



CITY OF LE SUEUR
REQUEST FOR COUNCIL ACTION

TO: Mayor and City Council

FROM: Nate Sparks, City Planner
Justin Nielsen, Building Official/Zoning Administrator

SUBJECT: Miller Homes Minor Subdivision Application

DATE: For the City Council Meeting of Monday, January 26th, 2026

PURPOSE

Consider a Minor Subdivision application for a proposed development at the southwest corner of Turril Street and Elmwood Avenue.

SUMMARY

Miller Homes has made an application for a minor subdivision and planned unit development to divide a property located at the southwest corner of Turril Street and Elmwood Avenue into three lots. The property is 1.04 acres in size, according to County records. It is located on the corner of Turril Street and Elmwood Avenue. It is currently vacant. There is property owned by the School District to the west. There is a cemetery to the south. Across the street to the north and east are single family homes.

There is a thirty foot wide easement along the western property line of the subject site in favor of the cemetery for access to the cemetery.

APPLICANT'S PROPOSAL

Miller Homes is seeking to divide the property into three lots that would all front on Turril Street. The lots are proposed for single family residential uses. The lots are proposed to be 91.9, 62.45, and 108.64 (77.5 exclusive of right-of-way easement) feet in width. The lot areas are proposed to be 15,808, 10,741, and 18,686 (approximately 13,780 excluding the right-of-way). The applicant is seeking to do the division with a minor subdivision rather than a plat.

ISSUES/ANALYSIS

Land Use. The Comprehensive Plan is the ultimate guide for what property can be utilized for in the City. The City's Comprehensive Plan (Land Use Plan) guides the subject site for a Low Density Residential Land Use. This designation governs the intensity of use allowed for the property, based on the context of the site. This allows for single family residential land uses up to

four units per acre. At 1.04 acres, there could be up to four units on the site. The proposal is for three single family lots.

Zoning. The proposed development is on property zoned R-2, Single Family Residential. This requires lots to be 70 feet wide and 9,000 square feet in area. Setbacks are required at 30' front, 7.5' side, 20' corner, and 30' rear.

The proposed lots exceed the area standards, with the smallest being 10,741 square feet, while the lots are 91.9, 62.5, and 77.5 feet in width. The applicant is demonstrating a development plan that meets the minimum setbacks.

Streets & Sidewalks. The proposed development would front on Turril Street, which is preferred to having driveway access to Elmwood Avenue, which is a higher classification roadway not intended for frequent access points.

Right-of-Way Dedication. The existing right-of-way is 60 feet in width for Turril Street. No additional dedication is necessary. Le Sueur County may request additional right-of-way for Elmwood Avenue, however, there is already an easement recorded on the property for this roadway, which is fairly recent, as part of the Elmwood Right-of-Way Plat.

Sidewalks. There is already a trail along Elmwood Avenue. There are no sidewalks along Turril Street and due to the lack of connection available, they are not recommended to be added, at this time.

Park Dedication. With any subdivision, the City requires park dedication. The City may require parks or trails to be built. In this case, there are no park features planned for this area, therefore the park dedication would be cash-in-lieu of parkland. Since it is currently a buildable lot, the amount would be for 2/3rds of the value of the property. The County Assessor states the property value is \$70,000. The park dedication amount is 10% of the value of the property (\$7000) and with the credit for having a buildable lot already it would be 2/3rds of that amount (\$4666). The City may request additional information regarding the value of the property to more accurately determine this amount.

Landscaping. The applicant will be required to plant trees on each lot with a building permit.

Architecture. The applicant has provided housing examples to be built within the development. All proposed homes meet the City's standards for house construction found in Section 153.074:

1. Perimeter foundation. Be constructed upon a continuous perimeter foundation that meets the requirements of the State Building Code.
2. Dimensional requirements. No residential structure shall have a width of less than 22 feet on not less than 70% of the structure. Width measurements shall not be inclusive of overhangs or other projections beyond the principal exterior walls.
3. Roof. Have an earth covered, composition, metal, shingled or tiled roof. All single-family dwellings other than approved earth sheltered homes shall have at least three/twelve (3/12) roof pitch with a one foot overhang.

