CITY OF CRYSTAL
ECONOMIC DEVELOPMENT AUTHORITY

PROPOSED SALE OF LOT FOR NEW HOME CONSTRUCTION
4901 VERA CRUZ AVENUE NORTH

PUBLIC HEARING NOTICE
6:45 P.M.
TUESDAY, JUNE 7, 2016
CRYSTAL CITY HALL (4141 DOUGLAS DR N)

The City's Economic Development Authority (EDA) is considering the sale of a vacant lot for construction of a new single family home:

Address:	**4901 Vera Cruz Ave N**
Lot Price:	**$50,000**
Builder:	**Yorway Custom Home Builders**

The EDA will hold a public hearing on this matter at 6:45 p.m. at Crystal City Hall.

Citizens may also:

- View the proposed house plans at Crystal City Hall during normal business hours or on the city website at www.crystalmn.gov/public_hearing_notices.php
- View the EDA staff report available after 1 pm on Friday, June 3 at City Hall during normal business hours or on the city website at www.crystalmn.gov/city_government/EDA.php

To discuss the sale with city staff, please contact Dan Olson at 763.531.1142 or dan.olson@crystalmn.gov.

To submit written comments for the record, please send them to Dan Olson, City of Crystal, 4141 Douglas Dr. N., Crystal MN 55422 or email dan.olson@crystalmn.gov.

To speak directly to the EDA, please attend the EDA public hearing on Tuesday, June 7 at 6:45 p.m. at Crystal City Hall.

LEGAL NOTICE: Notice is hereby given that the Economic Development Authority of the City of Crystal ("the EDA") will meet on June 7, 2016, at 6:45 p.m. at Crystal City Hall, 4141 Douglas Drive North, in said City, to consider the sale of 4901 Vera Cruz Avenue North. After holding the public hearing, the EDA will consider adoption of a resolution authorizing the sale of the property. Persons desiring to be heard are invited and encouraged to attend the public hearing. Persons unable to attend may submit written comments prior to the date of the hearing to: Dan Olson, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422. Auxiliary aids for handicap persons are available upon request at least 96 hours in advance. Please call the City Clerk at 763-531-1145 to make arrangements. Deaf and Hard of Hearing callers should contact the Minnesota Relay Service at 800-627-3529 V/TTY or call 711 to be connected to a TTY.

PROPOSAL FORM
PROPOSAL TO THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF CRYSTAL
4901 VERA CRUZ AVENUE NORTH

CHECK ONE:

X **BUILDER OFFERS $50,000 TO PURCHASE THIS LOT**

___ **BUILDER OFFERS $500 FOR A SIX-MONTH OPTION TO PURCHASE THIS LOT FOR $50,000**

This proposal is not a purchase agreement or other binding contract. At this time, the Builder is submitting a proposal to purchase this lot and build a new single family house in accordance with the RFP Guidelines, or is requesting a six-month option for same.

If a builder's proposal is tentatively accepted by the EDA board, then EDA staff would work with the Builder to determine the specific house plan and present it at the next EDA meeting. If the EDA board gives final approval at that time, the Builder would sign a Purchase & Redevelopment Agreement and provide $2,000 earnest money for the lot. Only after such an Agreement is signed would a binding contract exist between the EDA and the Builder.

Builders may purchase a 6-month option on a lot for $500, renewable for an additional 6 months for an additional $500. The option provides the builder with exclusive rights to purchase the lot and build a house subject to the normal EDA process, requirements and guidelines. As a condition of the option, the builder must list the lot with a to-be-built house on the MLS for the duration of the option. The number of options is limited: No builder may have options on more than 10% of the EDA's lots, and no more than 50% of the EDA's lots may be under option at any time.

BUILDER: *(Builder is required to be a Residential Building Contractor licensed by the State of Minnesota.)*

Name: Yorway Custom Home Builders State License Number: BC142754

Tel (1): 952-226-3434 Tel (2): _____ Fax: 952-226-3232

Address: 7548 236th St E City/State/Zip: Lakeville MN 55044

Email: brett@yorway.com Signature _____ Date 4-22-16

REQUIRED ATTACHMENTS AND ADDITIONAL INFORMATION:

- ☐ Attach one representative example of a house you would plan to build on this lot if your proposal is selected. It does not need to show exactly how it would be placed on the lot; it just needs to show the approximate size, quality and features you would anticipate a new house would have on this lot. A specific house plan would be determined after a proposal is tentatively accepted by the EDA.
- ☐ The EDA will only sell lots to builders who have experience in house construction in Minnesota. Please list the addresses of three houses you have built in Minnesota within the last five years, or attach other evidence of qualification for review by the EDA:

House #1: 3261 Valley View Dr Burnsville MN

House #2: 21397 Crimson Ct, Lakeville MN

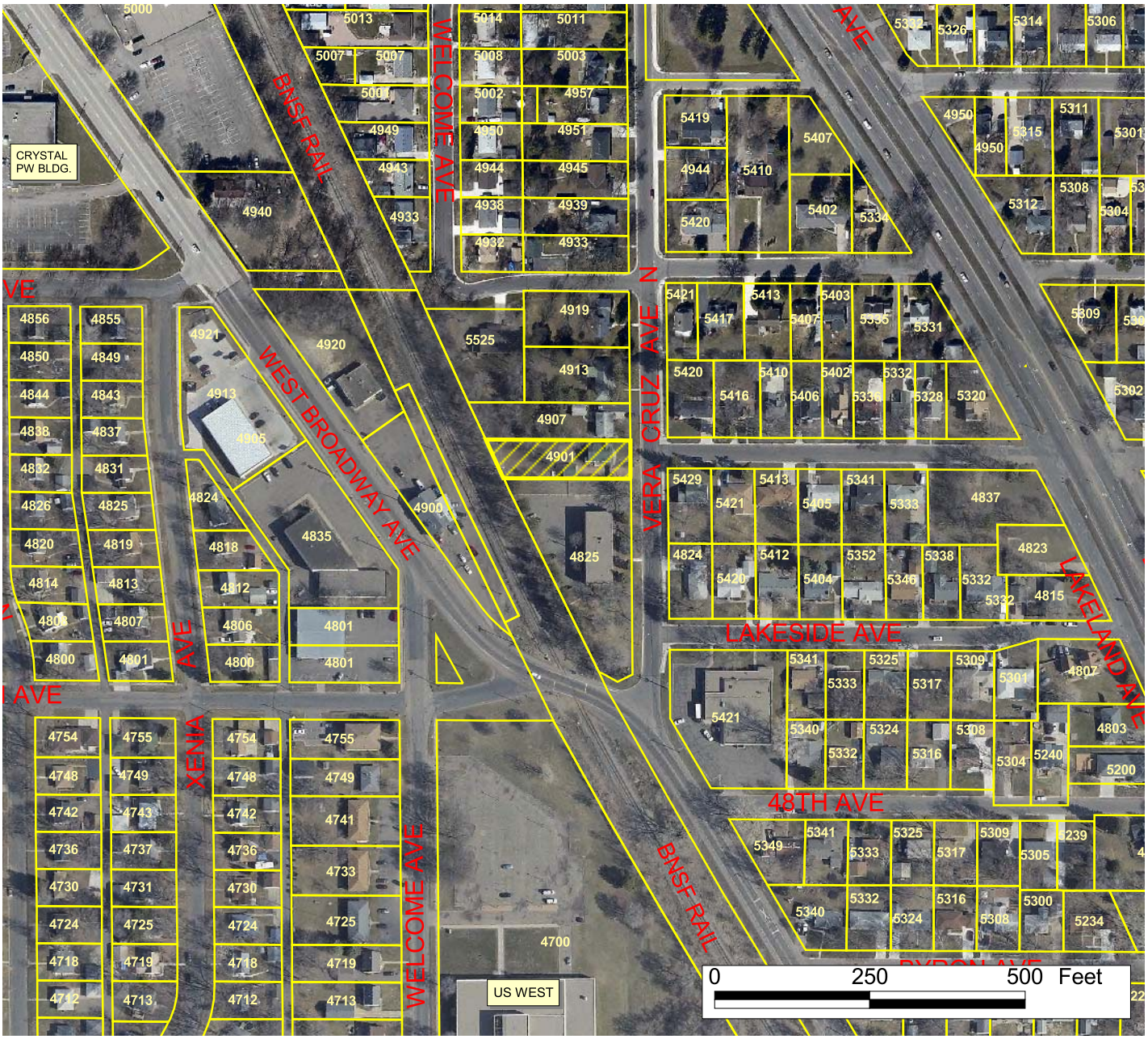
House #3: 19308 Hilldale Ave Lakeville MN

SUBMIT PROPOSAL TO: **Attn: John Sutter, Crystal EDA, 4141 Douglas Dr N, Crystal MN 55422**

TEL: 763.531.1142 FAX: 763.531.1188 john.sutter@crystalmn.gov

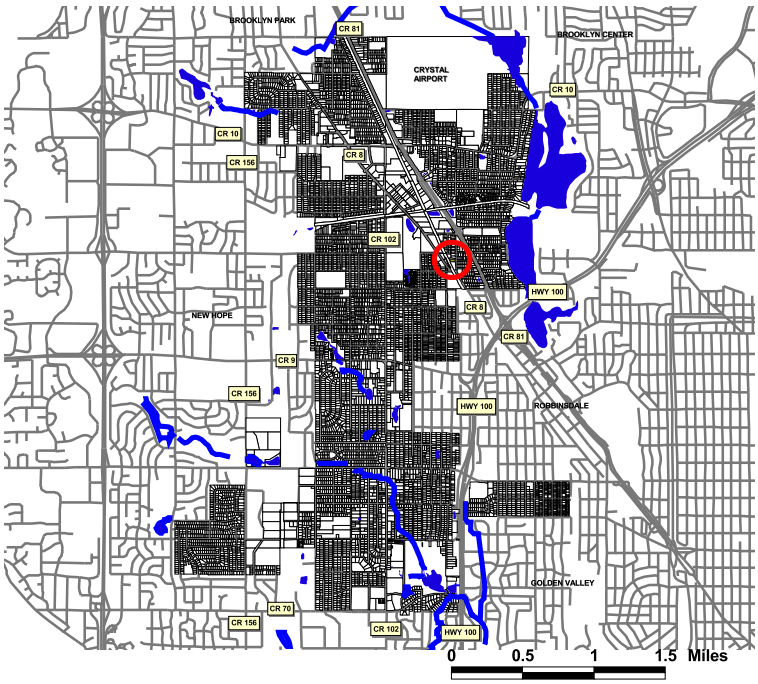
PROPOSALS MAY BE SUBMITTED BY HAND DELIVERY, U.S. MAIL, FAX, OR EMAIL (.pdf format). PROPOSALS MAY BE SUBMITTED AT ANY TIME AND WILL BE CONSIDERED ON A "FIRST COME, FIRST SERVED" BASIS UNLESS THE LOT HAS BEEN OPTIONED BY ANOTHER BUILDER.

