

CITY OF CHAMPLIN  
PLANNING COMMISSION

REPORT

**Presenter:** Scott Schulte, City Planner

**Meeting Date:** February 16, 2016

**PUBLIC HEARING**

**RE:** Project 2016-01: A request from Michael Gervais for preliminary plat approval for a two-lot single family residential subdivision at 11090 Douglas Drive.

**BACKGROUND**

Michael Gervais, property owner at 11090 Douglas Drive, requests to subdivide the 1.2 acre single family residential lot. By Code, the subdivision requires platting as the original parcel was previously split in 2000 creating a new residential lot adjacent Colorado Avenue (survey of lot split is attached).

The project area is zoned R-1 Single Family Residential. The plat is reviewed for consistency with subdivision platting requirements and R-1 zoning standards.

**REVIEW OF LOT SPLIT**

The subdivision plat establishes two new lots (see attached survey). Both lots meet the minimum requirements for lot size (10,000 square feet), lot width (80 feet) and lot depth (120 feet).

Lot 1

Lot 1 contains an existing detached garage and gravel driveway leading to Colorado Avenue. The garage will be razed supporting construction of a single family home. Hennepin County requires that the future home access Colorado Avenue due to poor access spacing and the proximity of a northbound lane drop on Douglas Drive (see attached letter from Hennepin County). With home construction, the existing gravel driveway must be replaced with a bituminous or concrete driveway.

An overhead power line easement on Lot 1 limits home placement. The preliminary plat identifies a future home pad that avoids the easement, while meeting required setbacks.

Public water and sanitary sewer along Colorado Avenue will service Lot 1. Connecting to these public utilities requires cutting into the road. The connections require a permit from the City's Engineering Department.

Lot 2

Lot 2 contains an existing single family home and attached garage built in 1965. All existing improvements on Lot 1 will remain with the exception of a retaining wall crossing on to Lot 1 which will be removed

Water and sanitary sewer services extend from the rear of the existing home and connect with Colorado Avenue via a shared service with the exception lot adjacent Colorado Avenue. The shared service is problematic due to long term maintenance concerns. As such, the sewer and water services extending over the exception lot will be abandoned and new water and sewer services will be provided within a ten foot drainage and utility easement along the southeast corner of Lot 1.

### Plat Dedications

The plat establishes perimeter drainage and utility easements for both lots. Adequate right-of-way is established along Douglas Drive.