4. Architecture. The exterior architectural design of a proposed dwelling may not be so at variance with, nor so similar to, the exterior architectural design of any structure or structures already constructed or in the course of construction in the immediate neighborhood, nor so at variance with the character of the surrounding neighborhood as to adversely affect the public health, safety or general welfare.
5. Orientation. Every single-family house shall be oriented to face the street from which the house derives its frontage.
6. Minimum floor area. Single-family dwellings shall have a minimum foundation footprint of 800 square feet.

The Applicant is also placing a brick veneer on the front of the building to improve the aesthetic appearance of the structures, in addition to meeting the minimum requirements.

Grading, Drainage, and Utilities. Issues related to grading, drainage, and utilities, including the establishment of easements, are subject to comment and recommendation by the City Engineer. The City Engineer reviews grading and utility plans against the City's engineering and design standards and requires general plan revisions to meet these standards. The City Engineer may require adjustments to the grading plan for the site to adequately meet the City's standards. There is a sewer line along the western lot line. A separate utility easement that is centered on the line that is planned to be 30 feet wide. There is a blanket electrical utility easement over the property. This will require vacation and replacement, if deemed necessary, prior to recording the division.

Minor Subdivision. As stated above, the applicant is seeking to divide the property into three lots via a metes and bounds division rather than a plat. The City's Subdivision allows for this in Section 152.021. It states that such divisions must be processed in the same manner as a preliminary plat. This requires a public hearing and consideration of the division against the City's review criteria for preliminary plats. The applicant was still required to provide a grading and utility plan.

As part of the minor subdivision, the applicant will still need to dedicate drainage and utility easements along the perimeter of the property. These easements should be 10 feet along front and rear lot lines and 5 feet along the sides, at minimum. There is already a recorded drainage and utility easement along the easterly lot line.

PLANNING COMMISSION REVIEW

The Planning Commission is tasked with reviewing the plans, taking public comment, and making a recommendation to the City Council on the project.

The Minor Subdivision needs to meet the criteria for review of a Preliminary Plat found in Section 152.051 (F). The Planning Commission may recommend denial and the Council may deny the subdivision if it makes any one or more of the following findings:

- (a) That the proposed subdivision is in conflict with adopted applicable general and specific comprehensive plans of the city;
- (b) That the physical characteristics of this site, including but not limited to topography, percolation rate, soil conditions, susceptibility to erosion and siltation, susceptibility to flooding,

water storage, drainage, and retention, are such that the site is not suitable for the type of development, design, or use contemplated;

- (c) That the site is not physically suitable for the proposed density of development;
- (d) That the design of the subdivision or the proposed improvements are likely to cause environmental damage;
- (e) That the design of the subdivision or the type of improvements are likely to cause public health problems;
- (f) That the design of the subdivision or the type of improvements will conflict with easements of record or with easements established by judgement of a court;
- (g) That the proposed subdivision, its site, or its design adversely affects the flood-carrying capacity of the floodway, increases flood stages and velocities, or increases flood hazards within the floodway fringe or within other areas of the city;
- (h) The proposed subdivision is inconsistent with the policies and standards of the state-defined Shoreland, Floodplain, and Wetland Districts;
- (i) The City Council deems the subdivision to be premature;
- (j) The design of the subdivision does not conform to minimum city standards; and
- (k) That the proposed subdivision will not provide adequate extension of infrastructure including roads or utilities to surrounding property.

None of the above conditions are present provided the applicant meets all the requirements of the City Engineer.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission found that the minor subdivision generally meets City requirements and recommended approval with the following conditions:

1. The applicant shall meet all requirements of the City Engineer and Le Sueur County.
2. Park dedication shall be provided in the form of cash-in-lieu at 10% of the 2/3rds of the property value.
3. The applicant shall dedicate drainage and utility easements on the perimeter of each lot at a minimum of 10 feet along the front and rear lot lines and 5 on the side lot lines.
4. A utility easement shall be dedicated along the sewer line on the western side of the property centered on the line and planned for 30 feet in width.
5. There electric utility easement over the property shall be vacated and replaced, if necessary, in a manner acceptable to City Staff.
6. The front of the buildings shall include the brick veneer as depicted on the plans submitted by the Applicant.

