



STAFF REPORT

DATE: 9-7-2021

REGULAR

TO: Mayor and City Council
FROM: Jane Kansier, AICP, Consulting Planner
AGENDA ITEM: **Variance Requests – 7982 Hill Trail North**
REVIEWED BY: Planning Commission

BACKGROUND

Norman Purrington submitted an application for a variance from the City Code requirements for maximum impervious surface and the setback from the Ordinary High Water Level (OHWL). The purpose of this request is to allow an additions to the existing single family home located at 7982 Hill Trail North. The application, including the applicant's narrative and plans, are attached to this report.

ISSUES BEFORE THE CITY COUNCIL

The City Council is being asked to review and make a determination on:

1. A variance request to allow an addition to a single family home that will be setback 50 feet from the Ordinary High Water Level (OHWL) rather than the required 100 feet.
2. A variance to allow improvements to the lot at 7982 Hill Trail North that will result in an impervious surface of 19.12% rather than the maximum 15% allowed by the Ordinance.

REVIEW/ANALYSIS:

Address: 7982 Hill Trail North

PID: 05.029.21.44.0041

Existing Land Use/Zoning: Single-family home zoned Rural Single Family (RS) and Shoreland District (SD)

Surrounding Land Use/Zoning: Single family homes zoned Rural Single Family (RS) and Shoreland District (SD)

History: There has been a single family home on this site since 1964

Deadline for Action: Application Complete – 7/14/2021
60 Day Deadline – 9/12/2021

Applicable Regulations:

- Article V - Zoning Administration and Enforcement
- Article XI – Rural Districts
- Article XX – Shoreland Management

PROPOSED VARIANCES

Variance Requests. The applicant is proposing to construct an addition to the existing home on this property. The proposed improvements include a 508 square foot addition to the rear of the house, a 736 square foot garage addition to the front of the house, a 1513 square foot patio at the front of the house, and a new driveway. According to the applicant, the additions and renovations are needed to update the existing house and to provide more square footage on a single level.

Because this property is within the Shoreland District, both the Rural Single-Family District and Shoreland District standards apply. The proposed addition meets all RS requirements. The variances requested are to the Shoreland requirements. This property is adjacent to Lake Demontreville, which is classified as a Recreational Development

Lake. The table below details the ordinance requirements as listed in Table 17-3, the existing conditions, and the proposed conditions.

Standard	Requirement	Existing	Proposed
Minimum Structure Setback for OHWL (unsewered)	100'	50' (house) 37' (deck)	59.5' (house) 37' (deck)
Maximum Impervious Lot Coverage (unsewered)	15%	15.4%	19.12%

The current conditions survey identifies an existing single family dwelling, a 22' by 22' detached garage and a 22' by 16' detached garage, as well as driveways, patios, decks, stairways and retaining walls. The existing house was originally built in 1964, and it is likely the smaller garage was constructed at that time. The 22' by 22' garage was constructed in 1974. Over the years, permits for interior remodeling and renovations have also been issued. There are no records of any previous variance requests.

Applicable code provisions explained:

Shoreland District Setbacks – This property is adjacent to Lake Demontreville, a Recreational Development Lake. The minimum setback from the OHWL on a Recreational Development Lake is 100 feet. The existing home on the property is located 50' from the OHWL. The proposed addition will be located 59.5' from the OHWL.

Impervious Surface – The maximum impervious surface for an unsewered lot in the Shoreland District is 15 percent. The current impervious surface on this site is 15.4 percent. The applicant is proposing to increase this to 19.12%. The increase is a result of a garage addition, as well as a patio and driveway addition. The applicant has noted the additional paved surface is necessary to allow turning movements on the site.

AGENCY REVIEW

MN DNR: We have reached out to the DNR and have not received any comments at this time.

Neighboring Comments: City staff notified all the property owners within 350 feet of this property about the variance requests and has received no comments.

RECOMMENDED FINDINGS

An applicant must establish and demonstrate compliance with the variance criteria set forth in Section 154.109 of the Zoning Code before the City grants a variance from the Zoning Code requirements. These criteria are listed below, along with comments from City staff about applicability of these criteria to the applicant's requests.

- 1) Practical Difficulties.** A variance to the provision of this chapter may be granted by the Board of Adjustment upon the application by the owner of the affected property where the strict enforcement of this chapter would cause practical difficulties because of circumstances unique to the individual property under consideration and then only when it is demonstrated that such actions will be in keeping with the spirit and intent of this chapter. Definition of practical difficulties - "Practical difficulties" as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by an official control.

FINDINGS: *The use of the property for a residential dwelling is a reasonable use. The existing house and buildings on this site are already closer to the OHWL than permitted by the ordinance. The applicant is utilizing the existing footprint of the house as much as possible, to avoid additional grading on the site. The new additions are set further away from the OHWL than the existing structure. The applicant is planning to remove some of the existing driveways, but the building additions and a new patio will increase the amount of impervious surface on the lot. Hill Trail North dead-ends to the southwest of this site. The applicant has noted the removal of additional bituminous surface will cause difficulties for emergency vehicles and parking.*

- 2) Unique Circumstances.** The plight of the landowner is due to circumstances unique to the property not created by the landowner.

