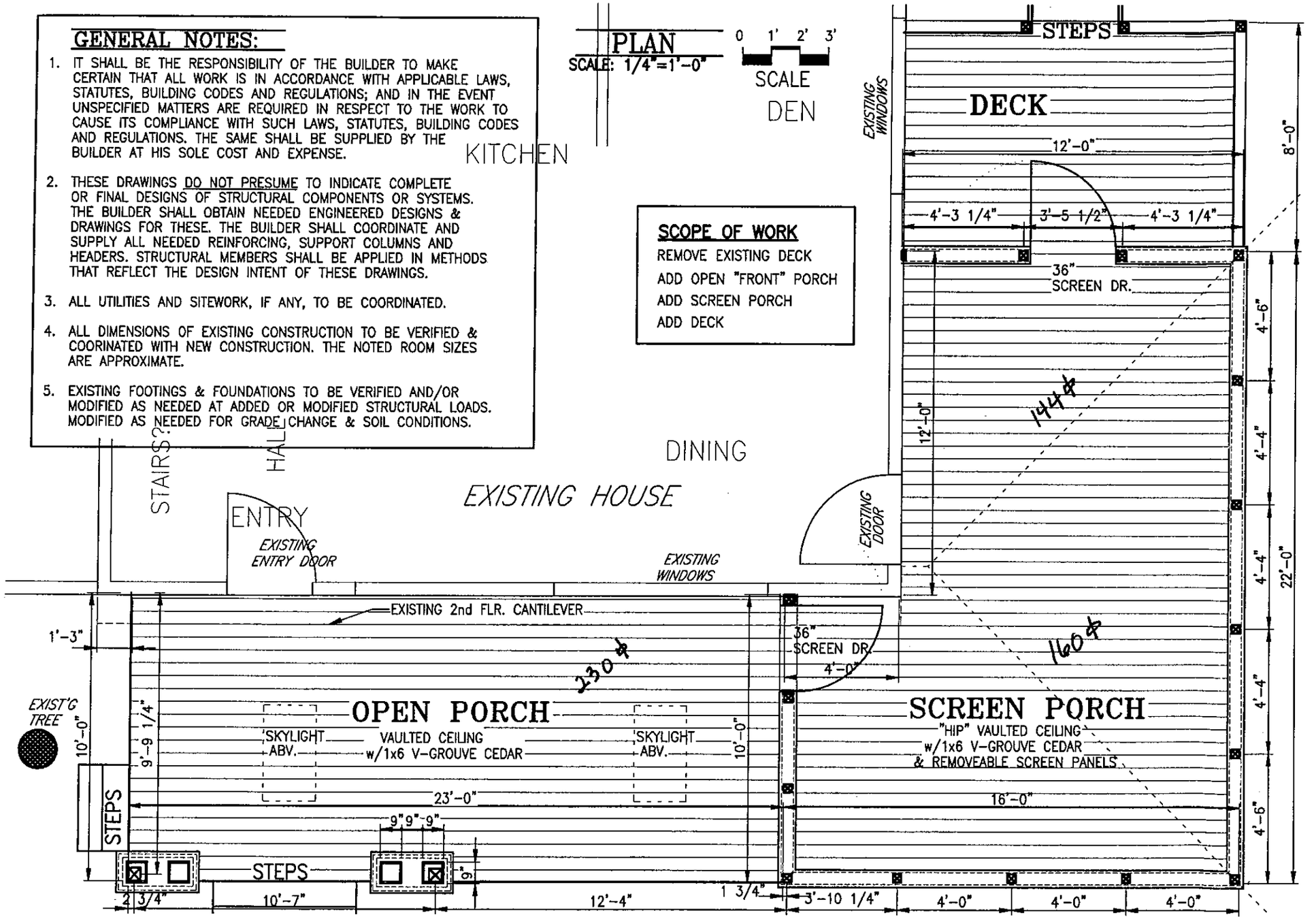
1. IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO MAKE CERTAIN THAT ALL WORK IS IN ACCORDANCE WITH APPLICABLE LAWS, STATUTES, BUILDING CODES AND REGULATIONS; AND IN THE EVENT UNSPECIFIED MATTERS ARE REQUIRED IN RESPECT TO THE WORK TO CAUSE ITS COMPLIANCE WITH SUCH LAWS, STATUTES, BUILDING CODES AND REGULATIONS. THE SAME SHALL BE SUPPLIED BY THE BUILDER AT HIS SOLE COST AND EXPENSE.
2. THESE DRAWINGS DO NOT PRESUME TO INDICATE COMPLETE OR FINAL DESIGNS OF STRUCTURAL COMPONENTS OR SYSTEMS. THE BUILDER SHALL OBTAIN NEEDED ENGINEERED DESIGNS & DRAWINGS FOR THESE. THE BUILDER SHALL COORDINATE AND SUPPLY ALL NEEDED REINFORCING, SUPPORT COLUMNS AND HEADERS. STRUCTURAL MEMBERS SHALL BE APPLIED IN METHODS THAT REFLECT THE DESIGN INTENT OF THESE DRAWINGS.
3. ALL UTILITIES AND SITEWORK, IF ANY, TO BE COORDINATED.
4. ALL DIMENSIONS OF EXISTING CONSTRUCTION TO BE VERIFIED & COORINATED WITH NEW CONSTRUCTION. THE NOTED ROOM SIZES ARE APPROXIMATE.
5. EXISTING FOOTINGS & FOUNDATIONS TO BE VERIFIED AND/OR MODIFIED AS NEEDED AT ADDED OR MODIFIED STRUCTURAL LOADS. MODIFIED AS NEEDED FOR GRADE CHANGE & SOIL CONDITIONS.