ACTION REQUESTED

City staff recommend City Council direct staff to bring back to the Council findings of approval for the Minor Subdivision. These findings would come in the form of Resolution R2026-007.

Alternate Actions:

- No action / Denial: First Reading of ordinance as presented will not be conducted unless otherwise directed by City Council.
- Modification of Recommendation: This is always an option for City Council.



City of Le Sueur, MN
Platting Application

Preliminary Plat \$500 plus \$1,000 Escrow
Final Plat \$400

APPLICANT INFORMATION		
Name: Miller Homes LLC		
Street Address: 103 Elm Ave SW	City/State/Zip: Montgomery, MN 56069	
Phone: 507-210-0696	Email: nicolemillerhomes@hotmail.com	
PROPERTY INFORMATION		
Site Address: 800, 802, 804 Turril St., Le Sueur	PID#: 21.002.3300	# of Lots: 3
Subdivision Type(s): ☐ Preliminary Plat ☐ Final Plat		
NOTES TO APPLICANT		
Submittal Checklist: ___ Certificate of Survey and Site plan including necessary exhibits (drawn to a tenth scale). ___ Completed Attachments as required per specific application. I hereby acknowledge the following: I have reviewed and understand the requirements of Le Sueur City Code Chapter 152 Subdivisions. By signing this application form, I agree that all fees and expenses incurred by the City for the processing of this application, including costs for professional services, are the responsibility of the property owner to be paid immediately upon receipt or the City may approve a special assessment for which the property owner specifically agrees to be to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statute 366.012 and Minnesota Statute 429.81 as amended. All fees and expenses are due whether the application is approved or denied or withdrawn. Escrow fees may also be collected but by may not cover actual expenses; any additional fees will be billed. I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge. I further understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application. Applicant(s) <u>Peter Miller</u> Date: <u>11/11/25</u> Owner(s): _____ Date: _____		

Listed on the second page is a summary of what is required for each subdivision application. Please see Chapter 152 for detailed requirements prior to submittal.

*continued on next page.

§ 152.050 CONCEPT PLAN.

(A) In order to ensure that all applicants are informed of the procedural requirements and minimum standards of this chapter and the requirements or limitations imposed by other city ordinances, code provisions, or plans prior to the development of a preliminary plat, all applicants shall present a concept plan to the Zoning Administrator prior to filing a preliminary plat. Comments on the concept plan shall not be considered binding in regard to subsequent plat review. The Zoning Administrator shall have the authority to refer the concept plan to the Planning Commission and/or City Council for review and comment.

(B) The concept plan submission shall include, but not be limited to, the following:

1. Application and fee;
2. A deposit or escrow security in an amount determined necessary by the Zoning Administrator to pay review costs of the city staff and consultants; and
3. Plan information including a scaled drawing, written description, or other information determined necessary by the Zoning Administrator.

(C) The city will review the concept plan for adherence to site design considerations such as driveway access, lot size, block size, encroachment on wetlands or steep slopes, circulation, etc. After the review, the city will inform the applicant of its findings and suggest changes or improvements to the plan prior to submittal of a preliminary plat.

§ 152.051 PRELIMINARY PLAT.

- a) Pre-application meeting. Prior to submitting a preliminary plat application (following a concept plan review, if one occurs), the property owner/applicant shall meet with city staff to discuss the application. Through this meeting, the Zoning Administrator or designee may summarize the city's concept plan review comments and offer suggestions pertaining to additional information or design changes that may assist in expediting the preliminary plat review. The developer shall schedule the meeting with the City Administrator in advance.
- b) Neighborhood meeting. While not required, the city recommends that the property owner/applicant hold a neighborhood meeting for informal comment and feedback prior to preliminary plat application.
- c) The person applying for preliminary plat approval shall submit to the city a complete application and all other information required according to the deadline and meeting schedule established by the city. The application shall address the informational requirements of § 152.051(B) and also any issues identified through the concept plan review procedure.
- d) A complete preliminary plat application shall include:
 1. A graphic and written description of the information requirements outlined in this chapter.
 2. Applications shall be accompanied by a fee and processing escrow established by the City Council.
- e) The Zoning Administrator, upon receipt of the application, shall notify the applicant in writing within 15 business days if the application is found to be incomplete.

