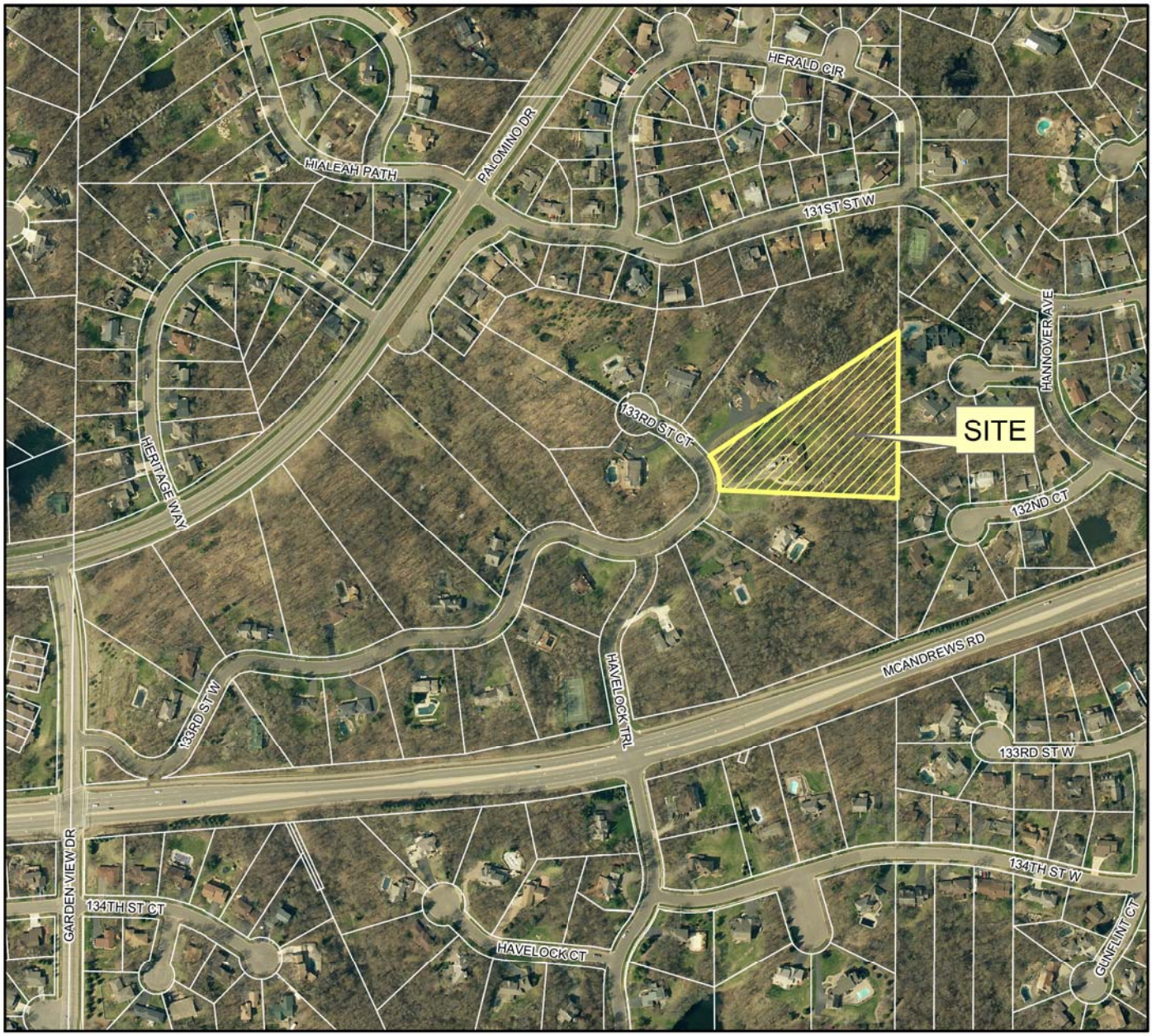
Leach Garage Variance

PROJECT REVIEW

Existing Conditions

Property Location:	8460 – 133rd Street Court		
Legal Description:	Lot 23, Block 1, Chateau Estates		
Comprehensive Plan Designation	LD-Low Density Residential (0-6 units/acre)		
Zoning Classification	R-1 Single Family 40,000 s.f.		
Existing Platting	Platted lot.		
Current Land Use	Single family residential property.		
Size:	3.3 acres.		
Topography:	Rolling.		
Existing Vegetation	Heavily wooded in rear yard.		
Other Significant Natural Features	N/A.		
Adjacent Properties/Land Uses	**NORTH**	**Lot 22, Chateau Estates**	
		Comprehensive Plan	LD-Low Density Residential (0-6 units/acre)
		Zoning/Land Use	R-1 Single Family 40,000 s.f.
	SOUTH	**Lot 24, Chateau Estates**	
		Comprehensive Plan	LD-Low Density Residential (0-6 units/acre)
		Zoning/Land Use	R-1 Single Family 40,000 s.f.
	EAST	**Lots 1 & 2, Block 1 Heritage Hills 8th Addn and Lot 4, Block 2 Heritage Hills 6th Addn**	
		Comprehensive Plan	LD-Low Density Residential (0-6 units/acre)
		Zoning/Land Use	R-3 Single Family 11,000 s.f.
	WEST	**Lot 1, Chateau Estates**	
		Comprehensive Plan	LD-Low Density Residential (0-6 units/acre)
		Zoning/Land Use	R-1 Single Family 40,000 s.f.