PLAN

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

0 1' 2' 3'
SCALE

SCOPE OF WORK
REMOVE EXISTING DECK
ADD OPEN "FRONT" PORCH
ADD SCREEN PORCH
ADD DECK



sheet number A1

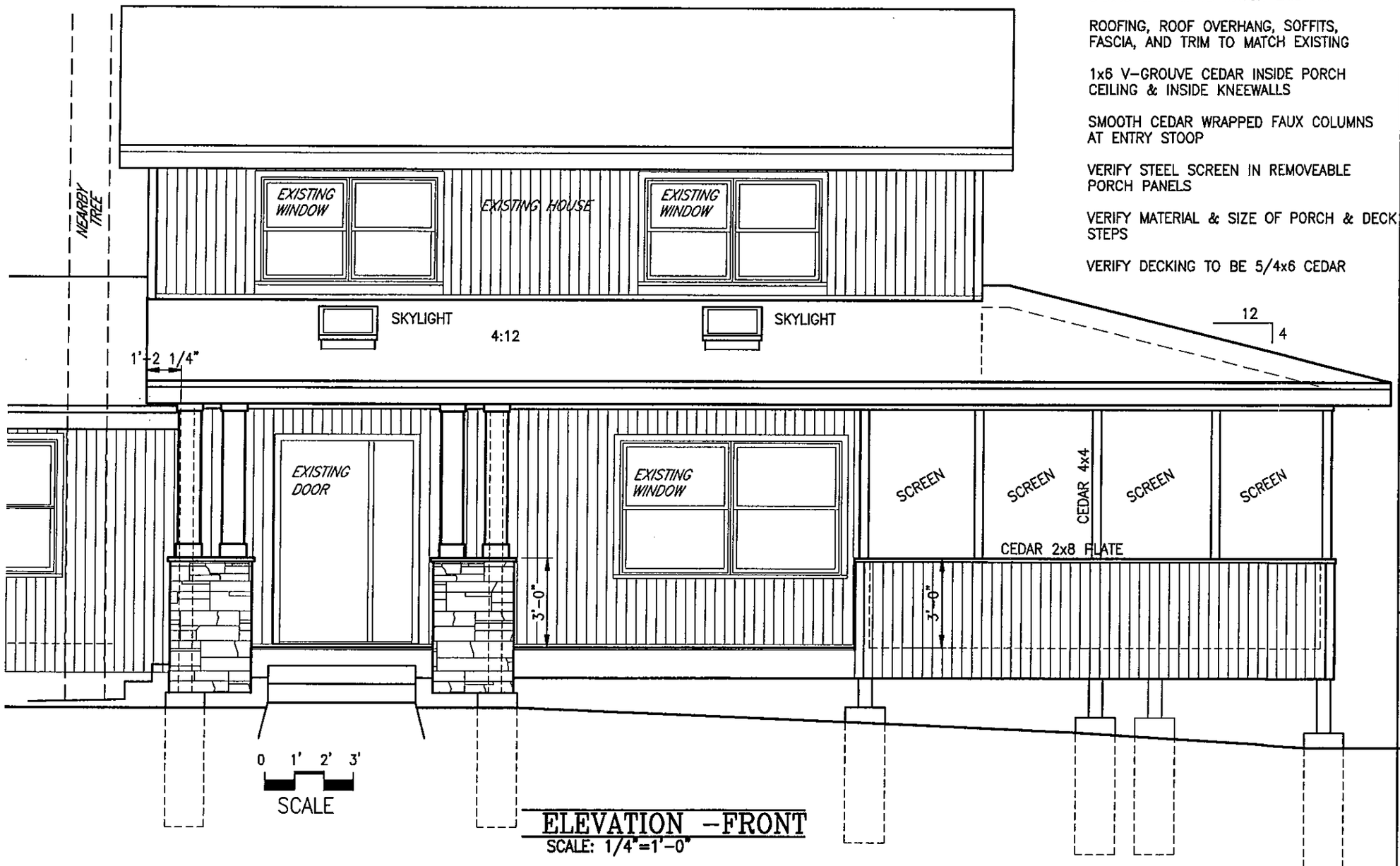
project title
Stangl PORCH
14 White Pine Lane
White Bear Lake, MN

sheet title
PLAN

date
June 27, 2013

Custom Design & Drafting, Inc.
Jane Lyrek Slaughter
4545 Spruce Way
Maple Plain, MN 55359
jane.lyrek.slaughter@usfamily.net
Phone: 612-743-5969
Hm. 763-479-1202

CUSTOM DESIGN & DRAFTING, INC ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMMISSIONS. THE CONTRACTOR AND/OR OWNER MUST VERIFY & CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS & FLOOR PLANS AND NOTIFY CUSTOM DESIGN & DRAFTING, INC OF ANY ERRORS OR OMISSIONS FOR POSSIBLE CORRECTION PRIOR TO START OF CONSTRUCTION. NO WARRANTIES EXPRESSED OR IMPLIED INCLUDING COMPLIANCE OF THIS PLAN WITH APPLICABLE BUILDING CODE REQUIREMENTS ARE MADE.