FINDINGS: *The applicant is attempting to utilize the existing footprint of the structures on the site as much as possible. These structures were placed on the site in 1964, prior to the current ordinance requirements. This is a unique situation with circumstances not created by the current landowner.*

- 3) Character of Locality.** The proposed variance will not alter the essential character of the locality in which the property in question is located.

FINDINGS: *The proposed variance will allow the continued use of the property as a single family dwelling. By using the existing footprint, the applicant is attempting to minimize grading on the site. The proposed additions will not alter the essential character of the locality (or area) in which their property is located.*

- 4) Adjacent Properties and Traffic.** The proposed variance will not impair an adequate supply of light and air to properties adjacent to the property in question or substantially increase the congestion of the public streets or substantially diminish or impair property values within the neighborhood.

FINDINGS. *The proposed variance will allow modifications to the existing dwelling. This will not impair an adequate supply of light and air to properties adjacent to the subject property, increase congestion of public streets or substantially diminish or impair property values within the neighborhood. The changes will not result in additional traffic.*

FISCAL IMPACT:

None.

OPTIONS

The City Council may:

- Approve one or both of the proposed variances, with recommended findings and conditions.
- Amend the recommended findings and conditions for approval or denial of the variances.
- Deny both variance requests, citing findings for denial for each request.

RECOMMENDATIONS:

Planning Commission:

The Planning Commission reviewed this request at a public hearing on August 23, 2021, and recommended approval of the request with the drafted findings and conditions (5-0 vote).

Staff recommends approval of this request for a variance to the minimum setback from the OHWL and to the maximum impervious surface on the property at 7982 Hill Trail North with the following conditions of approval:

1. The proposed site work activities shall be done in accordance with the city's shoreline management ordinance to minimize exposed soils, prevent erosion and trap sediment during construction, and to create and maintain stabilized slopes.
2. Grading work appears to be minimized for the improvements being proposed, however it appears that both the pre-existing condition and proposed grading allows runoff to be directed toward the adjacent property at 7978 Hill Trail. The grading must be done in a manner that does not increase runoff intensity or volume to the adjacent property.
3. Consideration should be made to require stormwater management mitigation for the additional impervious surfaces, such as the use of a rain garden(s).

Suggested Motion:

The suggested motion for the City Council to take action on this request is as follows:

“Move to adopt Resolution 2021-097 approving the request for a variance to the minimum setback from the OHWL and to the maximum impervious surface on the property at 7982 Hill Trail North subject to the listed conditions.”

ATTACHMENTS:

- 1) Narrative dated July 16, 2021 (2 pages)
- 2) Location Map
- 3) Existing Conditions Survey
- 4) Proposed Conditions Survey

**CITY OF LAKE ELMO
COUNTY OF WASHINGTON
STATE OF MINNESOTA**

RESOLUTION NO. 2021-097

*A RESOLUTION APPROVING A 50 FOOT SETBACK VARIANCE TO ALLOW THE
PLACEMENT OF A SINGLE-FAMILY DWELLING WITH A 50 FOOT SETBACK FROM THE
ORDINARY HIGH WATER LEVEL RATHER THAN A 100 FOOT SETBACK AND A 4.12%
VARIANCE TO ALLOW AN IMPERVIOUS SURFACE OF 19.12% RATHER THAN THE
ALLOWED 15% ON THE PROPERTY IDENTIFIED AS 05.029.21.44.0041 (7982 HILL TRAIL
NORTH)*

WHEREAS, Mr. Norman Purrington (the “Applicant”), owner of the parcel identified as PID 05.029.21.44.0041 (7982 Hill Trail North), Lake Elmo, MN 55042 (the “Property”) has submitted an application to the City of Lake Elmo (the “City”) for variances to allow the construction of additions to an existing single family home that will be located closer to the Ordinary High Water Level (OHWL) and will exceed the maximum permitted impervious surface; and

WHEREAS, notice has been published, mailed, and posted pursuant to the Lake Elmo Zoning Code, Section 154.109; and

WHEREAS, the Lake Elmo Planning Commission held a public hearing on said variance on August 23, 2021; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendations with respect to the requested variance to the City Council as part of the City Staff Memorandum dated September 7, 2021; and

WHEREAS, the City Council considered the variance request at its September 7, 2021 meeting and directed City staff to draft a resolution approving the variance for its consideration; and

NOW, THEREFORE, based on the testimony elicited and information received, the City Council makes the following findings and conclusions:

FINDINGS

- 1) That the procedures for obtaining a variance are found in Section 154.109 of the Lake Elmo Zoning Code.