Site Location



Aerial Image Hennepin County 2012

Site Address:
4901 Vera Cruz Ave N
Crystal, MN



N

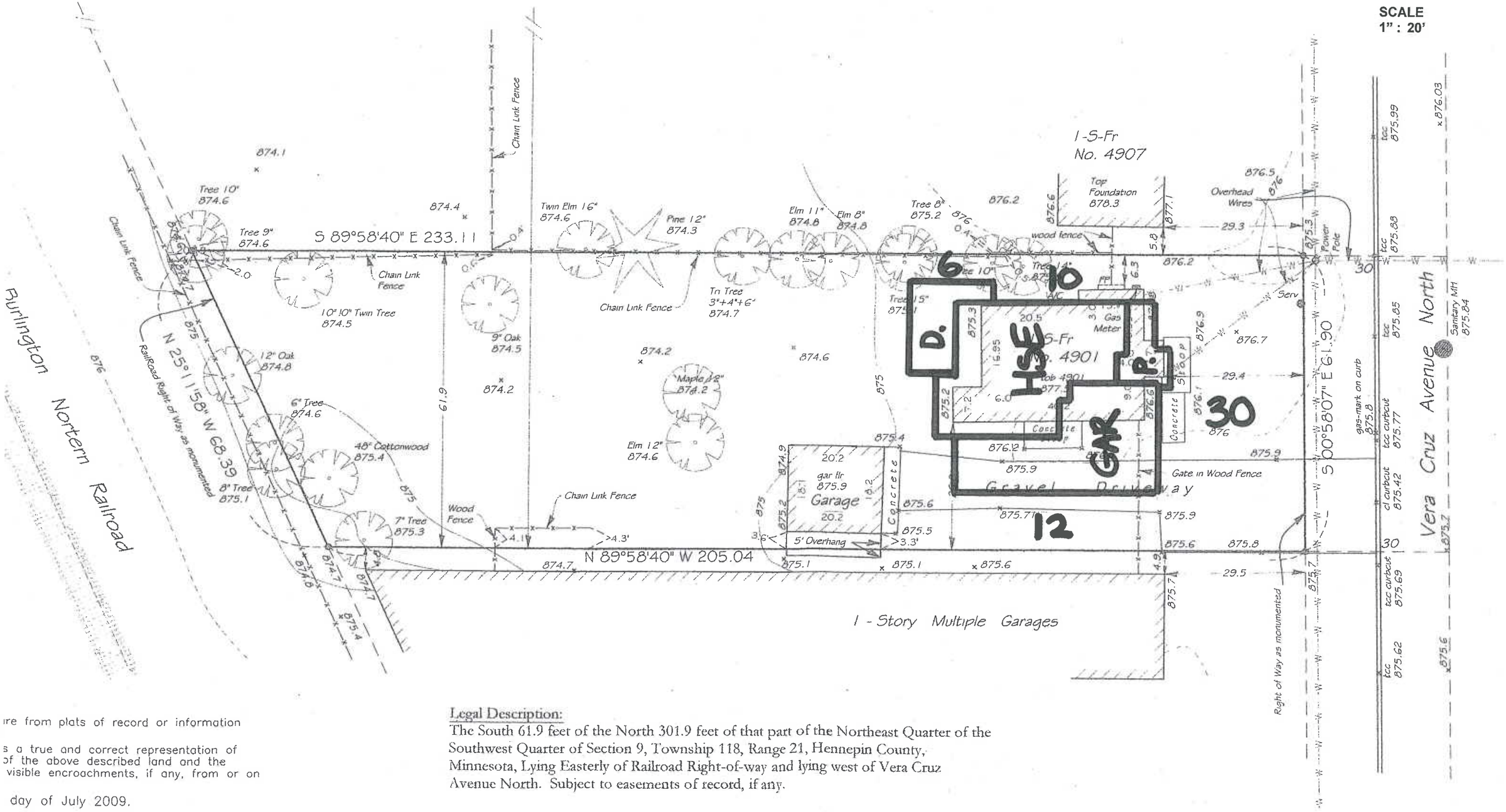
City of Crystal
4141 Douglas Drive N.
Crystal, MN 55422

CITY of CRYSTAL

House plan sketched onto 2009 pre-demolition survey

N

SCALE
1" : 20'



ire from plats of record or information

s a true and correct representation of
of the above described land and the
visible encroachments, if any, from or on

day of July 2009.

Legal Description:
The South 61.9 feet of the North 301.9 feet of that part of the Northeast Quarter of the Southwest Quarter of Section 9, Township 118, Range 21, Hennepin County, Minnesota, Lying Easterly of Railroad Right-of-way and lying west of Vera Cruz Avenue North. Subject to easements of record, if any.

	Drawn By T. Munson
	File Name ps-n301.9-ne4-sw4fb101042inv78061.dwg

NOTE: HOUSE MAY BE SHIFTED SOUTH TO BETTER ALIGN GARAGE WITH CURB CUT. (THE MINIMUM SIDE SETBACKS ARE 5 FEET.)

Signed

Gregory R. F

DIMENSION STRINGS:

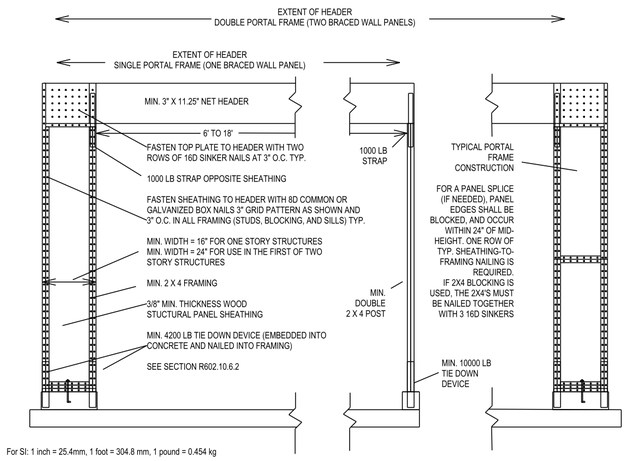
(1.) OPENINGS
(2.) PARTITIONS
(3.) FOUNDATION JOGS
(4.) MAJOR FND. JOGS
(5.) OVER ALL LENGTH

WALL CONSTRUCTION

TABLE R602.10.6
MINIMUM WIDTHS AND TIE-DOWN FORCES OF ALTERNATE BRACED WALL PANELS

SEISMIC DESIGN CATEGORY AND WINDSPEED	TIE-DOWN FORCE (lb)	HEIGHT OF BRACED WALL PANEL				
		Sheathed width				
		8 ft. 2' - 4"	9 ft. 2' - 8"	10 ft. 2' - 8"	11 ft. 3' - 2"	12 ft. 3' - 6"
SDC A, B, AND C Windspeed <110 mph	R602.10.6.1 Item 1	1800	1800	1800	2000	2200
	R602.10.6.1 Item 2	3000	3000	3000	3300	3600
SDC D(0) D(1) and D(2) Windspeed < 110 mph		Sheathed width				
		2' - 8"	2' - 8"	2' - 8"	Note a	Note a
	R602.10.6.1 Item 1	1800	1800	1800	-----	------
	R602.10.6.1 Item 2	3000	3000	3000	-----	------