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

ELEVATION NOTES:
SIDING & TRIM TO MATCH EXISTING

ROOFING, ROOF OVERHANG, SOFFITS, FASCIA, AND TRIM TO MATCH EXISTING

1x6 V-GROUVE CEDAR INSIDE PORCH CEILING & INSIDE KNEEWALLS

SMOOTH CEDAR WRAPPED FAUX COLUMNS AT ENTRY STOOP

VERIFY STEEL SCREEN IN REMOVEABLE PORCH PANELS

VERIFY MATERIAL & SIZE OF PORCH & DECK STEPS

VERIFY DECKING TO BE 5/4x6 CEDAR

sheet number A2

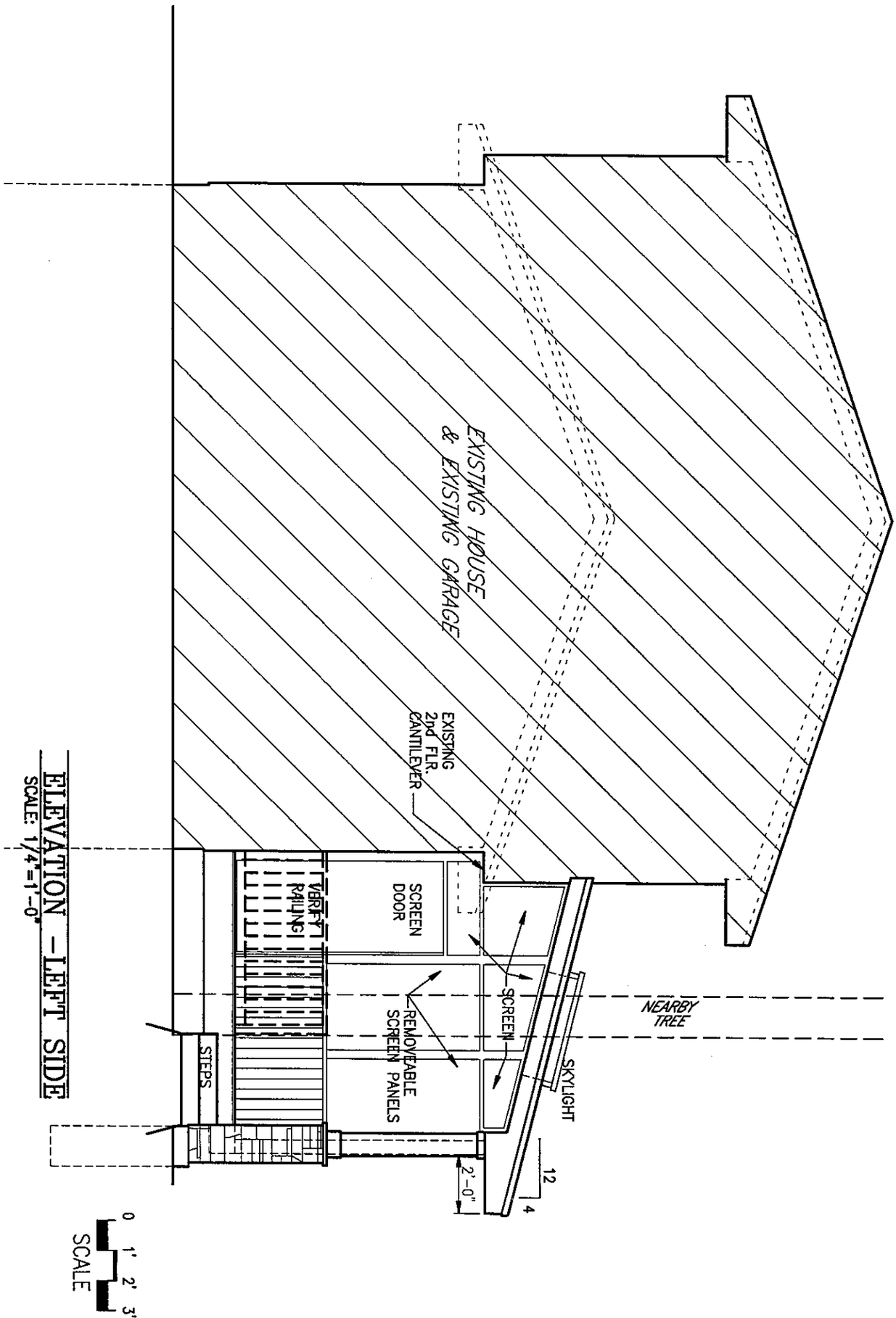
project title
Stangl PORCH
14 White Pine Lane
White Bear Lake, MN

sheet title
PLAN

date
June 27, 2013

Custom Design & Drafting, Inc.
Jane Lyrek Slaughter
4545 Spruce Way
Maple Plain, MN 55359
jane.lyrek.slaughter@usfamily.net
Phone: 612-743-5969
Hm. 763-479-1202