2) That all submission requirements of Section 154.109 of the Lake Elmo Zoning Code have been met by the Applicant.

3) That the proposed variance includes the following components:

a) The proposed improvements include a 508 square foot addition to the rear of the house, a 736 square foot garage addition to the front of the house, a 1513 square foot patio at the front of the house, and a new driveway. The proposed addition will be located 59.5 feet from the OHWL, and impervious surface will be 19.12 percent, thus requiring approval of a variance. All other zoning ordinance requirements have been met.

4) **Practical Difficulties** as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by an official control:

The use of the property for a residential dwelling is a reasonable use. The existing house and buildings on this site are already closer to the OHWL than permitted by the ordinance. The applicant is utilizing the existing footprint of the house as much as possible, to avoid additional grading on the site. The new additions are set further away from the OHWL than the existing structure. The applicant is planning to remove some of the existing driveways, but the building additions and a new patio will increase the amount of impervious surface on the lot. Hill Trail North dead-ends to the southwest of this site. The applicant has noted the removal of additional bituminous surface will cause difficulties for emergency vehicles and parking.

5) **Unique Circumstances** the plight of the landowner is due to circumstances not created by the landowner:

The applicant is attempting to utilize the existing footprint of the structures on the site as much as possible. These structures were placed on the site in 1964, prior to the current ordinance requirements. This is a unique situation with circumstances not created by the current landowner.

6) **Character of Locality** the proposed variance will not alter the essential character of the locality in which the property in question is located:

The proposed variance will allow the continued use of the property as a single family dwelling. By using the existing footprint, the applicant is attempting to minimize grading on the site. The proposed additions will not alter the essential character of the locality (or area) in which their property is located.

7) **Adjacent Properties and Traffic** the proposed variance will not impair an adequate supply of light and air to properties adjacent to the property in question or substantially

increase the congestion of the public streets or substantially diminish or impair property values within the neighborhood:

The proposed variance will allow modifications to the existing dwelling. This will not impair an adequate supply of light and air to properties adjacent to the subject property, increase congestion of public streets or substantially diminish or impair property values within the neighborhood. The changes will not result in additional traffic.

CONCLUSIONS AND DECISION

- 1) Based on the above findings, the City Council hereby approves the requested variances. The conditions of approval of the variance are set forth below:
 - a) That the Applicant obtain all applicable permits including, but not limited to, a City building permit for the single-family dwelling.
 - b) That the variance shall be valid for one year and will expire on September 7, 2022. The Applicant must obtain the building permit for the single-family home to be constructed on the Property no later than September 7, 2022, or the variance approval will automatically expire.
 - c) The proposed site work activities shall be done in accordance with the city's shoreline management ordinance to minimize exposed soils, prevent erosion and trap sediment during construction, and to create and maintain stabilized slopes.
 - d) Grading work appears to be minimized for the improvements being proposed, however it appears that both the pre-existing condition and proposed grading allows runoff to be directed toward the adjacent property at 7978 Hill Trail. The grading must be done in a manner that does not increase runoff intensity or volume to the adjacent property.
 - e) Consideration should be made to require stormwater management mitigation for the additional impervious surfaces, such as the use of a rain garden(s).

Passed and duly adopted this 7th day of September, 2021 by the City Council of the City of Lake Elmo, Minnesota.

Mayor Charles Cadenhead

ATTEST:

Julie Johnson, City Clerk

Narrative Regarding Variance Required Findings

To: Lake Elmo Planning Commission and City Council Members

From: Norman B. Purrington and Joan C. Purrington

Date: July 16, 2021

Re: Requested variances for remodel at 7982 Hill Trail North

1. Practical Difficulties

This home has only a half lower level. The original structure had an attached garage that has been converted to a living space. The existing screen porch is in poor condition and requires significant repairs or replacement. We need more square footage to remodel and update the 1964 built home and to replace an attached garage than what the existing footprint will allow. We need to have one level living space, consequently adding a second level is undesirable. Expanding further toward the road or side setbacks, is a real grading and drainage concern and larger trees will be lost. The only alternative plan that will reduce impervious surface significantly will be an added second story which would negatively alter the character of the locality and impact adjacent property negatively. The setback variance requested will not be as great as the current, grandfathered setback, nor as great as our next-door neighbor's set back, and will leave the home more visually appealing from the lake than it is today.

The other practical difficulty we face is living on the end of a narrow dead-end road. If we remove further existing bituminous surface, emergency vehicles will not be able to maneuver and guests will be required to park on Hill Trail, a no parking zone. The grade does not offer safe access to the proposed garage from the end of the existing bituminous drive and allow us to turn around unless an added impervious patio at the front of the house is allowed as shown on the drawings. The lot is long and narrow. Thus, it requires a long drive to access the building which adds to the impervious total.