§ 152.052 FINAL PLAT.

(A) Filing and requirements for application. Approval of a preliminary plat by the City Council is an acceptance of the plat and indicates the developer may proceed toward final plat approval in accordance with the City Council approval of the preliminary plat, including conditions.

OFFICE USE ONLY	
Date Received:	Amount Paid:
Date Approved:	Approved By:



City of Le Sueur, MN
Conditional Use/Planned Unit Development
Permit Application
\$400 Application Fee plus \$1,000 Escrow

APPLICANT INFORMATION	
Name: Miller Homes LLC	
Street Address: 103 Elm Ave SW	City/State/Zip: Montgomery, MN 56069
Phone: 507-210-0696	Email: nicolemillerhomes@hotmail.com
PROPERTY INFORMATION	
Site Address: 800, 802, 804 Turril St., Le Sueur	PID#: 21.002.3300
NOTES TO APPLICANT	
Submittal Checklist: ____ Certificate of Survey and Site plan including necessary exhibits (drawn to a tenth scale). ____ Letter detailing reason for the conditional use permit request. I hereby acknowledge the following: I have reviewed and understand the requirements of Le Sueur City Code 153.023 regarding conditional use permits. By signing this application form, I agree that all fees and expenses incurred by the City for the processing of this application, including costs for professional services, are the responsibility of the property owner to be paid immediately upon receipt or the City may approve a special assessment for which the property owner specifically agrees to be assessed for 100 percent per annum and waives any and all appeals under Minnesota Statutes 366.012 as amended. All fees and expenses are due whether the application is approved or denied or withdrawn. Escrow fees may also be collected but may not cover actual expenses; any additional fees will be billed. I, the undersigned, hereby apply for the considerations described above and declare that the information and materials submitted in support of this application are in compliance with adopted City policy and ordinance requirements are complete to the best of my knowledge. I further understand that this application will be processed in accordance with established City review procedures and Minnesota Statutes 15.99 as amended, at such time as it is determined to be complete. Pursuant to Minnesota Statutes 15.99, the City will notify the applicant within fifteen (15) business days from the filing date of any incomplete or other information necessary to complete the application. Failure on my part to supply all necessary information as requested by the City may be cause for denying this application. Applicant(s) <u>Peter Miller</u> Date: <u>11/11/25</u> Owner(s): _____ Date: _____	

§ 153.023 CONDITIONAL USE PERMITS.

(A) Purpose. The purpose of a conditional use permit is to provide the city with a reasonable degree of discretion in determining the suitability of certain designated uses upon the general welfare, public health and safety. A conditional use is a use which because of certain characteristics cannot be properly classified as a permitted use in the zoning district within which it is proposed. Conditional use permits are designed to meet the problem which arises where certain uses, although generally compatible with the basic use classification of a particular zone, should not be permitted to be located as a matter of right in every area included within the zone because of hazards inherent in the use itself or special problems which its proposed location may present. In making this determination, whether or not the conditional use is to be allowed, the city may consider the nature of the adjoining land or buildings, the effect upon traffic into and from the premises, or on any adjoining streets, and all other or further factors as the city shall deem a prerequisite of consideration in determining the effect of the use on the general welfare, public health and safety.

*continued on next page.

(B) Procedure. An application for a conditional use permit requires a public hearing and is to be processed in accordance with the procedures outlined in § 150.20 of this chapter.

(C) Application requirements. The information required for all conditional use permit applications generally consists of the following items and shall be submitted when requested by the city.