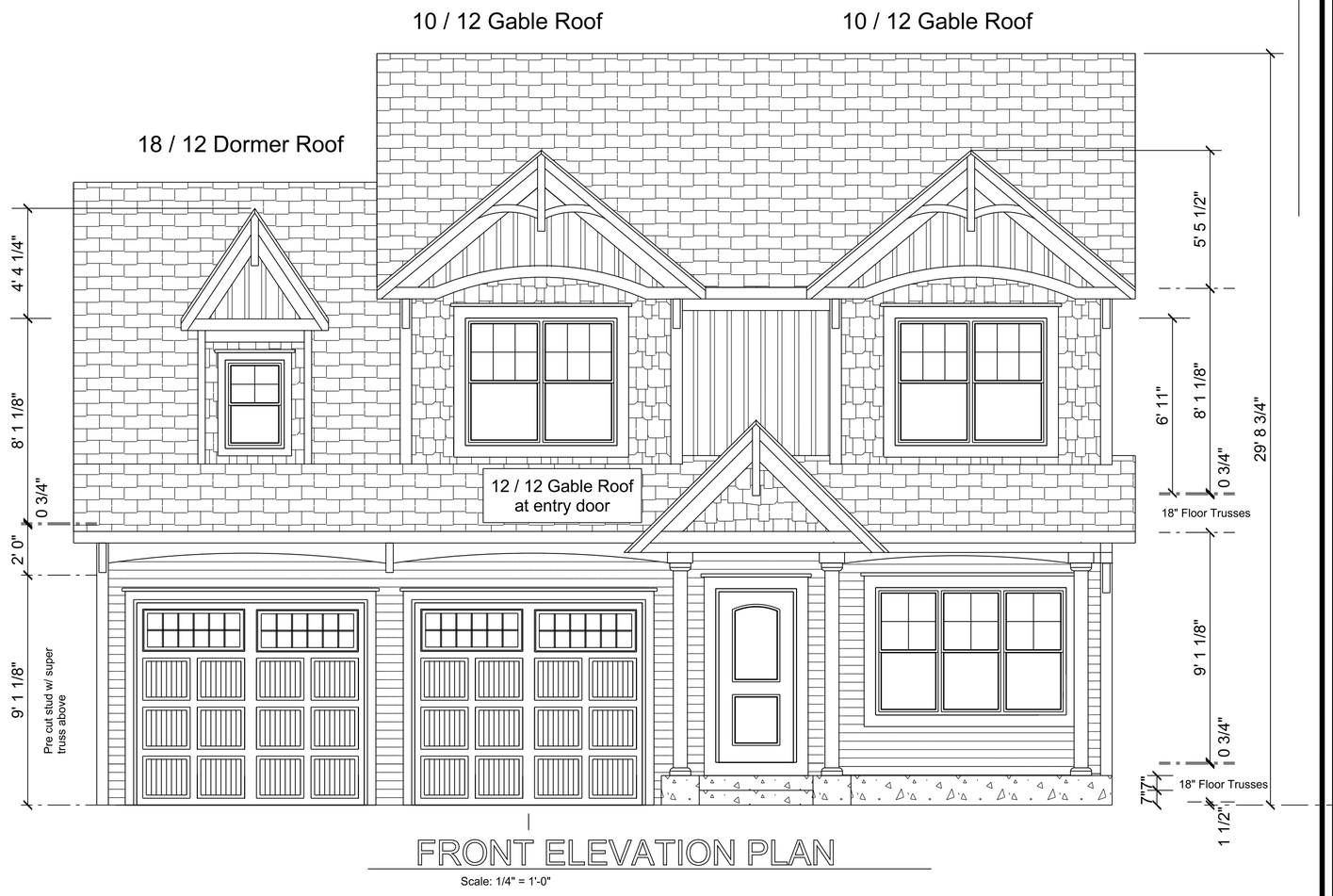
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.
a. Not permitted because maximum height is 10 feet.



For SI: 1 inch = 25.4mm, 1 foot = 304.8 mm, 1 pound = 0.454 kg

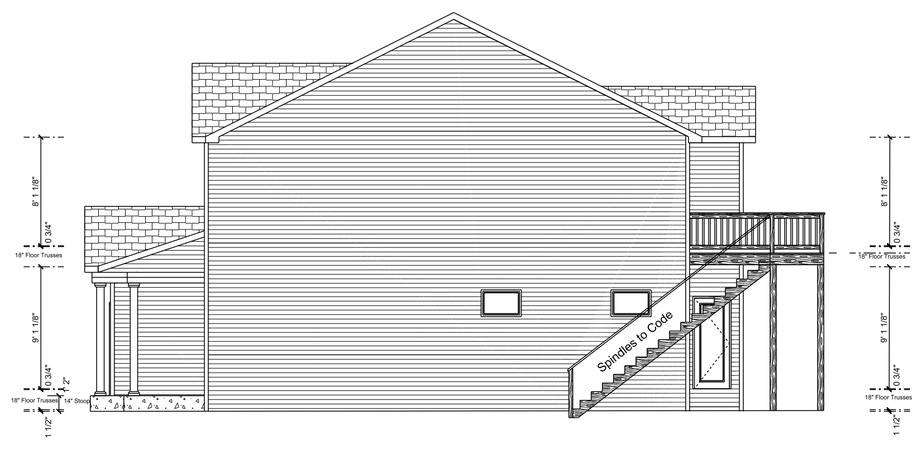
FIGURE R602.10.6.2
ALTERNATE BRACED WALL PANEL ADJACENT TO A DOOR OR WINDOW OPENING

Construction detail for braced wall panels
at short walls & garage door openings



FRONT ELEVATION PLAN
Scale: 1/4" = 1'-0"

LEFT ELEVATION PLAN
Scale: 3/16" = 1'-0"



RIGHT ELEVATION PLAN
Scale: 1/8" = 1'-0"

NOTES:

(1.) SCALE 1/4" = 1'
UNLESS OTHERWISE NOTED
(2.) ALL OVER HANGS 24"
UNLESS OTHERWISE NOTED
(3.) ALL RAKES 12"
UNLESS OTHERWISE NOTED
(4.) STEEL FACIA ALUMINUM
SOFFITS ALL SIDES
UNLESS OTHERWISE NOTED
(5.) ELEVATIONS ARE RENDERINGS
ONLY. ACTUAL
ELEVATIONS MAY VARY.