2. Unique Circumstances

The home is located where it is from the original permitted build in 1964. We did not locate the footprint and choose not to do a teardown and rebuild, which we suspect would still require variances. The grading is very close to the natural grade and has a continuous drop moving towards the lake. The other unique character is the encroachment of the OHWL. Over the last 4 years we have owned the property, we have lost approximately 4-8 feet of shoreline x 259.5 feet length. Due to high water levels and erosion from wave action. This is a fully recreational lake. If we were to install retaining walls along the property line plus shown vacated beach, we would gain back our deeded property which would solve the setback issue and add approximately 1560 feet of pervious surface which would nearly solve the imperious issue. We have lost pervious property through no fault of our own.

3. Character of Locality

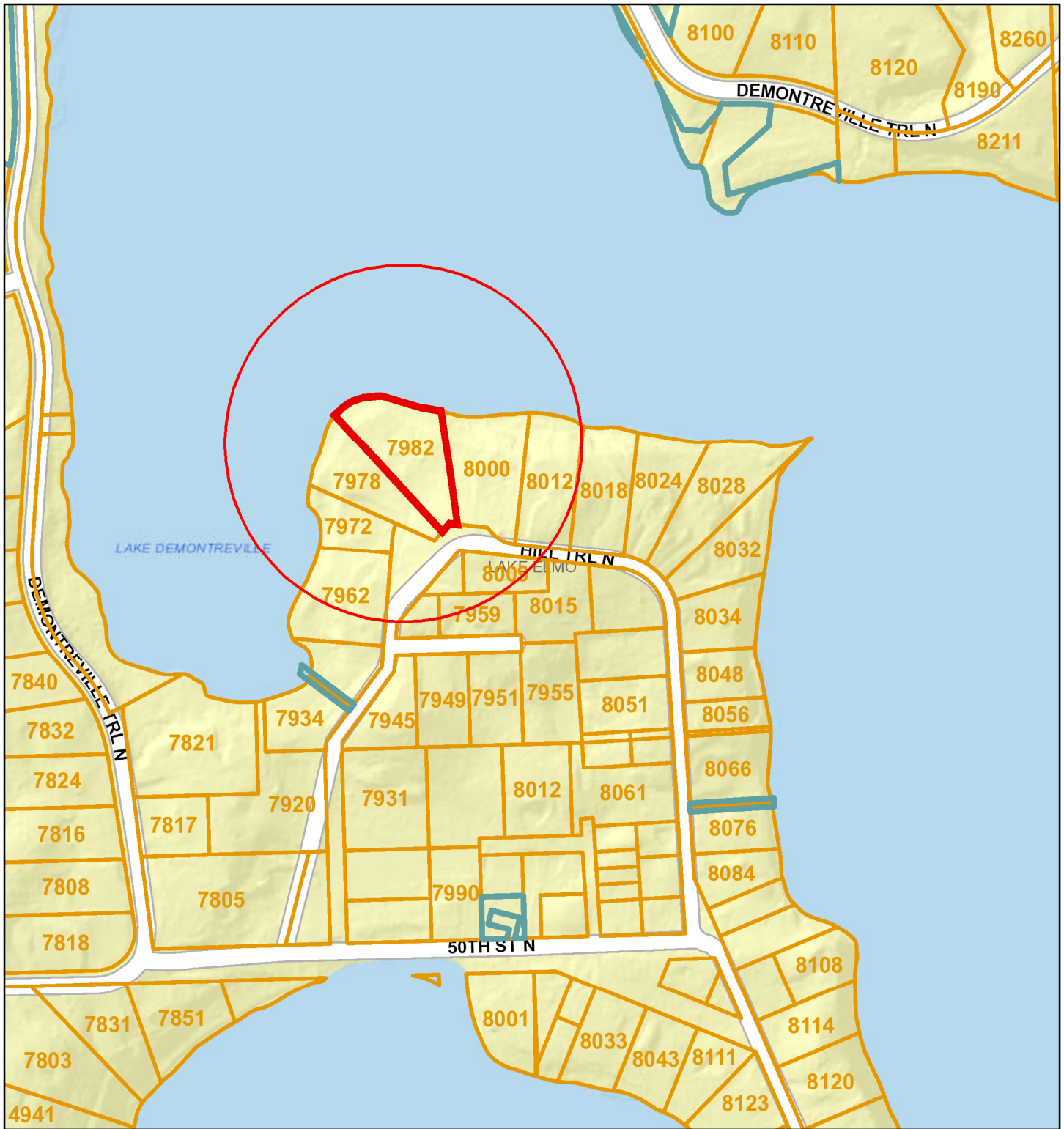
As described in the initial memo, included herein, our property is at the end of a private 12 feet wide drive off of Hill Trail North. The other three houses along the drive are all single-story residences. We currently live next-door up the hill in a split-level home. The proposed plan does not raise roof height as significantly as a second story addition would. We are on a heavily wooded lot and no larger trees are planned to be removed. The setback, additions, planned impervious surfaces and proposed remodel will positively impact the character of the locality. Code calls for a setback of the average of the two

adjoining properties, which are 59.1 feet and 79.3 feet. This means 69.2 feet would meet code, so our proposal is close.