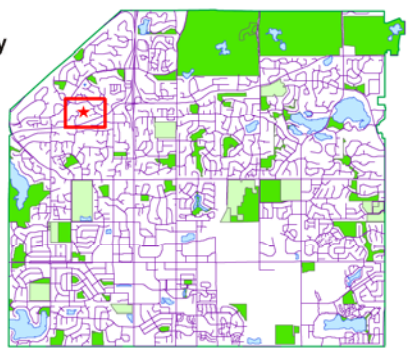


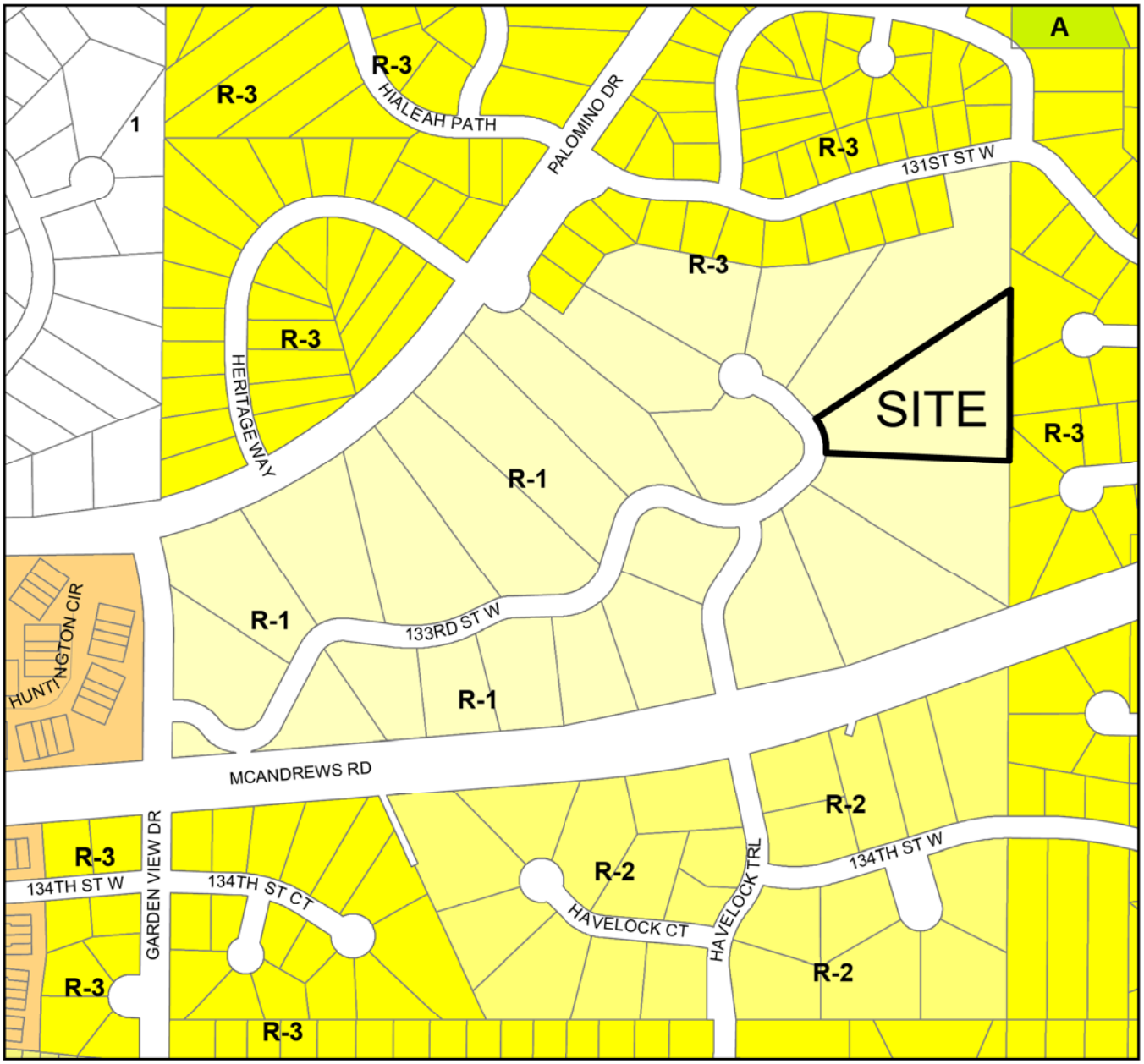
LEACH GARAGE VARIANCE

N
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AERIAL MAP

Apple Valley

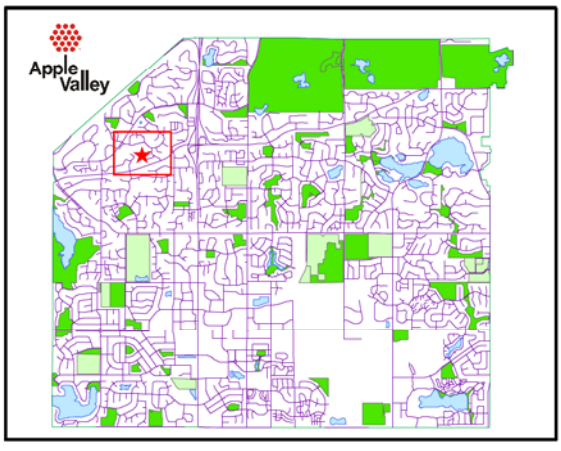




LEACH GARAGE VARIANCE