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COPY WRITE @	
April 26, 2016	
FINISHED SQFT	
Foundation:	900 sq. ft.
Lower:	Unfinished
Main:	910 sq. ft.
Upper:	1210 sq. ft.
Total:	2120 sq. ft.
Garage:	732 sq. ft.

Your Way Custom Home Builders Inc.
Mike & Tracey Videen Residence
4901 Vera Cruz Ave Crystal, MN
Legal to conform

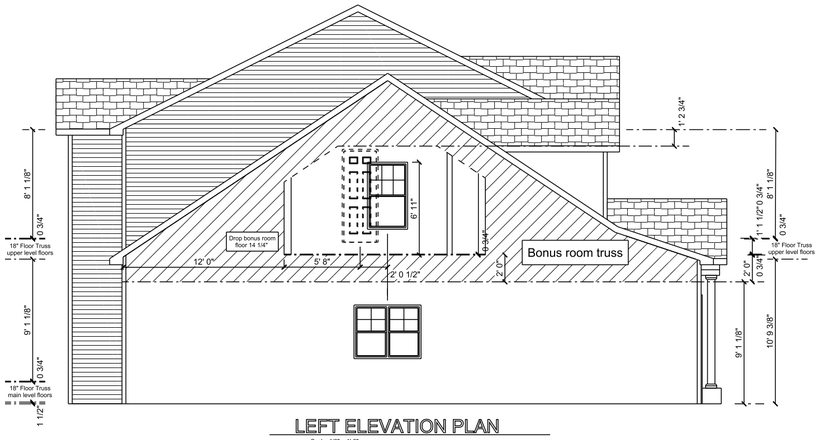
PROJECT NUMBER:
YW 2016 228
APPROVED BY:

DIMENSION STRINGS:

(1.) OPENINGS
(2.) PARTITIONS
(3.) FOUNDATION JOGS
(4.) MAJOR FND. JOGS
(5.) OVER ALL LENGTH

REAR ELEVATION PLAN

Scale: 3/16" = 1'-0"



LEFT ELEVATION PLAN

Scale: 1/8" = 1'-0"

Roof: (exterior to interior).

Shingle per home owner selection.
30# Ice and water barrier to exceed
min 24" past interior wall.
15# felt balance of roof.
8 x 8 roof vent min 1 / 300 sqft attic space.
15/32" O.S.B. fastened w/ H clips to eng. truss.

Soffit & facia:
Aluminum or steel facia applied to 2 x6 spf sub facia.
Aluminum soffit.

Attic insluation:

Air chutes at truss cavities.
Ridgid wind wash from top plate to air chutes.
R-44 fiberglass blown insulation.
Poly vapor barrier.
5/8" gypsum board ceiling lids.

Exterior walls: (exterior to interior).

25/32" Built rite sheating.
3/4" 5 ply sheathing at short walls requiring wall
bracing, and at front elevation gables
or any gable with shake siding.
2 x 6 spf #2 or better studs assembled with
single bottom plate and double interlocking top plates.
R-19 friction fit batted insulation.
Poly vapor barrier acoustically sealed.
Fire blocking separation at walls exceeding 9' 0".
Sealed electrical boxes.
1/2" gypsum board finished with three coats compound.
Sanded and painted.

Struction bonding:

Adhere with construction adhesive all of the following:
Tongue and groove subfloor joints.
Subfloor contact areas with I Joist or floor trusses.
Joist hanger connections.
Bottom plate of interior walls to sub floor.

I joist rim: (exterior to interior).

O.S.B. rim board.
Side wall bracing to code.
I joist fastened to rim board.
Apply tie downs to code.
R-20 or better closed cell insulation applied to rim.

Floor truss rim: (exterior to interior).

O.S.B. sheathing fastened to truss end and ribbon.
Side wall bracing to code.
Apply tie downs to code.
R-20 or better closed cell insulation applied to rim.

Water proofing: (exterior to interior).

Below grade R-10 insulated drainage board
and mastic barrier.
Above grade R-10 nailing strip extruded styreen
and mastic barrier.

Concrete walls:

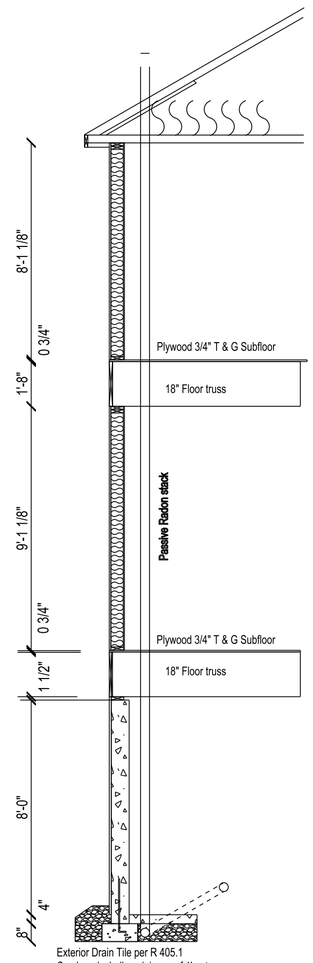
8" poured wall to hieght.
Vertical reinforcing #4 rebar 4' o.c..
Horz. reinforcing (3) #4 rebar spaced evenly.
Anchor bolts min 6' o.c. and at door loc. to code.
4,200# tie down straps at garage short walls.