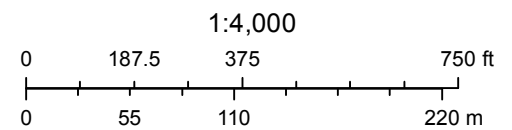
4. Adjacent Properties and Traffic

The proposed variance and remodel will not impair an adequate supply of light and air to adjacent properties and will not impair or diminish neighborhood property values. To the contrary, it should enhance property values. We anticipate no increase in traffic.

Location Map - 7982 Hill Trl N



August 18, 2021



LEGEND

● FOUND MONUMENT 1/2" IP
MARKED RLS 15480

○ SET 1/2" IRON PIPE
MARKED RLS NO. 25718

○ PK SET PK NAIL

○ SPK SET SPIKE

□ CABLE TV PEDESTAL

□ AIR CONDITIONER

□ ELECTRIC MANHOLE

□ ELECTRIC METER

□ ELECTRIC PEDESTAL

□ ELECTRIC TRANSFORMER

○ LIGHT POLE

○ GUY WIRE

○ POWER POLE

○ GAS MANHOLE

○ GAS METER

○ TELEPHONE MANHOLE

○ TELEPHONE PEDESTAL

○ SANITARY CLEANOUT

○ SANITARY MANHOLE

○ CATCH BASIN

○ STORM DRAIN

○ WATER VALVE

○ BOLLARD

○ FLAG POLE

○ MAIL BOX

○ TRAFFIC SIGN

○ UNKNOWN MANHOLE

○ SOIL BORING

○ SPOT ELEVATION

○ TRAFFIC SIGNAL

○ CONIFEROUS TREE

○ DECIDUOUS TREE

○ FLARED END SECTION

○ STORM MANHOLE

○ FIRE DEPT. CONNECTION

○ HYDRANT

○ CURB STOP

○ WATER WELL

○ WATER MANHOLE

○ WATER METER

○ POST INDICATOR VALVE

— U# — UNDERGROUND ELECTRIC

— UTV — UNDERGROUND CABLE TV

— U# — UNDERGROUND FIBER OPTIC

— U# — UNDERGROUND TELEPHONE

— OU — OVERHEAD UTILITY

— UC — UNDERGROUND GAS

— > — SANITARY SEWER

— >> — STORM SEWER

— I — WATERMAIN

— X — FENCE

— — CURB (TYPICAL)

— 1230 — CONTOURS

▨ BUILDING LINE

▨ BITUMINOUS SURFACE

▨ CONCRETE SURFACE

EXISTING AREAS:

AREA OF LOT TO OHWL = 43,405 SF / 0.996 ACRES

EXISTING IMPROVEMENTS

HOUSE (INCL PORCH) = 1989 SF

GARAGE 1 = 493 SF

GARAGE 2 = 350 SF

BITUMINOUS DRIVE = 2200 SF

PAVERS = 892 SF

GRAVEL SURFACE = 738 SF

TOTAL EXISTING = 6662 SF

(AREAS IN SQUARE FEET)

% OF LOT (TO OHW AREA) = 15.4%

DECKS, STAIRS AND WALLS NOT INCLUDED IN IMPRVIOUS AREAS PER BEN PRCHAL

DECK AND STAIRS = 433 SF

STEPS TO LAKE = 172 SF

LAKE DECK = 36 SF

WALLS = 139 SF

SETBACKS

THE FOLLOWING SETBACKS ARE SHOWN IN THE CITY OF LAKE ELMO ZONING CODE FOR THE RS ZONING DISTRICT (SUBJECT TO LAKESHORE REGULATIONS) VERIFY ALL THE FOLLOWING SETBACKS SHOWN WITH THE CITY OF LAKE ELMO ZONING ADMINISTRATOR PRIOR TO DESIGN.

FRONT BUILDING SETBACK FROM ROAD = 30'

SIDE BUILDING SETBACK = 10'

BUILDING SETBACK FROM THE OHWL = 100'

SEPTIC SETBACK FROM THE OHWL = 75'

BUILDING SETBACK FROM TOP OF BLUFF (18%) = 30'

MAXIMUM BUILDING HEIGHT = 35'



LEGAL DESCRIPTION:

(AS SHOWN ON CERTIFICATE OF TITLE NO. 77198)

Lots Four hundred nineteen (419), Four hundred twenty (420), Four hundred twenty-one (421), Four hundred twenty-two (422), and Four hundred twenty-three (423);

AND

Lots Seven hundred nineteen (719), Seven hundred twenty (720), Seven hundred twenty-one (721), Seven hundred twenty-two (722), Seven hundred twenty-three (723), Seven hundred twenty-four (724), and Seven hundred twenty-five (725),

LANE'S DEMONTREVILLE COUNTRY CLUB,

according to the plat thereof on file and of record in the office of the Registrar of Titles, Washington County, Minnesota, excepting and reserving to the State of Minnesota, in trust for the taxing districts concerned, all minerals and mineral rights, as provided by law.