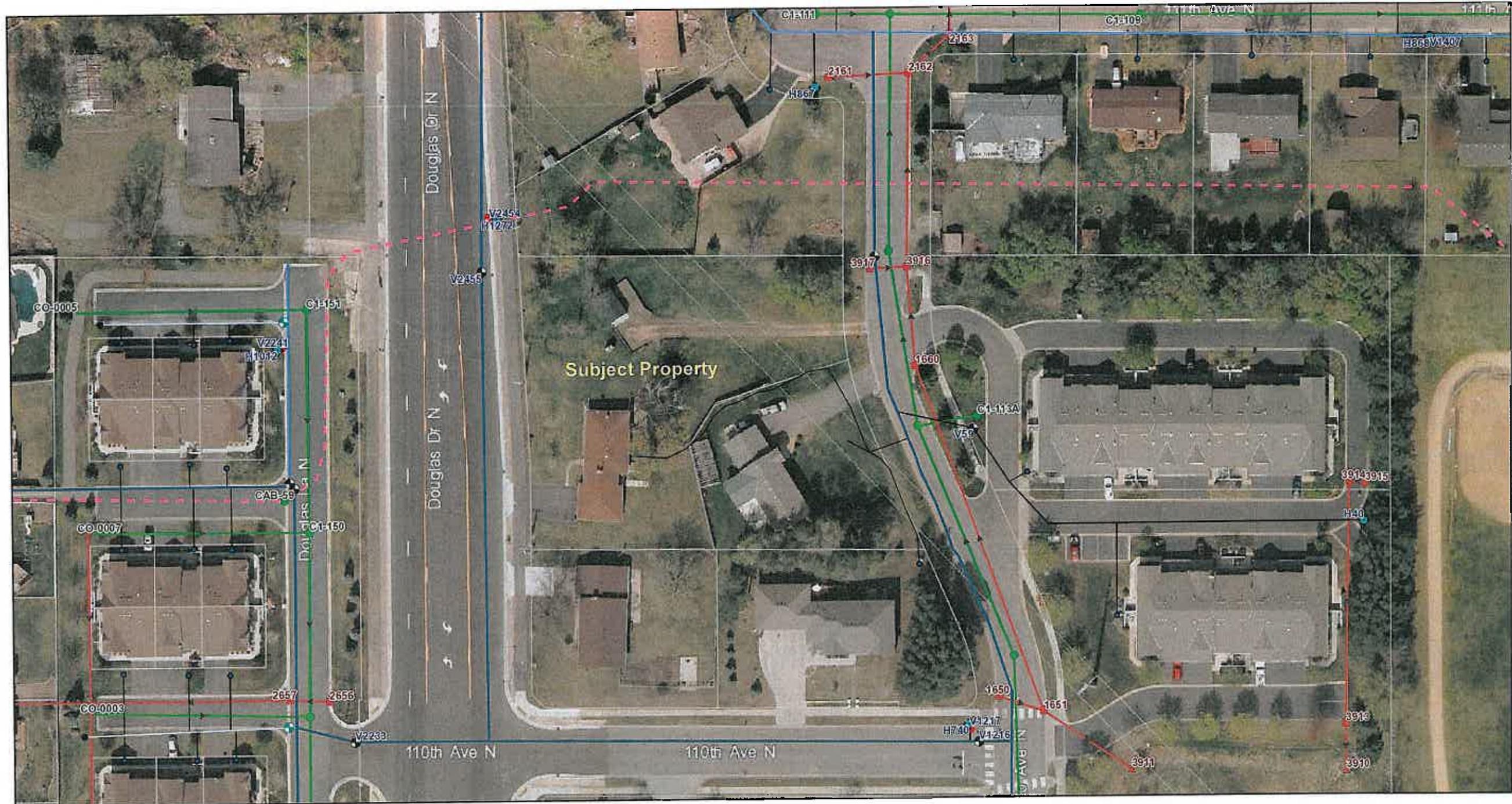
The original plat of Douglas Commons included monetary park dedication. Thus, monetary park dedication is required only for the additional lot.

### **RECOMMENDATION**

It is recommended that the Planning Commission recommend approval of the preliminary plat, subject to the following:

1. The plat requires a monetary park dedication of \$4,370.
2. New sanitary sewer and water services shall be constructed for Lots 1 and 2. The applicant shall obtain a permit from the City's Engineering Department prior to making these connections. The sanitary sewer and water services crossing the exception lot shall be properly abandoned.
3. The retaining wall crossing the lot line between Lots 1 and 2 shall be removed.
4. Survey monuments shall be placed in concrete on the site as directed by the City's Engineering Department.
5. Prior to recording the final plat, the detached garage on Lot 1 shall be removed.
6. The applicant shall provide the City an escrow to cover City Engineering staff review and inspection costs associated with sanitary sewer and water connections.

Attachments. Project Location Map  
Survey of Lot Split from 2000  
Preliminary Plat  
Hennepin County plat review