Drain tile & radon midigation:

3/4" clear rock placed at exterior footing with
applied soil retention fabric as exterior drain tile.
2" pvc pass throughs at footings.
3/4" clear rock placed under slab.
20' 4" corregated pipe w/ "T" for wafting stack.

Footings:

8" x 16" 5000 psi concrete footing.
#4 rebar vertical wall ties 4' o.c..
20' #4 rebar grounding rod at mech room.



Exterior Drain Tile per R 405.1
Crush rock shall a minimum of 1' out
from footing and be placed at a minimum of
6" above footing and covered with fabric
to retain fine particulate.

CROSS SECTION FRONT TO BACK 1/4" = 1'

Combonation smoke / CO detectors in common areas.

Heating and ventilation ducts through unconditioned spaces
require R5 insulation with .05 perm vapor barrier.

Max stair case opening 4 3/8" stringers to be
attached with approved fastners and hangers.

Synthetic stone must be min 2" above impervious suface
and min 4" above earth surfaces.

Anchor bolts required at plate splices. Walls greater
than 12" require anchor bolts.

Deck ledgers to be fastned with 5" ledger locks
2 per 16" at osb rim or fastned or truss ends per truss lay out.

Tempered glass required with in 2' of doors at tub deck locations
and at windows in stair landings less than 60" off landing.

Draft stop required in floor truss areas exceeding 1000 sqft.

Maximum riser hieght 7 3/4" minimum tread length 10"
Riser hieghts difference not to exceed 3/8".

2 x 6 studs supporting roof load max height 16' 0" 16" o.c.
max hieght 18' 12" o.c. greater heights require double
studs or PSL rated studs.

Hand rails to be affixed 34" to 38" above treads
gripable handrail minimum 1 1/4" to 2 1/4" maximum.

Anchor bolts min set depth 7" max 6' 0" o.c..

Horizontal truss bracing 2' 0" o.c. on oposing walls
for first 2 truss cavities.

20' #4 rebar grounding rod attached to footing
at mechanical room.

Fiber board sheathing to be nailed 3" o.c. at corners
6" o.c. in the field.

Vapor barrier required under basement floor slab.

Caulk and flash all exterior openings, roof to wall
intersections, horizontal cement board surfaces
and masonry ledges.

6" minimum exposed foundation at grade line
6" in 10 feet minimum drainage with 2% grade
after first 10 feet.

NOTES:

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Your Way Custom Home Builders Inc.

Mike & Tracey Videen Residence

4901 Vera Cruz Ave Crystal, MN

Legal to conform

PROJECT NUMBER:

YW 2016 228

APPROVED BY:

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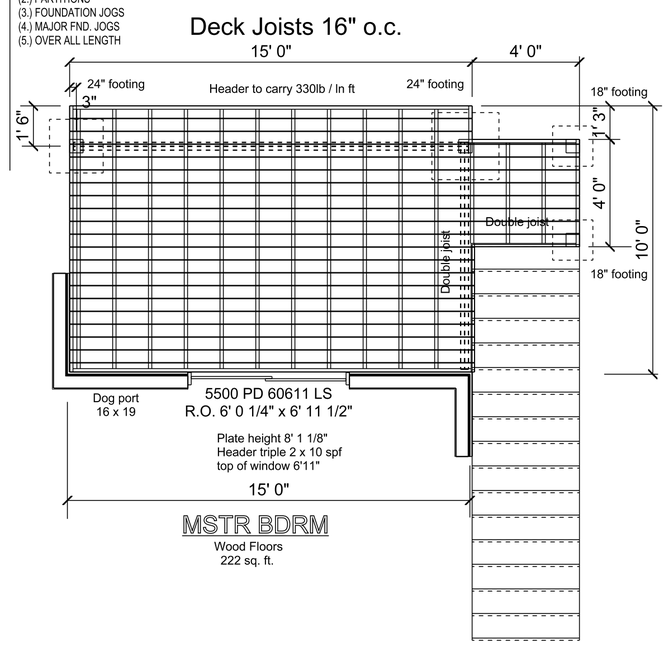
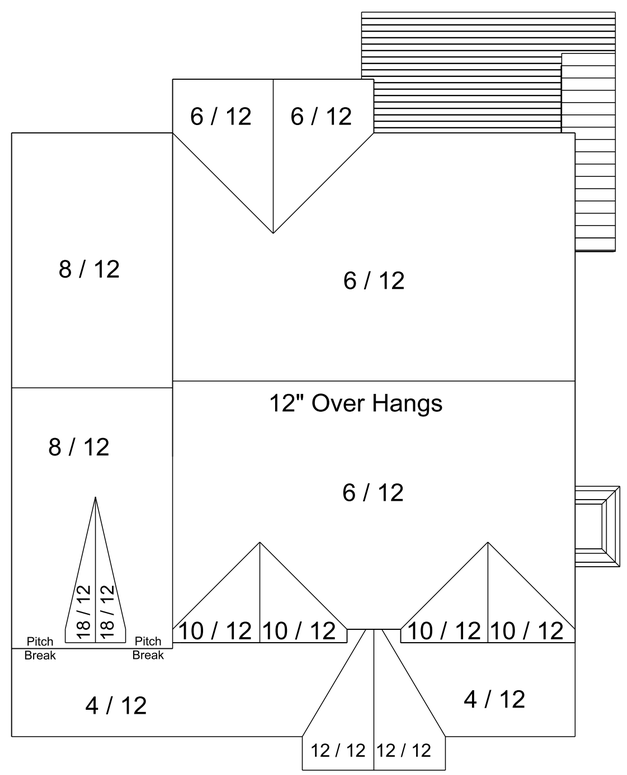
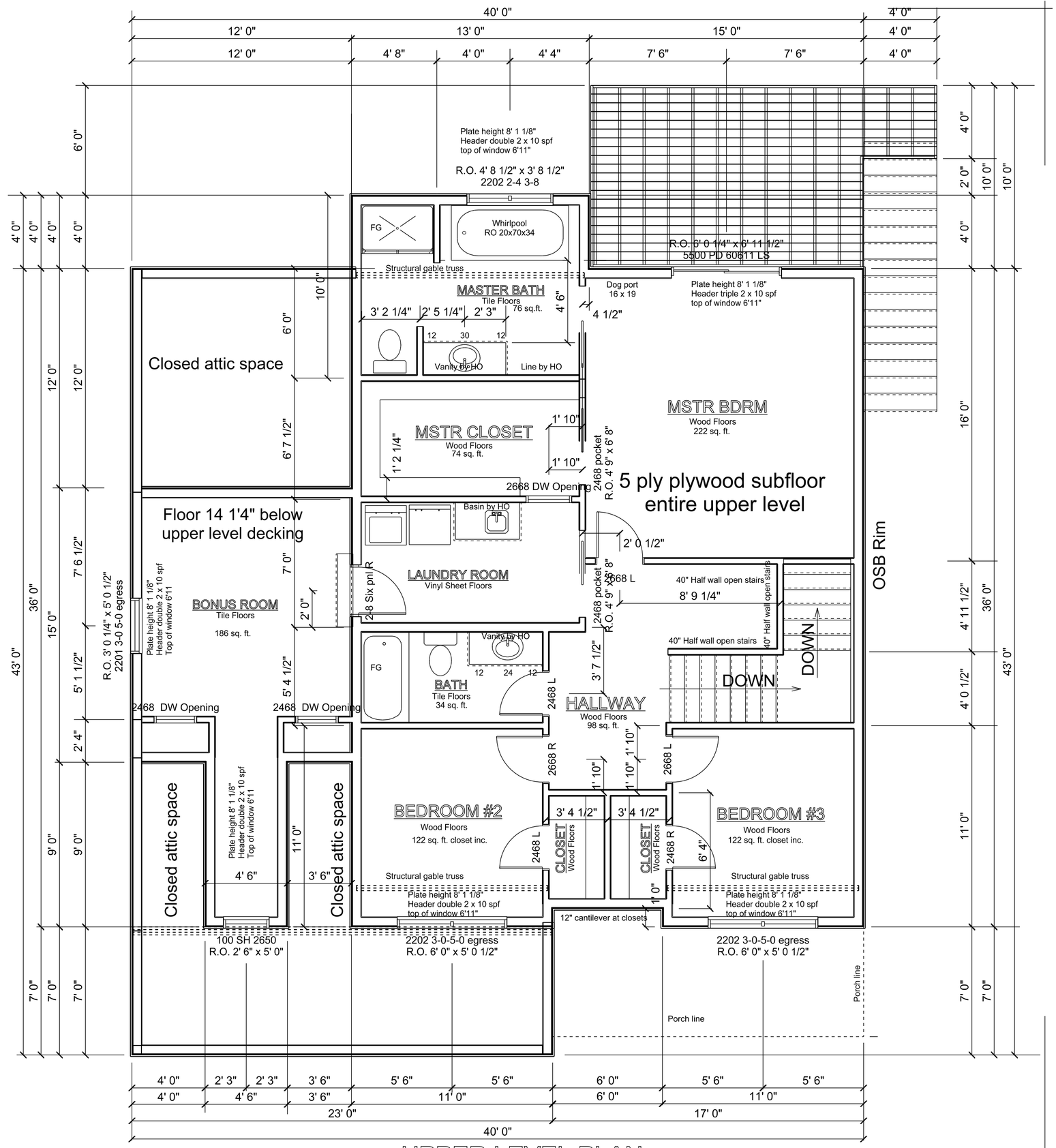




BIRD'S VIEW PLAN

Scale: 1/8" = 1'-0"



UPPER LEVEL PLAN

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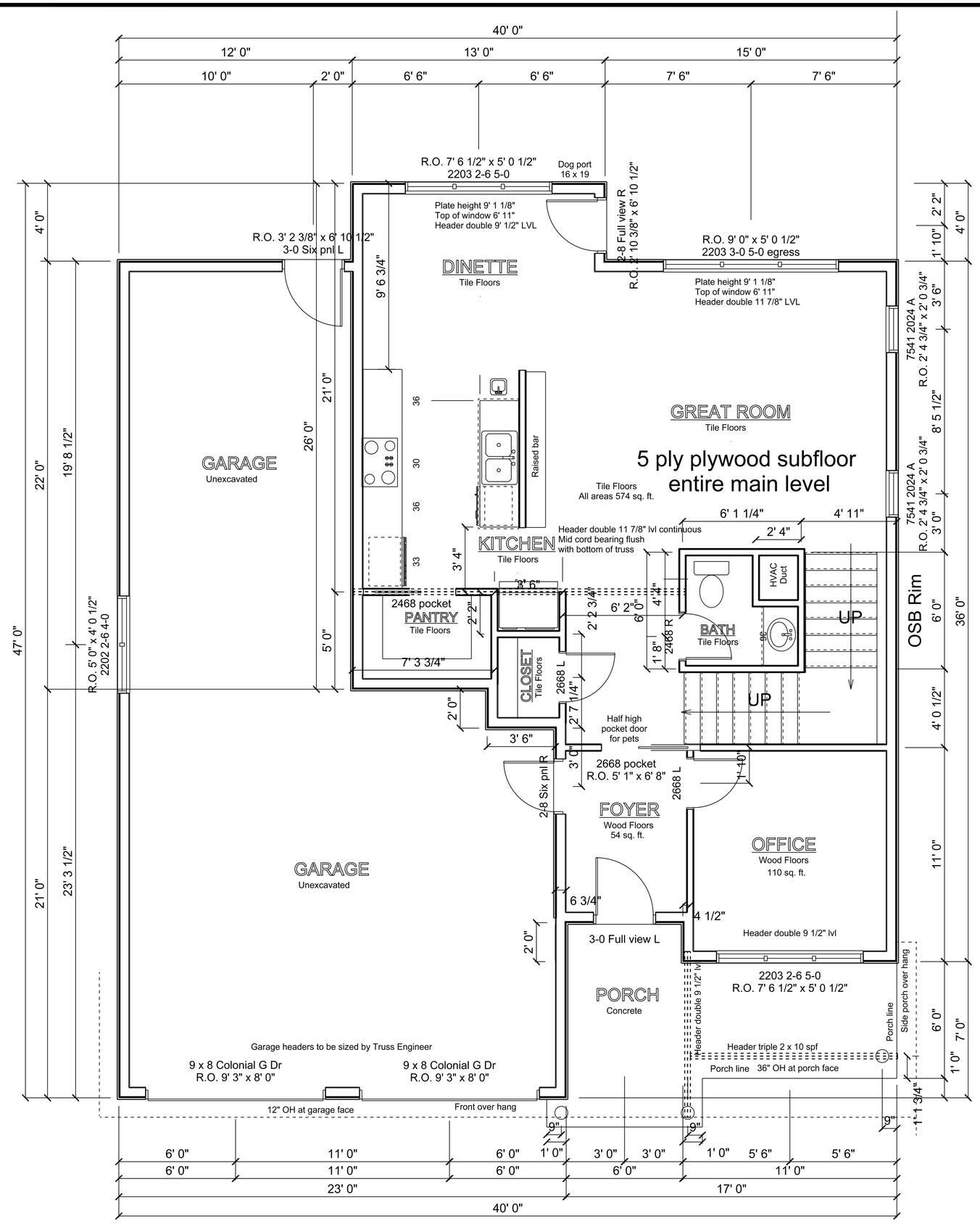