CUSTOM DESIGN & DRAFTING, INC ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMMISSIONS. THE CONTRACTOR AND/OR OWNER MUST VERIFY & CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS & FLOOR PLANS AND NOTIFY CUSTOM DESIGN & DRAFTING, INC OF ANY ERRORS OR OMISSIONS FOR POSSIBLE CORRECTION PRIOR TO START OF CONSTRUCTION. NO WARRANTIES EXPRESSED OR IMPLIED INCLUDING COMPLIANCE OF THIS PLAN WITH APPLICABLE BUILDING CODE REQUIREMENTS ARE MADE.



ELEVATION - LEFT SIDE

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

CUSTOM DESIGN & DRAFTING, INC ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMMISSIONS. THE CONTRACTOR AND/OR OWNER MUST VERIFY & CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS & FLOOR PLANS AND NOTIFY CUSTOM DESIGN & DRAFTING, INC OF ANY ERRORS OR OMISSIONS FOR POSSIBLE CORRECTION PRIOR TO START OF CONSTRUCTION. NO WARRANTIES EXPRESSED OR IMPLIED INCLUDING COMPLIANCE OF THIS PLAN WITH APPLICABLE BUILDING CODE REQUIREMENTS ARE MADE.

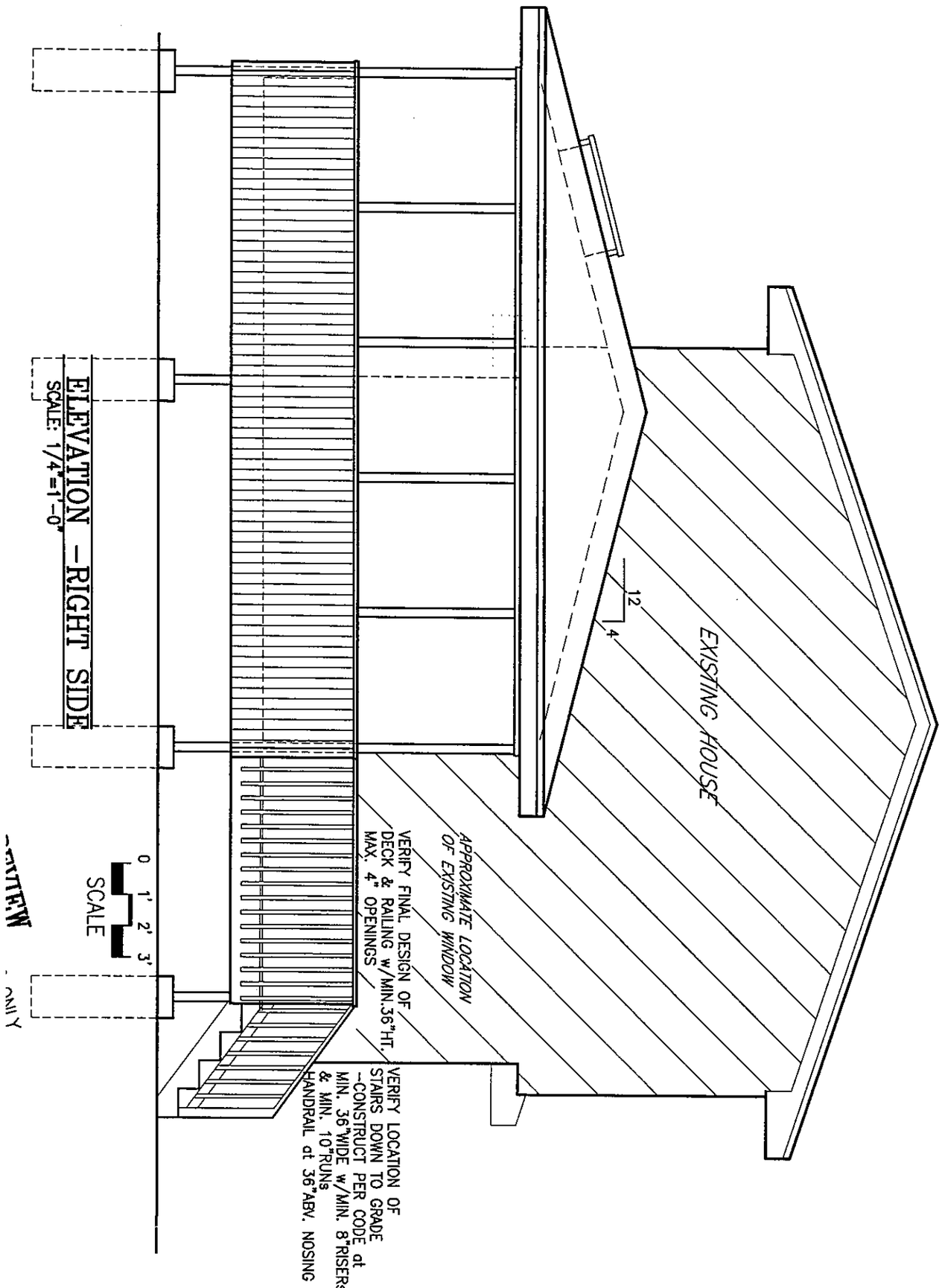
Custom Design & Drafting, Inc.
Jane Lyrek Slaughter
4545 Spruce Way
Maple Plain, MN 55359
jane.lyrek.slaughter@usfamily.net
Phone: 612-743-5969
Hm. 763-479-1202