1 inch = 94 feet



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|--|--|--|--|
| <p><b>Water Labels</b></p> <p><b>Water Points</b></p> <ul style="list-style-type: none"> <li>◊ Curb Stop</li> <li>⊕ Gate Valve</li> <li>⊕ Hydrant Valve</li> <li>⊕ Service Valve</li> <li>⊕ Hydrant; Hydrant no Cutout</li> <li>● Plug</li> <li>● Tower</li> <li>■ Well, &lt;Null&gt;</li> </ul> | <p>⊕ Private Gate Valve</p> <p>● HValve, Yes</p> <p><b>Water Mains</b></p> <ul style="list-style-type: none"> <li>— Watermain Unknown</li> <li>— Watermain &lt; 6"</li> <li>— Watermain 6"</li> <li>— Watermain &gt; 6"</li> <li>— Private</li> </ul> <p><b>Water Services</b></p> <ul style="list-style-type: none"> <li>— Water Service</li> </ul> | <p><b>Storm Labels</b></p> <p><b>Storm Points</b></p> <ul style="list-style-type: none"> <li>■ CB Lead; Catch Basin</li> <li>● Storm Manhole</li> <li>● Storm Other</li> <li>▲ FES</li> <li>→ Storm Mains</li> </ul> <p><b>Sanitary Labels</b></p> <p><b>Sanitary Points</b></p> <ul style="list-style-type: none"> <li>● Sanitary MH</li> </ul> | <p>● Sanitary Drop MH</p> <p>■ Sanitary Liftstation</p> <p>→ Sanitary Mains</p> <p><b>Forcemain</b></p> <ul style="list-style-type: none"> <li>— Sanitary Forcemain</li> <li>- - - MCES INT</li> </ul> |
|--|--|--|--|

# ADVANCE SURVEYING & ENGINEERING CO.

5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (612) 474 7964 Fax (612) 474 8267

\* Survey of Lot Split From 2000

## SURVEY FOR: KIRBY KITCHENER

**SURVEYED:** May, 2000

**DRAFTED:** March 2, 2000

**REVISED:** May 2, 2000 to show new split

### LEGAL DESCRIPTION OF ENTIRE PARCEL:

Lot 1, Block 2, Douglas Commons, Hennepin County, Minnesota.

### PROPOSED LEGAL DESCRIPTION OF PARCEL A:

Lot 1, Block 2, Douglas Commons, Hennepin County, Minnesota, except that part lying northeasterly and southeasterly of the following described line: Commencing at the southeast corner of said Lot 1; thence on an assumed bearing of North 89 degrees 29 minutes 12 seconds West along the south line of said Lot 1 a distance of 144.89 feet to the point of beginning of the line to be described; thence North 12 degrees 56 minutes 31 seconds West a distance of 73.10 feet; thence North 32 degrees 31 minutes 59 seconds East a distance of 34.20 feet; thence North 72 degrees 33 minutes 29 seconds East a distance of 95.74 to the northeasterly line of said Lot 1 and there terminating.

### PROPOSED LEGAL DESCRIPTION OF PARCEL B:

That part of Lot 1, Block 2, Douglas Commons, Hennepin County, Minnesota, lying northeasterly, and southeasterly of the following described line: Commencing at the southeast corner of said Lot 1; thence on an assumed bearing of North 89 degrees 29 minutes 12 seconds West along the south line of said Lot 1 a distance of 144.89 feet to the point of beginning of the line to be described; thence North 12 degrees 56 minutes 31 seconds West a distance of 73.10 feet; thence North 32 degrees 31 minutes 59 seconds East a distance of 34.20 feet; thence North 72 degrees 33 minutes 29 seconds East a distance of 95.74 to the northeasterly line of said Lot 1 and there terminating.

### SCOPE OF WORK:

1. Showing the length and direction of boundary lines of the above legal description. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct, and that any matters of record, such as easements, that you wish shown on the survey, have been shown.
2. We show a proposed division of the property. Please review the proposal to see that it is what you intend and submit to those governmental agencies that have jurisdiction to obtain their approvals, if you can, before making any decisions regarding the property.