MAIN LEVEL PLAN

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FINISHED SQFT	
Foundation:	900 sq. ft.
Lower:	Unfinished
Main:	900 sq. ft.
Upper:	1210 sq. ft.
Total:	2110 sq. ft.
Garage:	740 sq. ft.

Your Way Custom Home Builders Inc.

Mike & Tracey Videen Residence
4901 Vera Cruz Ave Crystal, MN
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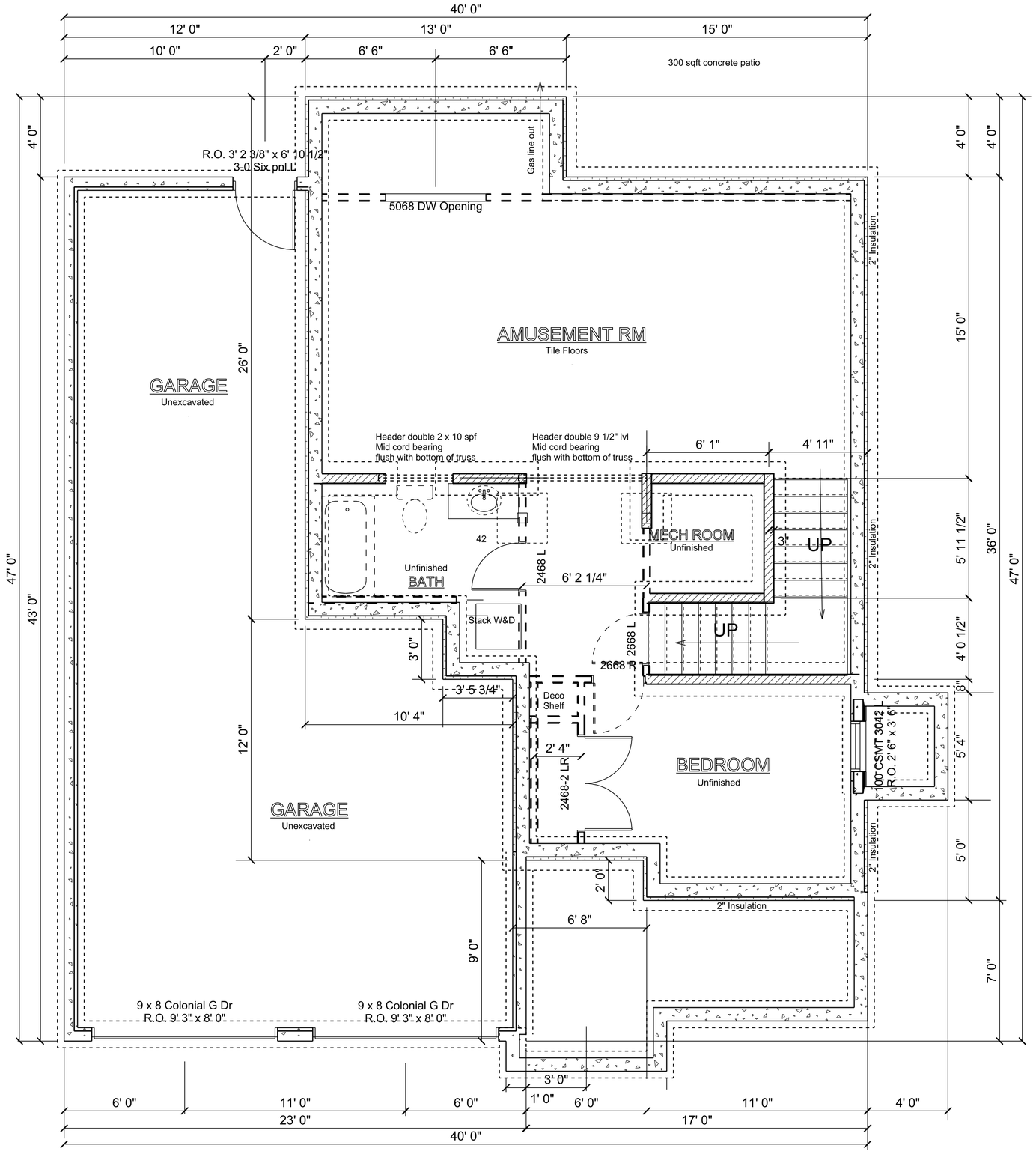

LOWER LEVEL PLAN

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