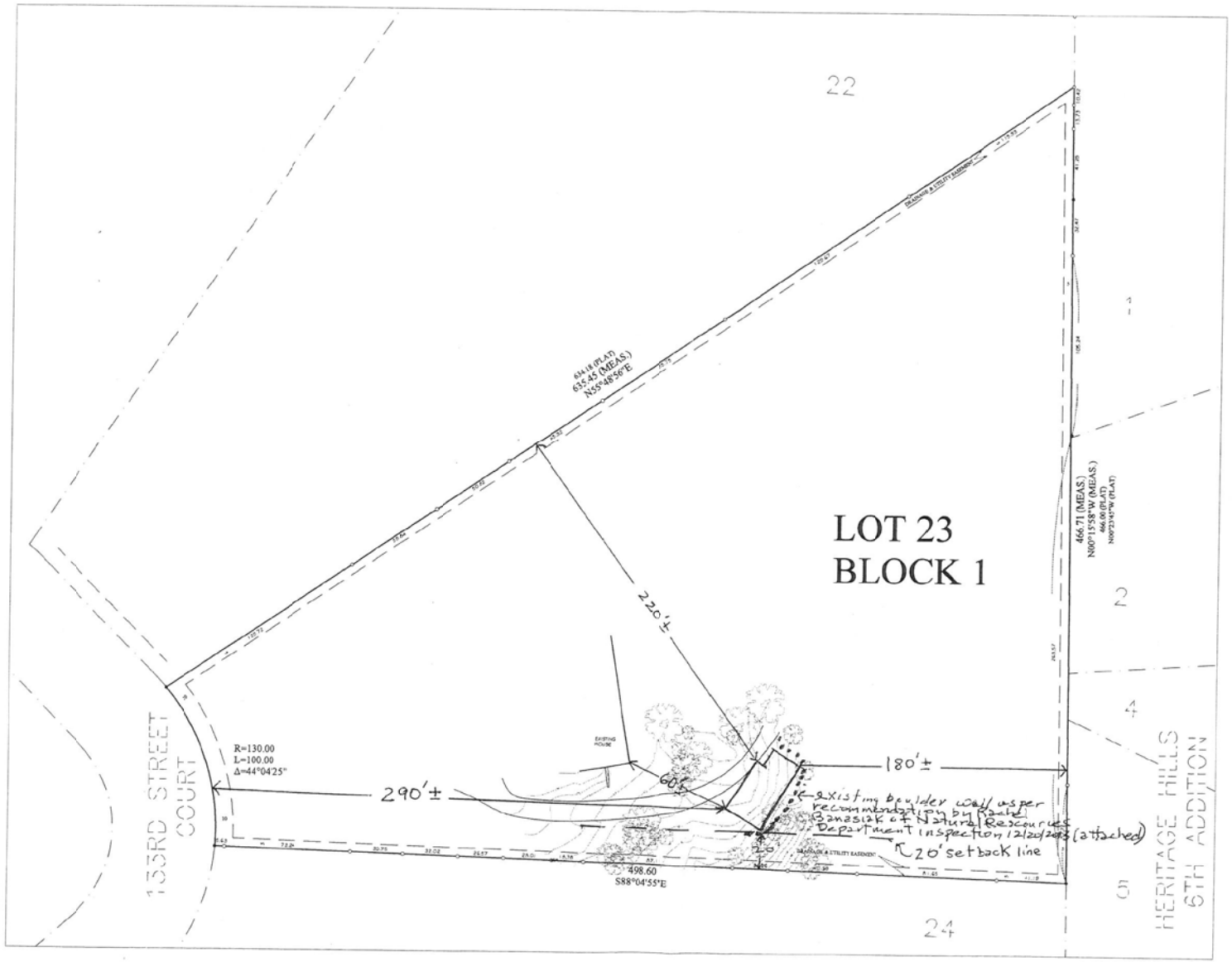
N
W E
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ZONING MAP



ADDRESS: 8460 133RD STREET COURT

CERTIFICATE OF SURVEY
FOR
TOM LEACH



1" = 60'

DENOTES IRON PIPE MONUMENT SET
DENOTES FOUND IRON PIPE MONUMENT

PROPERTY DESCRIPTION
LOT 23, BLOCK 1,