### STANDARD SYMBOLS & CONVENTIONS:

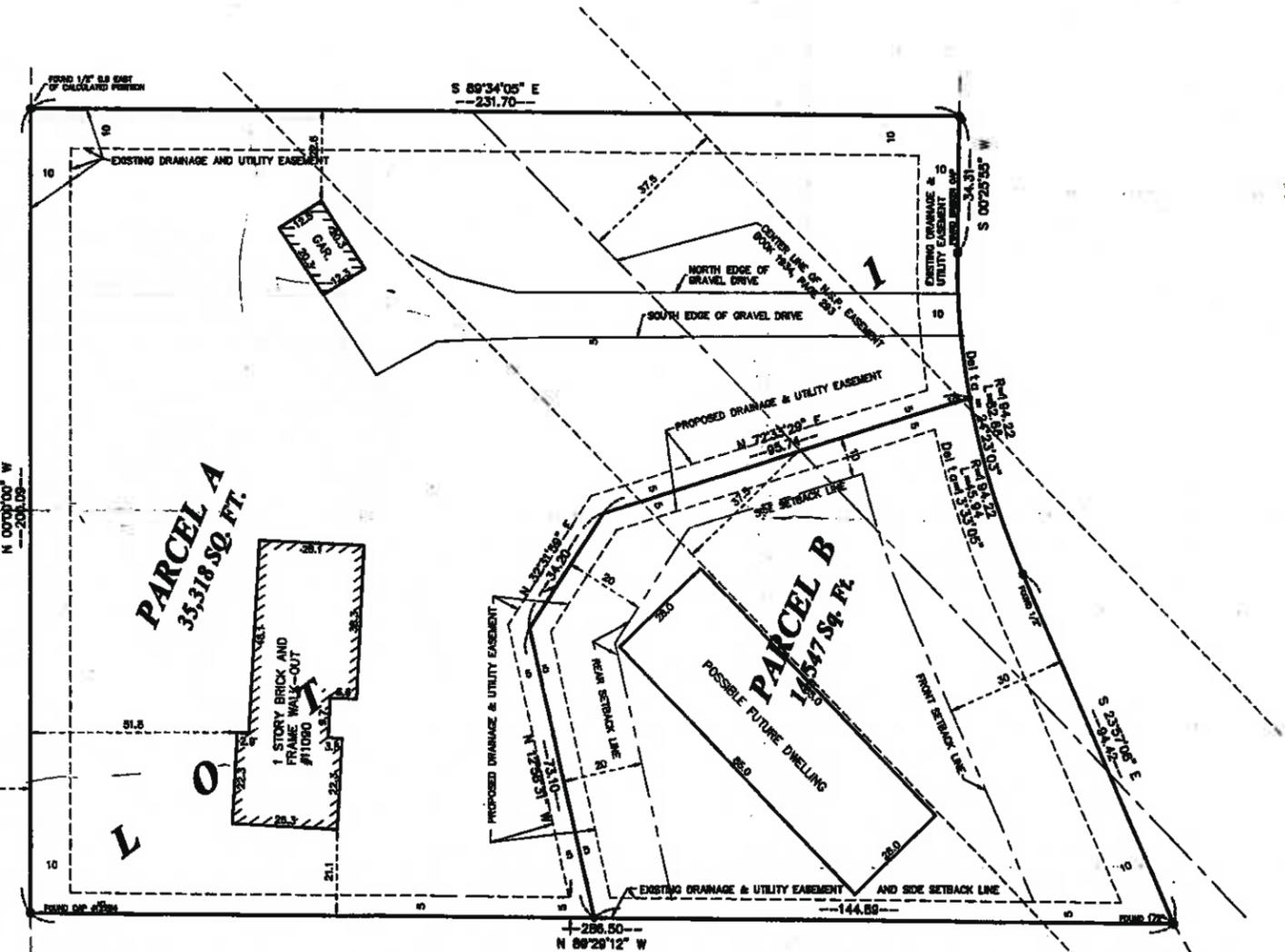
"Ø" Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise shown.

### CERTIFICATION:

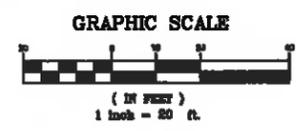
I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Engineer and a Professional Surveyor under the Laws of the State of Minnesota.