project title
Stangl PORCH
14 White Pine Lane
White Bear Lake, MN

sheet number
A3

sheet title
ELEVATION (LEFT)

date
June 27, 2013



CUSTOM DESIGN & DRAFTING, INC ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMMISSIONS. THE CONTRACTOR AND/OR OWNER MUST VERIFY & CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS & FLOOR PLANS AND NOTIFY CUSTOM DESIGN & DRAFTING, INC OF ANY ERRORS OR OMISSIONS FOR POSSIBLE CORRECTION PRIOR TO START OF CONSTRUCTION. NO WARRANTIES EXPRESSED OR IMPLIED INCLUDING COMPLIANCE OF THIS PLAN WITH APPLICABLE BUILDING CODE REQUIREMENTS ARE MADE.

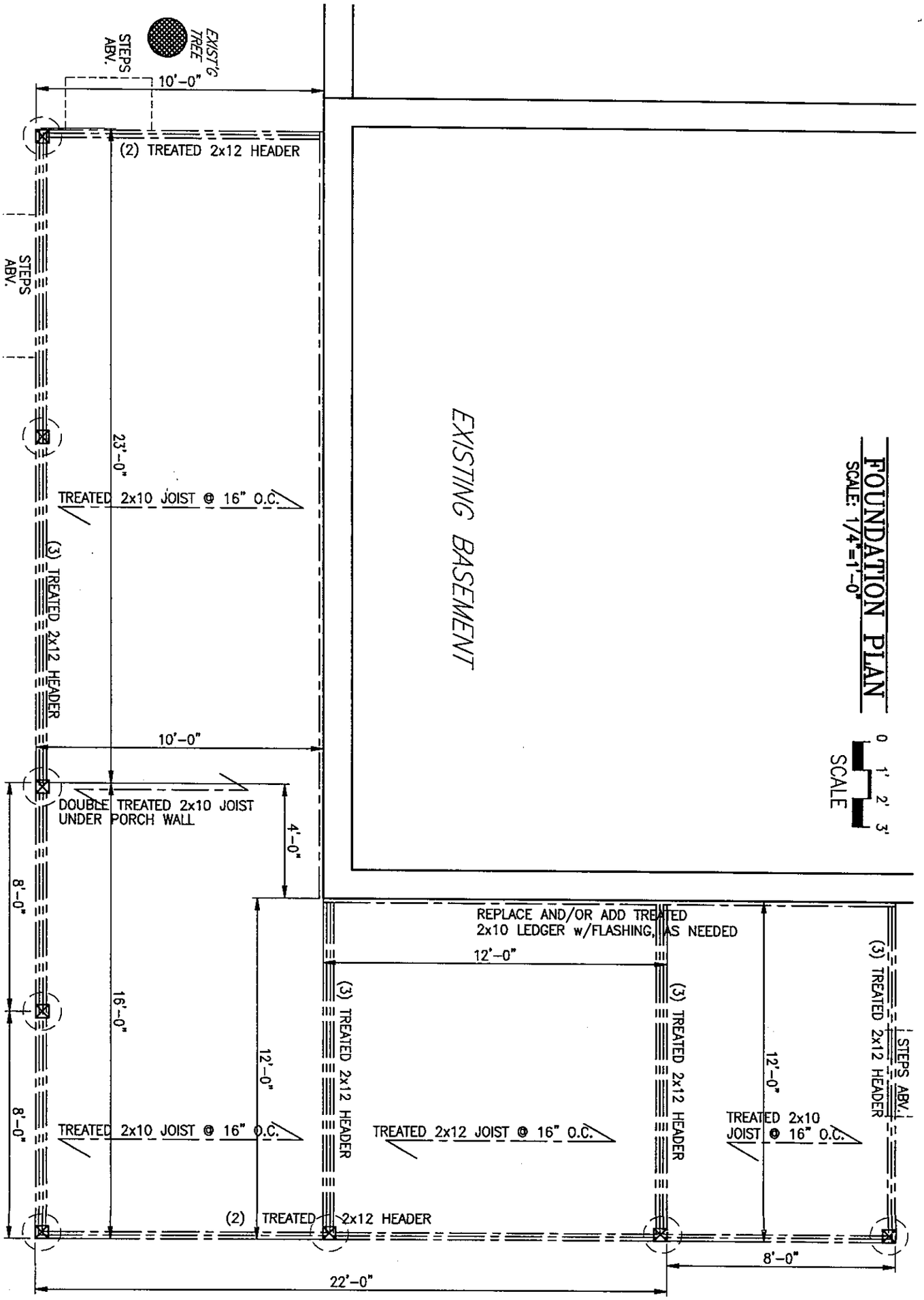
Custom Design & Drafting, Inc.
Jane Lyrek Slaughter
4545 Spruce Way
Maple Plain, MN 55359
jane.lyrek.slaughter@usfamily.net
Phone: 612-743-5969
Hm. 763-479-1202

project title
Stangl PORCH
14 White Pine Lane
White Bear Lake, MN

sheet number
A4

sheet title
ELEVATION (RIGHT)

date
June 27, 2013



CUSTOM DESIGN & DRAFTING, INC ASSUMES NO RESPONSIBILITY FOR STRUCTURAL OR DIMENSIONAL ERRORS OR OMMISSIONS. THE CONTRACTOR AND/OR OWNER MUST VERIFY & CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS & FLOOR PLANS AND NOTIFY CUSTOM DESIGN & DRAFTING, INC OF ANY ERRORS OR OMISSIONS FOR POSSIBLE CORRECTION PRIOR TO START OF CONSTRUCTION. NO WARRANTIES EXPRESSED OR IMPLIED INCLUDING COMPLIANCE OF THIS PLAN WITH APPLICABLE BUILDING CODE REQUIREMENTS ARE MADE.

Custom Design & Drafting, Inc.
Jane Lyrek Slaughter
4545 Spruce Way
Maple Plain, MN 55359
jane.lyrek.slaughter@usfamily.net
Phone: 612-743-5969
Hm. 763-479-1202

project title
Stangl PORCH
14 White Pine Lane
White Bear Lake, MN

sheet number
A5

sheet title
FOUNDATION

date
June 27, 2013