CHATEAU ESTATES,
DAKOTA COUNTY, MINNESOTA.

I HEREBY CERTIFY THAT THIS SURVEY 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

DATE: 12-7-12

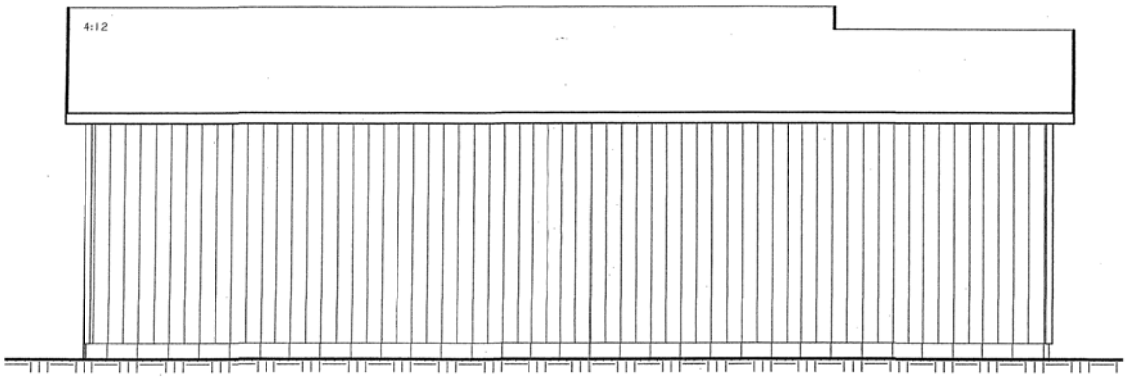
Thomas J. O'Meara
THOMAS J. O'MEARA, LAND SURVEYOR
MINNESOTA LICENSE NO. 46167