*James H. Parker*  
James H. Parker PE & PS No. 9235

COUNTY ROAD NO. 14  
(DOUGLAS DRIVE)



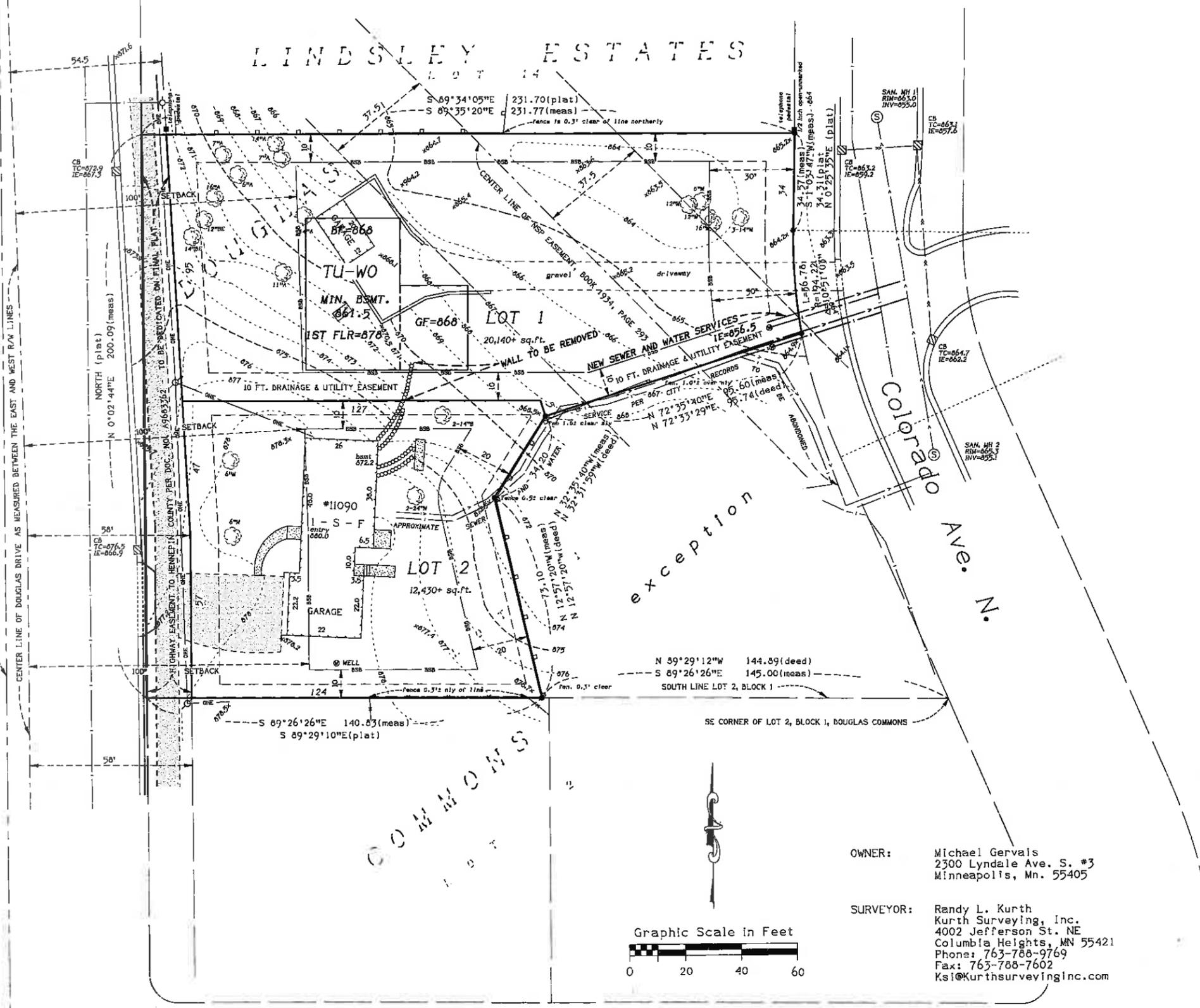
New Address:  
11025 Colorado Ave N  
Champlin Mn 55316



# PRELIMINARY PLAT OF: GERVAIS ADDITION

C.S.A.H. No. 14 (Douglas Drive)

LINDSLEY ESTATES



For the purposes of this plat, the west line of Block 2, DOUGLAS COMMONS is assumed to bear N 0°02'44"E.