(LEGAL DESCRIPTION IS PER VACATION PER DOC. NO. 30047)

That part of the certain cul de sac within Lake Shore Drive in lane's Demontreville Country Club Addition according to the plat on file in the office of Register of Deeds in and for Washington County, State of Minnesota, described as follows, to wit,

Assuming the line between lots #423 and 424 and between 718 and 719 in the said Lane's Demontreville Country Club Addition to course N 12° 10' 58" W from the corner common to said Lots #423 and 424 and the Northerly line of said Lake Shore Drive, said corner being the Point of Beginning of the Tract to be described, thence 95.00 ft going on a curve concave to the left of 115.00 ft radius and through a cetrnal angle of 42° 20'56" and along said Northerly line of Lake Shore Drive and to a point at the junction of the centerline of North Shore Lane with said curved Northerly line of Lake Shore Drive, thence 99.58 ft going S 46° 57'10" E, thence 28.69 ft going N 34° 35'31" E, thence 14.96 ft going S 89° 25'29"E, thence 69.12 ft. going N 12° 10' 58" W and to the Point of Beginning of the Tract described.

TITLE NOTES:

(AS SHOWN ON THE MEMORIAL TO THE CERTIFICATE OF TITLE NO. 77198)

Resolution per Doc. No. 30047 vacating a portion of Lake Shore Drive. (Shown within the boundary of this property).

Vacation of North Shore Lane and the public beach adjacent per Doc. No. 31646.

Resolution for vacation of North Shore Lane per Doc. No. 54122

Resolution 87-32 City of Lake Elmo Washington County, Minnesota. NOW, THEREFORE, be it resolved that the transfer of ownership/title in Lane's DeMontreville Country Club shall be prohibited without the approval of the City of Lake Elmo as to the conformity of such transfer with the provisions of the Lake Elmo Municipal Code per Doc. No. 84609.

BENCHMARKS

ELEVATIONS BASED ON INFORMATION AS SHOWN ON THE MNDOT GEODETIC WEBSITE. SURVEY DISK 8286C WITH AN ELEVATION OF 995.90 WAS USED TO ESTABLISH VERTICAL CONTROL FOR THIS SURVEY (NAVD 88). PROJECT BENCHMARK SHOWN ON SURVEY

SURVEY NOTES:

1. BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE WASHINGTON COUNTY SURVEYORS OFFICE.

2. UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES AND AS-BUILTS PLANS PROVIDED BY THE CITY OF LAKE ELMO PUBLIC WORKS DEPARTMENT.

3. THERE MAY SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.

SEPTIC

SEPTIC MANHOLE AND CLEANOUTS SHOWN ON SURVEY. CONSULT SEPTIC SPECIALIST AS TO THE LOCATION OF THE SEPTIC SYSTEM.

UNDERGROUND UTILITIES NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET NUMBER(S) 210691552. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.

FLOOD INFORMATION:

PORTIONS OF THIS PROPERTY LIES WITHIN ZONE AE, AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN OTHER AREAS INCLUDING ALL BUILDINGS ARE LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 27163C0240e HAVING AN EFFECTIVE DATE OF FEBRUARY 3RD, 2010. THE BASE FLOOD ELEVATION OF 931.0 IS SHOWN ON THE SURVEY FOR REFERENCE PURPOSES ONLY. NOT FIELD VERIFIED.

CALL BEFORE YOU DIG!

Gopher State One Call

TWIN CITY AREA: 651-454-0002

TOLL FREE: 1-800-252-1166

PURRINGTON RESIDENCE

Existing Conditions

CONTACT:

Norm Purrington

8000 HILL TRAIL N.

LAKE ELMO, MN 55042

e-mail: purrvet@yahoo.com

COUNTY/CITY:

WASHINGTON COUNTY

CITY OF LAKE ELMO

REVISIONS:

DATE

05-04-2021

05-14-2021

REVISION

INITIAL ISSUE

SET MON. ADDED

CERTIFICATION:

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

Daniel L. Thurmes

Daniel L. Thurmes Registration Number: 25718

Date: 05-04-2021

PROJECT LOCATION:

7982 HILL TRAIL N.

PID#0502921440041

Suite #1

6750 Stillwater Blvd. N.

Stillwater, MN 55082

Phone 651.275.8969

Fax 651.275.8976

dan@cssurvey.net

CORNERSTONE LAND SURVEYING, INC.

FILE NAME

PROJECT NO.