Bohlen
Surveying & Associates
3146 Foliage Avenue
Northfield, MN 55057
Phone: (507) 645-7798
Fax: (507) 645-7796
1584 Cliff Road East
Burnsville, MN 55337
Phone: (952) 895-9212
Fax: (952) 895-9209

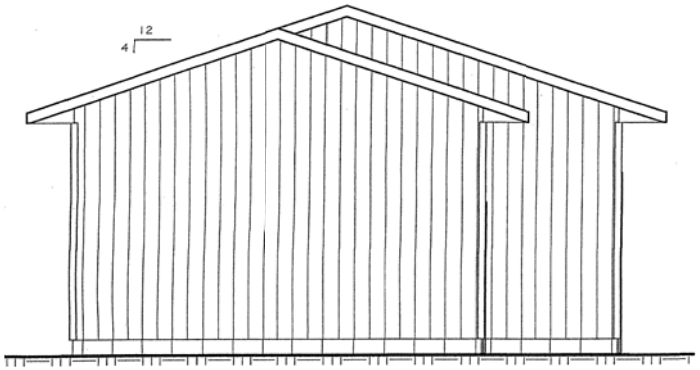
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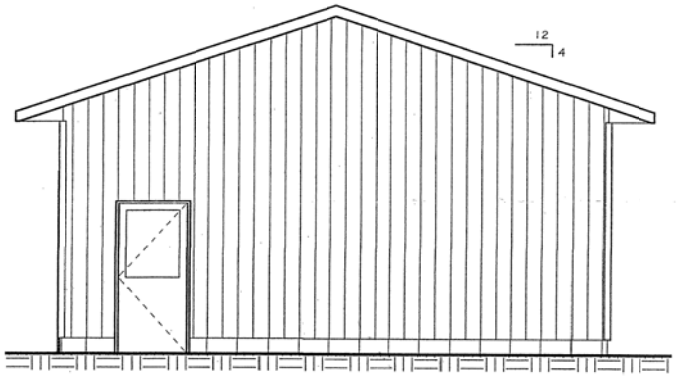
THE CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK ALL NOTES, DETAILS, ELEVATIONS, SECTIONS AND FLOOR PLANS AND NOTIFY NORTH HOUSE RESIDENTIAL DESIGN OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
NO WARRANTIES ARE EXPRESSED OR OR IMPLIED INCLUDING COMPLIANCE OF THIS PLAN WITH APPLICABLE BUILDING CODE REQUIREMENTS. THE SELECTION AND APPLICATION OF CORRECT STRUCTURAL MATERIALS IS THE RESPONSIBILITY OF THE BUILDER, THE OWNER OR THE USER OF THESE PLANS.



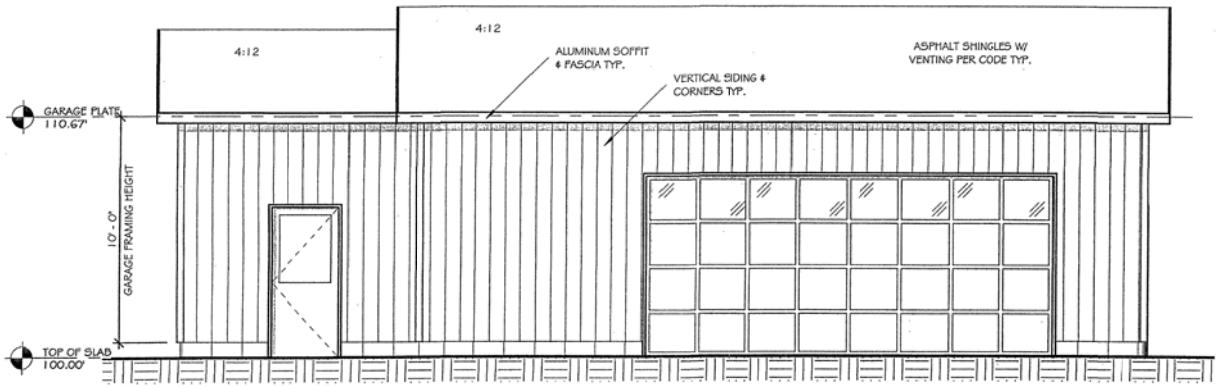
4 / 1 REAR ELEVATION
1/4" = 1'-0"