- 1) Site development plan. A site development plan, which shall include:
 - a. The location of all buildings on lots, including both existing and proposed structures;
 - b. The location of all adjacent buildings located within 200 feet of the exterior boundaries of the property in question;
 - c. The location and number of existing and proposed parking spaces;
 - d. Vehicular circulation;
 - e. Architectural elevations (type and materials used in all external surfaces);
 - f. The location and candle power of all luminaries; and
 - g. Curb cuts, driveways, and number of parking spaces.
 - 2) Dimension plan. A dimension plan, which shall include:
 - a. Lot dimensions and area;
 - b. Dimensions of proposed and existing structures;
 - c. Building floor plan;
 - d. Setbacks of all buildings located on the property in question;
 - e. Proposed setbacks; and
 - f. A sanitary sewer and water plan with estimated use per day.
 - 3) Grading plan. A grading plan, which shall include:
 - a. Existing contours;
 - b. Proposed grading elevations;
 - c. Drainage configurations;
 - d. Storm sewer catch basins and invert elevations;
 - e. Spot elevations; and
 - f. A proposed road profile.
 - 4) Landscape plan. A landscape plan, which shall include:
 - a. (a) The location of all existing trees, their type and diameter, and which trees will be removed;
 - b. (b) The location, type, and diameter of all proposed plantings; and
 - c. (c) The location of and material used for all screening devices.
 - 5) A legal description of the property under consideration.
 - 6) Proof of ownership of the land for which a conditional use permit is requested.
- (D) Criteria. The Planning Commission and City Council shall consider possible effects of the proposed conditional use. Its judgment shall be based upon, but not limited to, the following factors:
- 1) The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the comprehensive plan;
 - 2) The proposed use is or will be compatible with present and future land uses of the area;
 - 3) The proposed use conforms with all performance standards contained in this chapter;
 - 4) The proposed use can be accommodated with existing public services and will not overburden the city's service capacity; and
 - 5) Traffic generation by the proposed use is within capabilities of streets serving the property.

(E) Additional conditions. In permitting a new conditional use or in the event of the modification of an existing conditional use, the City Council may impose, in addition to the standards and requirements expressly specified by this chapter, additional conditions which the City Council considers necessary in its sole discretion to protect the best interests of people in the surrounding area and the community as a whole.

(Ord. 422, passed 6-8-1992; Ord. 444, passed 8-25-1997; Ord. 583, passed 8-26-2019

OFFICE USE ONLY	
Date Received:	Amount Paid:
Date Approved:	Approved By:

MINOR SUBDIVISION - PROPOSED

~for~ MILLER HOMES, LLC
~Part of~ Southeast Quarter of the Northeast Quarter
Section 2, Township 111, Range 26,
City of Le Sueur, Le Sueur County, MN

DESCRIPTION OF RECORD AS PROVIDED
(per DOC. No. 445797)

Tract I:
That part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 111 North, Range 26 West, Le Sueur County, Minnesota described as follows:

Commencing at the East Quarter corner of Section 2; thence North 00 degrees 00 minutes 00 seconds East (assumed bearing) along the east line of the Northeast Quarter of Section 2, a distance of 557.00 feet to the point of beginning; thence North 89 degrees 45 minutes 15 seconds West, 263.00 feet; thence South 00 degrees 00 minutes 00 seconds West along a line parallel with the east line of the Northeast Quarter of Section 2, a distance of 13.00 feet; thence South 89 degrees 45 minutes 15 seconds East, 263.00 feet to a point on the east line of the Northeast Quarter of Section 2; thence North 00 degrees 00 minutes 00 seconds East, along said east line, 13.00 feet to the point of beginning.

Said 13 foot wide parcel contain 3,419 square feet, subject to an easement for Hwy 112 purposes over and across the easterly boundary; also subject to any other easements of record.

AND
Tract II:
Commencing at the quarter-post on the East side of Section 2, Township 111 North, Range 26 West; thence North along the East line of said Section 2 a distance f 557 feet to a point, which point is hereby designated as the point of beginning; thence continuing North along the East line of said Section 2 a distance of 159 feet to a point; thence deflecting left 89 degrees 45 1/4 minutes a distance of 263 feet to a point; thence deflecting left 90 degrees 14 3/4 minutes parallel to the East line of said Section 2 a distance of 159 feet to a point; thence deflecting left 89 degrees 45 1/4 minutes parallel to the South line of the Northeast Quarter of Section 2 a distance of 263 feet to the point of beginning.

Subject to a right of way and easement for driveway purposes over the Westerly thirty feet of the above-described parcel of land.