SURVZZ92F

ZZ05092F

CERTIFICATE OF SURVEY

LEGEND

●	FOUND MONUMENT 1/2" IP MARKED RLS 15480	⊗	WATER VALVE
○	SET 1/2" IRON PIPE MARKED RLS NO. 252718	⊗	BOLLARD
○PK	SET PK NAIL	⊗	FLAG POLE
○SPK	SET SPIKE	⊗	MAIL BOX
⊗	CABLE TV PEDestal	⊗	TRAFFIC SIGN
⊗	AIR CONDITIONER	⊗	UNKNOWN MANHOLE
⊗	ELECTRIC MANHOLE	⊗	SOIL BORING
⊗	ELECTRIC METER	⊗	SPOT ELEVATION
⊗	ELECTRIC PEDESTAL	⊗	TRAFFIC SIGNAL
⊗	ELECTRIC TRANSFORMER	⊗	CONFEROUS TREE
⊗	LIGHT POLE	⊗	DECIDUOUS TREE
⊗	CUY WIRE	⊗	FLARED END SECTION
⊗	POWER POLE	⊗	STORM MANHOLE
⊗	GAS MANHOLE	⊗	FIRE DEPT. CONNECTION
⊗	GAS METER	⊗	HYDRANT
⊗	TELEPHONE MANHOLE	⊗	CURB STOP
⊗	TELEPHONE PEDESTAL	⊗	WATER WELL
⊗	SANITARY CLEANOUT	⊗	WATER MANHOLE
⊗	SANITARY MANHOLE	⊗	WATER METER
⊗	CATCH BASIN	⊗	POST INDICATOR VALVE
⊗	STORM DRAIN		
---	UNDERGROUND ELECTRIC		
---	UNDERGROUND CABLE TV		
---	UNDERGROUND FIBER OPTIC		
---	UNDERGROUND TELEPHONE		
---	OVERHEAD UTILITY		
---	UNDERGROUND GAS		
---	SANITARY SEWER		
---	STORM SEWER		
---	WATERMAIN		
---	FENCE		
---	CURB (TYPICAL)		
---	CONTOURS		
---	1230		
---	BUILDING LINE		
---	BITUMINOUS SURFACE		
---	CONCRETE SURFACE		

EXISTING AREAS:

AREA OF LOT TO OHWL = 43,405 SF / 0.996 ACRES	
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GRAVEL SURFACE	= 738 SF
TOTAL EXISTING	= 6662 SF
% OF LOT (TO OHW AREA) = 15.4%	
DECK, STAIRS AND WALLS NOT INCLUDED IN IMPRVIOUS AREAS PER BEN PRCHAL	
DECK AND STAIRS	= 433 SF
STEPS TO LAKE	= 172 SF
LAKE DECK	= 36 SF
WALLS	= 139 SF

PROPOSED AREAS:

AREA OF LOT TO OHWL = 43,405 SF / 0.996 ACRES	
PROPOSED IMPROVEMENTS	(AREAS IN SQUARE FEET)
REMAINING HOUSE	= 1773 SF
REAR ADDITION	= 508 SF
GARAGE ADDN	= 736 SF
NEW DRIVE	= 600 SF
REMAINING BIT DRIVE	= 2021 SF
PROPOSED PATIO	= 1513 SF
GARAGE 1	= 493 SF
GARAGE 2	= 350 SF
REMAINING PAVERS	= 306 SF
TOTAL EXISTING	= 8300 SF
% OF LOT (TO OHW AREA) = 19.12%	
*MAXIMUM ALLOWABLE COVERAGE 15%	
DECK, STAIRS AND WALLS NOT INCLUDED IN IMPRVIOUS AREAS PER BEN PRCHAL	
DECK AND STAIRS	= 433 SF
STEPS TO LAKE	= 172 SF
LAKE DECK	= 36 SF
WALLS	= 139 SF (MANY REMOVED)

PROPOSED ELEVATIIONS:

REAR ADDITION LOWEST FLOOR ELEV	= 943.3
GARAGE ADDITION FLOOR ELEVATION TOP FOUNDATION	= 951.5 = 951.9/953.5

SETBACKS

THE FOLLOWING SETBACKS ARE SHOWN IN THE CITY OF LAKE ELMO ZONING CODE FOR THE RS ZONING DISTRICT (SUBJECT TO LAKESHORE REGULATIONS) VERIFY ALL THE FOLLOWING SETBACKS SHOWN WITH THE CITY OF LAKE ELMO ZONING ADMINISTRATOR PRIOR TO DESIGN.

FRONT BUILDING SETBACK FROM ROAD = 30'
SIDE BUILDING SETBACK = 10'
BUILDING SETBACK FROM THE OHWL = 100'
BUILDING SETBACK FROM TOP OF BLUFF (18%) = 30'
MAXIMUM BUILDING HEIGHT = 35'



LEGAL DESCRIPTION:

(AS SHOWN ON CERTIFICATE OF TITLE NO. 77198)

Lots Four hundred nineteen (419), Four hundred twenty (420), Four hundred twenty-one (421), Four hundred twenty-two (422), and Four hundred twenty-three (423);

AND

Lots Seven hundred nineteen (719), Seven hundred twenty (720), Seven hundred twenty-one (721), Seven hundred twenty-two (722), Seven hundred twenty-three (723), Seven hundred twenty-four (724), and Seven hundred twenty-five (725),

LANE'S DEMONTREVILLE COUNTRY CLUB,

according to the plat thereof on file and of record in the office of the Registrar of Titles, Washington County, Minnesota, excepting and reserving to the State of Minnesota, in trust for the taxing districts concerned, all minerals and mineral rights, as provided by law.