1 / 1 LEFT ELEVATION
1/4" = 1'-0"



2 / 1 RIGHT ELEVATION
1/4" = 1'-0"



3 / 1 FRONT ELEVATION
1/4" = 1'-0"

TERIOR & EXTERIOR
LESS THAN 6'-0" TO
O U.N.O.

IGLES ARE 45 DEGREES
NOTED OTHERWISE.

'LOOR TO BE
AMING HEIGHT UNLESS
THERWISE.

TERIOR DIMENSIONS ARE
DE OF FRAMING
NOTED OTHERWISE.

NORTH HOUSE
RESIDENTIAL DESIGN
13295 GLENHURST AVE.
SAVAGE, MN 55378
PH (612)-327-7582
NORTHHOUSE-RD.COM

JOB INFORMATION

THOMAS LEACH
ACCESSORY GARAGE

DRAWING DATE
7.7.14

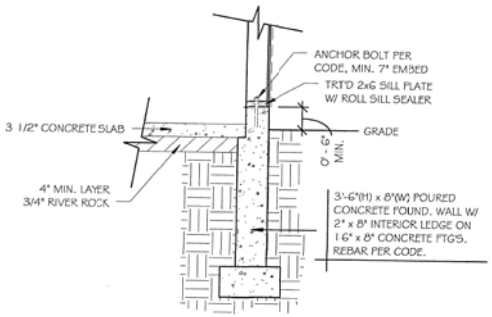
REVISION RECORD
1 8.12.14
2
3
4
5
6
7
8

FINISHED SQ FT
UPPER:
MAIN: [redacted] 357
LOWER:
BONUS:
TOTAL:

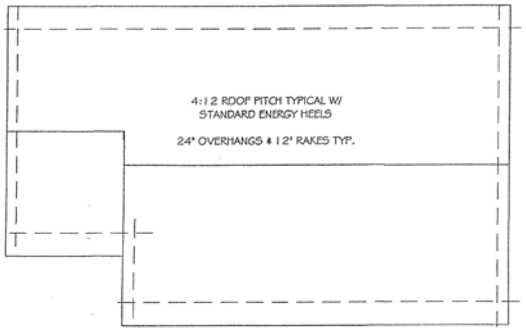
PROJECT NUMBER
MS272

SHEET
1 OF 2

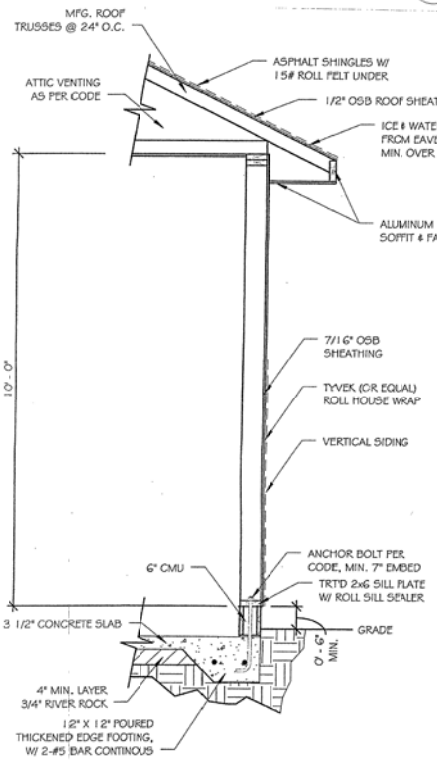
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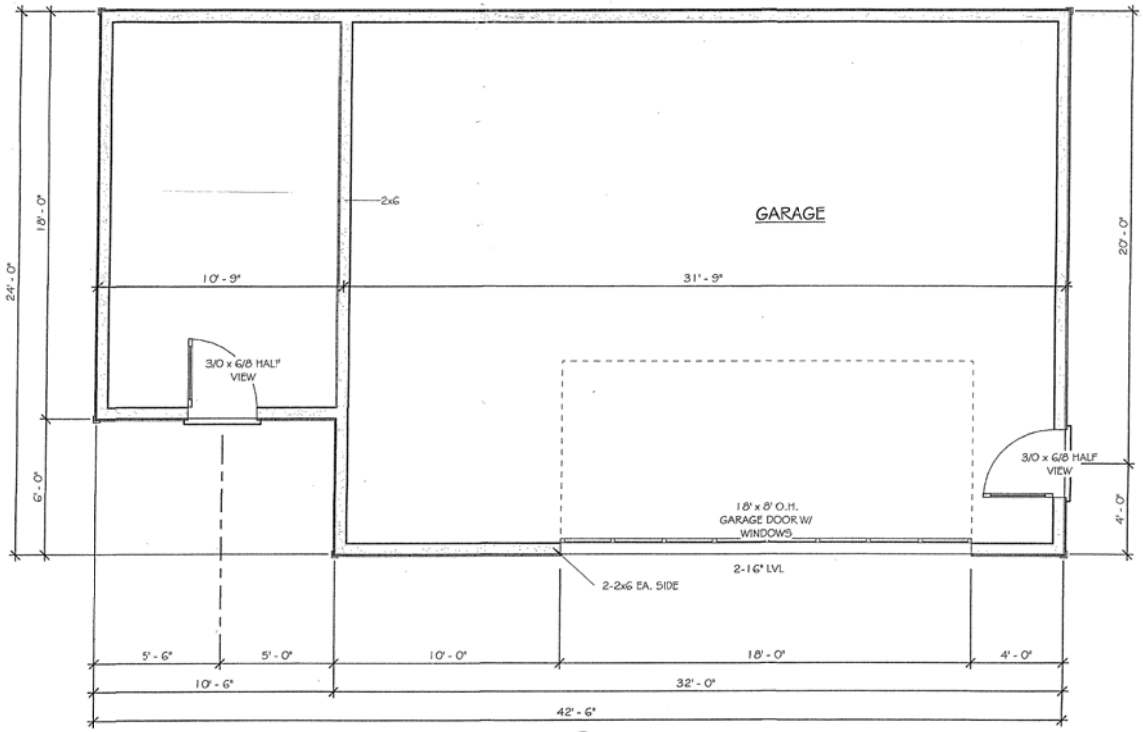
4/2 OPTIONAL FROST FOOTING
1/2" = 1'-0"



1/2 ROOF PLAN
1/8" = 1'-0"



3/2 TYP. WALL SECTION
1/2" = 1'-0"



2/2 MAIN FLOOR PLAN
1/4" = 1'-0"

NOTES:

1. ALL INTERIOR & EXTERIOR HEADERS LESS THAN 6'-0" TO BE 2-2x10 U.N.O.

2. ALL ANGLES ARE 45 DEGREES UNLESS NOTED OTHERWISE.

4. MAIN FLOOR TO BE 10'-0" FRAMING HEIGHT UNLESS NOTED OTHERWISE.

6. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE OF FRAMING UNLESS NOTED OTHERWISE.

NORTH
RESIDENTIA
13295 GLENH
SAVAGE, M
PH (612) 3
NORTHHOUS

JOB INFORMATION
THOMAS LEACH
ACCESSORY GARAGE

DRAWING
7.7.1

REVISION R
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FINISHED
UPPER:
MAIN:
LOWER:
BONUS:
TOTAL:

PROJECT NU
MS2

SHEE
2 OF



LEACH GARAGE VARIANCE

N
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AERIAL SITE MAP