ZONED: R-2 SETBACK ORDIANCES

- PRINCIPAL FRONT YARD SETBACK = 30 FEET
- SIDE (INTERIOR) YARD SETBACK = 7.5 FEET
- SIDE (CORNER) YARD SETBACK = 20 FEET
- REAR YARD SETBACK = 30 FEET
- IMPERVIOUS SURFACE MAXIMUM = 50%

NOTES

- Bearings shown as "M." are based on the Le Sueur County Coordinate System NAD83.
- Parcel ID Number: 21.002.3300.
- Field survey was completed by E.G. Rud and Sons, Inc. on 03/31/21.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
- Utility information shown hereon was provided by the City of Le Sueur Public Utility Department, and was supplemented by information from a previous site plan created by Bolton & Menk, INC.

PARCEL 1
IMPERVIOUS SURFACE CALCULATIONS

TOTAL LOT AREA 15,808 SQFT

PROPOSED HOUSE AND GARAGE 2,136 SQFT
PROPOSED DRIVEWAY 488 SQFT
PROPOSED WALK 145 SQFT
TOTAL IMPERVIOUS SURFACE 2,769 SQFT
PERCENT IMPERVIOUS 17.5%

PARCEL 2
IMPERVIOUS SURFACE CALCULATIONS

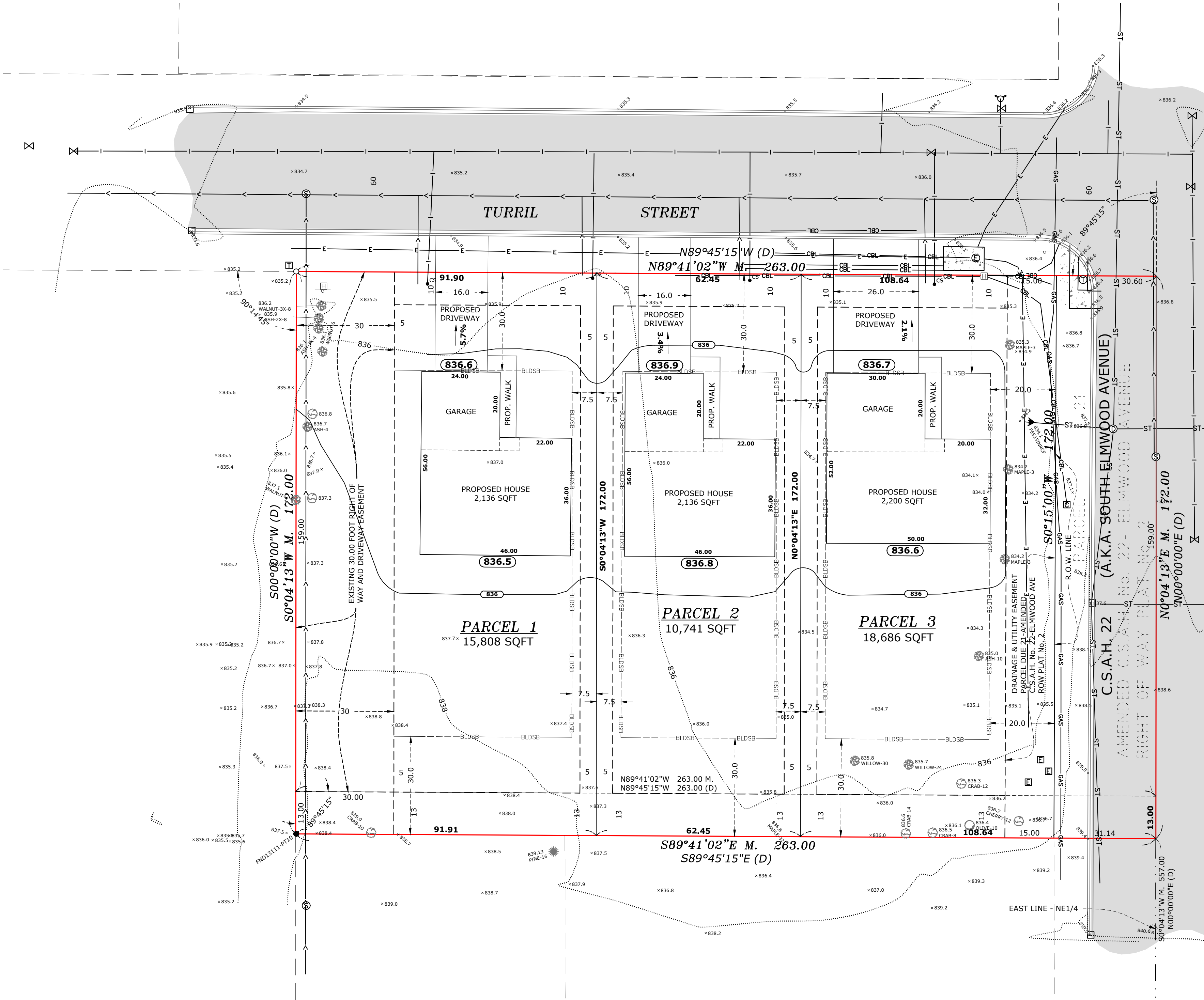
TOTAL LOT AREA 10,741 SQFT

PROPOSED HOUSE AND GARAGE 2,136 SQFT
PROPOSED DRIVEWAY 488 SQFT
PROPOSED WALK 145 SQFT
TOTAL IMPERVIOUS SURFACE 2,769 SQFT
PERCENT IMPERVIOUS 25.8%

PARCEL 3
IMPERVIOUS SURFACE CALCULATIONS

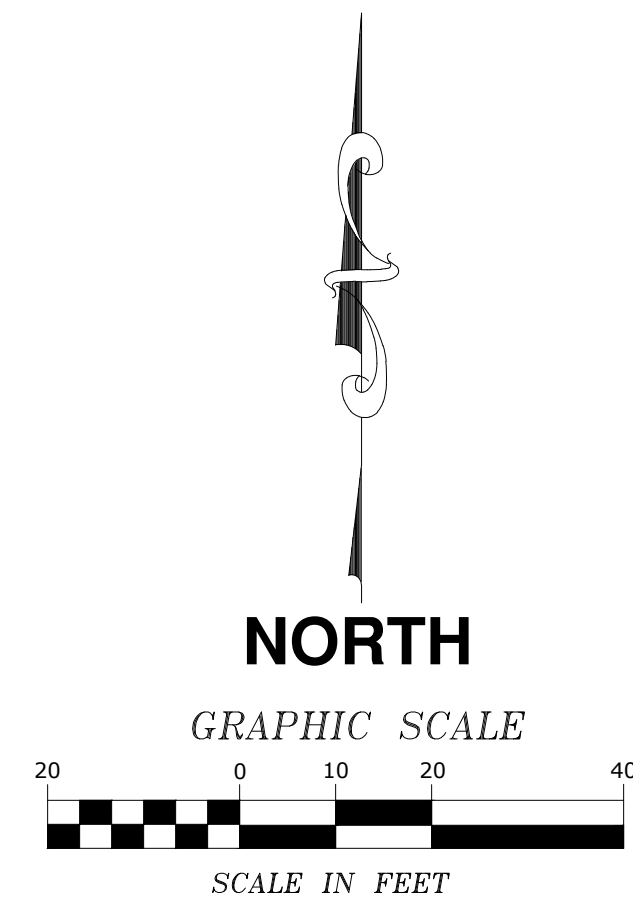
TOTAL LOT AREA 18,686 SQFT

PROPOSED HOUSE AND GARAGE 2,200 SQFT
PROPOSED DRIVEWAY 785 SQFT
PROPOSED WALK 135 SQFT
TOTAL IMPERVIOUS SURFACE 3,120 SQFT
PERCENT IMPERVIOUS 16.7%