(LEGAL DESCRIPTION IS PER VACATION PER DOC. NO. 30047)

That part of the certain cul de sac within Lake Shore Drive in lane's Demontreville Country Club Addition according to the plat on file in the office of Register of Deeds in and for Washington County, State of Minnesota, described as follows, to wit,

Assuming the line between lots #423 and 424 and between 718 and 719 in the said Lane's Demontreville Country Club Addition to course N 12° 10' 58" W from the corner common to said Lots #423 and 424 and the Northerly line of said Lake Shore Drive, said corner being the Point of Beginning of the Tract to be described, thence 95.00 ft going on a curve concave to the left of 115.00 ft radius and through a cetrnal angle of 42°20'56" and along said Northerly line of Lake Shore Drive and to a point at the junction of the centerline of North Shore Lane with said curved Northerly line of Lake Shore Drive, thence 99.58 ft going S 46° 57'10" E, thence 28.69 ft going N 34° 35'31" E, thence 14.96 ft going S 89°25'29"E, thence 69.12 ft. going N 12° 10' 58" W and to the Point of Beginning of the Tract described.

TITLE NOTES:

(AS SHOWN ON THE MEMORIAL TO THE CERTIFICATE OF TITLE NO. 77198)

Resolution per Doc. No. 30047 vacating a portion of Lake Shore Drive. (Shown within the boundary of this property).

Vacation of North Shore Lane and the public beach adjacent per Doc. No. 31646.

Resolution for vacation of North Shore Lane per Doc. No. 54122

Resolution 87-32 City of Lake Elmo Washington County, Minnesota. NOW, THEREFORE, be it resolved that the transfer of ownership/title in Lane's DeMontreville Country Club shall be prohibited without the approval of the City of Lake Elmo as to the conformity of such transfer with the provisions of the Lake Elmo Municipal Code per Doc. No. 84609.

BENCHMARKS

ELEVATIONS BASED ON INFORMATION AS SHOWN ON THE MNDOT GEODETIC WEBSITE. SURVEY DISK 8286C WITH AN ELEVATION OF 995.90 WAS USED TO ESTABLISH VERTICAL CONTROL FOR THIS SURVEY (NAVD 88). PROJECT BENCHMARK SHOWN ON SURVEY

SURVEY NOTES:

1. BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE WASHINGTON COUNTY SURVEYORS OFFICE.
2. UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES AND AS-BUILTS PLANS PROVIDED BY THE CITY OF LAKE ELMO PUBLIC WORKS DEPARTMENT.
3. THERE MAY SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.

SEPTIC

SEPTIC MANHOLE AND CLEANOUTS SHOWN ON SURVEY. CONSULT SEPTIC SPECIALIST AS TO THE LOCATION OF THE SEPTIC SYSTEM.

UNDERGROUND UTILITIES NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET NUMBER(S) 210691552. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.

FLOOD INFORMATION:

PORTIONS OF THIS PROPERTY LIES WITHIN ZONE AE, AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN OTHER AREAS INCLUDING ALL BUILDINGS ARE LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 27163C0240e HAVING AN EFFECTIVE DATE OF FEBRUARY 3RD, 2010. THE BASE FLOOD ELEVATION OF 931.0 IS SHOWN ON THE SURVEY FOR REFERENCE PURPOSES ONLY. NOT FIELD VERIFIED.



CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

PURRINGTON
RESIDENCE

Proposed Conditions

CONTACT:

Norm Purrington
8000 HILL TRAIL N.
LAKE ELMO, MN 55042
e-mail: purrvet@yahoo.com

COUNTY/CITY:

WASHINGTON
COUNTY


CITY OF
LAKE ELMO

REVISIONS:

DATE	REVISION
05-04-2021	INITIAL ISSUE
05-14-2021	SET MON. ADDED
06-25-2021	PROPOSED IMPROV.
06-29-2021	ADD ADJ PORCH SB

CERTIFICATION:

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


Daniel L. Thurmes Registration Number: 25718
Date: 05-04-2021

PROJECT LOCATION:

7982
HILL TRAIL N.
PID#0502921440041

Suite #1
6750 Stillwater Blvd. N.
Stillwater, MN 55082
Phone 651.275.8969
Fax 651.275.8976
dan@cssurvey.net

CORNERSTONE
LAND SURVEYING, INC.

FILE NAME SURV292F
PROJECT NO. ZZ05092F

CERTIFICATE OF
SURVEY