**EXISTING LEGAL DESCRIPTION:**  
Lot 1, Block 2, DOUGLAS COMMONS, Hennepin County, Minnesota, except that part lying northeasterly and southeasterly of the following described line: Commencing at the southeast corner of said Lot 1; thence on an assumed bearing of North 89 degrees 29 minutes 12 seconds West, along the south line of said Lot 1, a distance of 144.89 feet to the point of beginning of the line to be described; thence North 12 degrees 31 minutes 31 seconds West, a distance of 73.10 feet; thence North 32 degrees 31 minutes 59 seconds East, a distance of 34.20 feet; thence North 72 degrees 33 minutes 29 seconds East, a distance of 95.74 feet to the northeasterly line of said Lot 1 and there terminating.

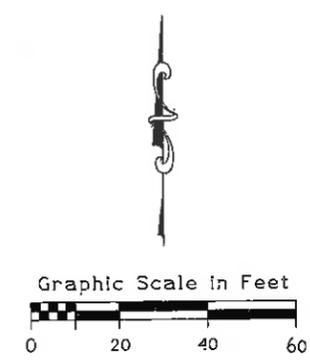
**BENCHMARK USED:**  
Rim elevation of sanitary manhole 2 in center of Colorado Ave. (City BM)  
Elev. = 865.34

**TOTAL AREA:**  
52,600± Sq. Ft. or 1.21 Acres

- NOTES:**
- 1) Utilities shown are per City As-built Plans.
  - 2) All easements shown adjacent to the boundary are dedicated in the original plat of DOUGLAS COMMONS.
  - 3) Drainage & Utility Easements shown on interior lot lines, being 5 feet each side of the lot lines between Lots 1 and 2 and 10 feet and adjacent to the west lines of Lots 1 and 2, are to be dedicated on the final plat.

**LEGEND**

	1/2 Inch Iron Pipe Monument Found and Marked 9235 Unless Otherwise Shown
	Concrete Curb With Curb Cut
	Building Setback Line - Principle Structure Only 30' Front and Rear; 10' Sides Garage and Accessory Structure Setbacks Are 5' Front and Rear
	Drainage and Utility Easements
	Water Main \ Service
	Water Stop
	Fire Hydrant
	Sanitary Sewer \ Service, Flow Direction
	Storm Sewer, Catch Basin Flow Direction
	Buried Natural Gas Main
	Buried Telephone
	Overhead Power
	Power Pole
	Significant Tree Located - M-Maple; A-Ash; BE - Box Elder; B- Birch
	1 Ft. Contour Line
	5 Ft. Contour Line
	Existing Spot Elevation
	Bituminous Surface
	Concrete Surface



**OWNER:** Michael Gervais  
2300 Lyndale Ave. S. #3  
Minneapolis, Mn. 55405

**SURVEYOR:** Randy L. Kurth  
Kurth Surveying, Inc.  
4002 Jefferson St. NE  
Columbia Heights, MN 55421  
Phone: 763-788-9769  
Fax: 763-788-7602  
Ksi@kurthsurveyinginc.com

110th Avenue N.

DATE: December 8, 2015  
REV. 1-25-16 (HSE PAD-UTILITIES)

SHEET DESCRIPTION: Preliminary Plat

PROJECT: GERVAIS ADDITION

CLIENT: Michael Gervais

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.  
Randy L. Kurth, R.L.S., No. 2027813  
Randy L. J. Kurth, P.L.S., No. 19113

**KURTH SURVEYING, INC.**  
4002 JEFFERSON ST. N.E.  
COLUMBIA HEIGHTS, MN 55421  
PHONE: (763) 788-9769 FAX: (763) 788-7803  
E-MAIL: KSI@KURTHSURVEYINGINC.COM

11-25-15 22x34 1"=20'