LEGEND

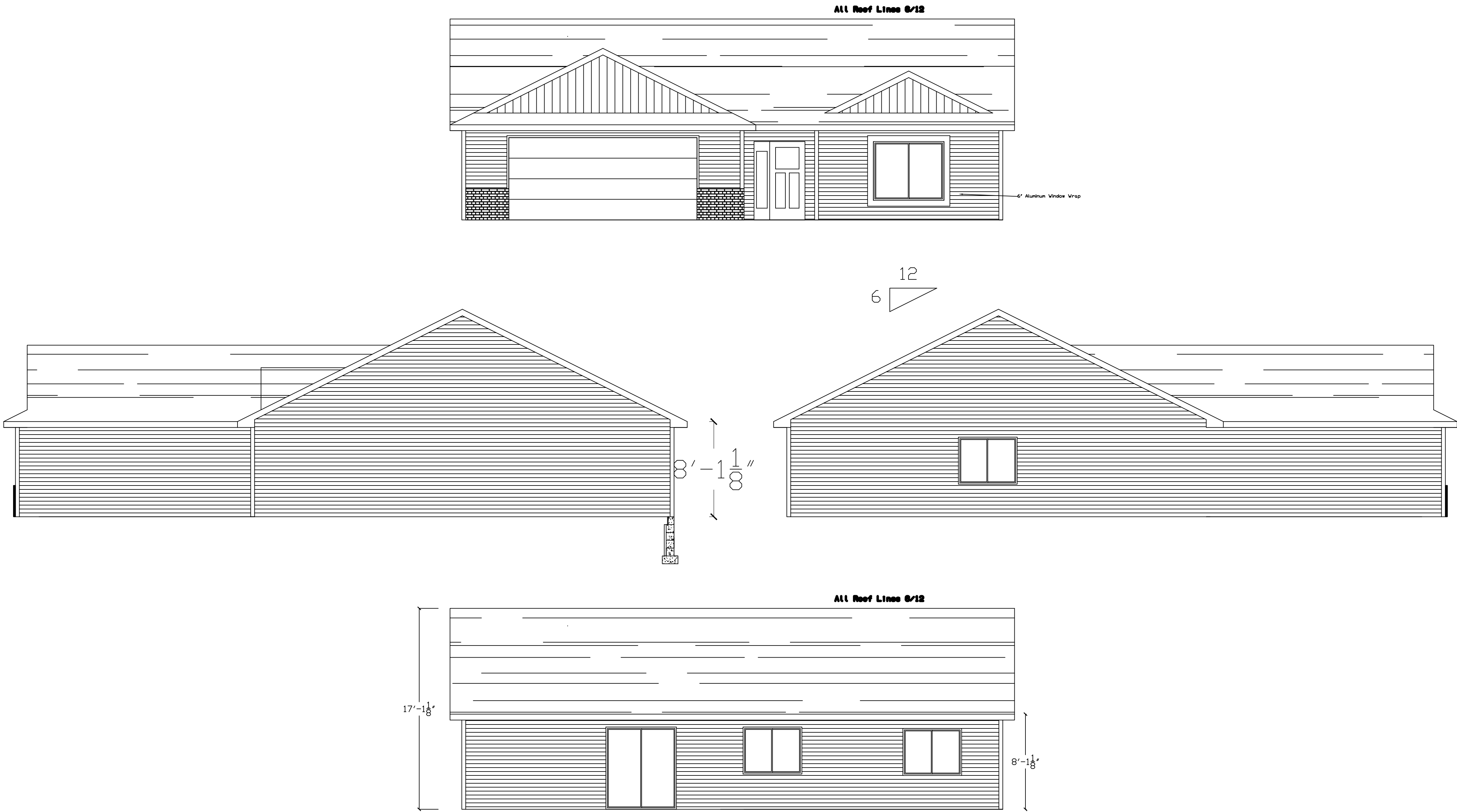
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 45356/52705
- ⊕ DENOTES STORM SEWER MANHOLE
- DENOTES CATCH BASIN
- CS DENOTES CURB STOP
- ⚡ DENOTES ELECTRICAL BOX
- ⊙ DENOTES ELECTRICAL MANHOLE
- ⊙ DENOTES EXISTING SPOT ELEVATION
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES LIDAR CONTOURS
- SS— DENOTES EXISTING SANITARY SEWER
- ST— DENOTES EXISTING STORM SEWER
- I— DENOTES EXISTING WATER MAIN
- BLDSB--- DENOTES BUILDING SETBACK LINE
- M. DENOTES BEARING PER COUNTY COORDINATES
- (D) DENOTES BEARING PER RECORD DEED



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

KURT D. NELSON
Date: 10/10/25 License No. 45356

DRAWN BY: EMS	JOB NO: 250571PP	DATE: 10/10/25
CHECK BY: CBS	FIELD CREW: N/A	
1		
2		
3		
NO.	DATE	DESCRIPTION
BY		



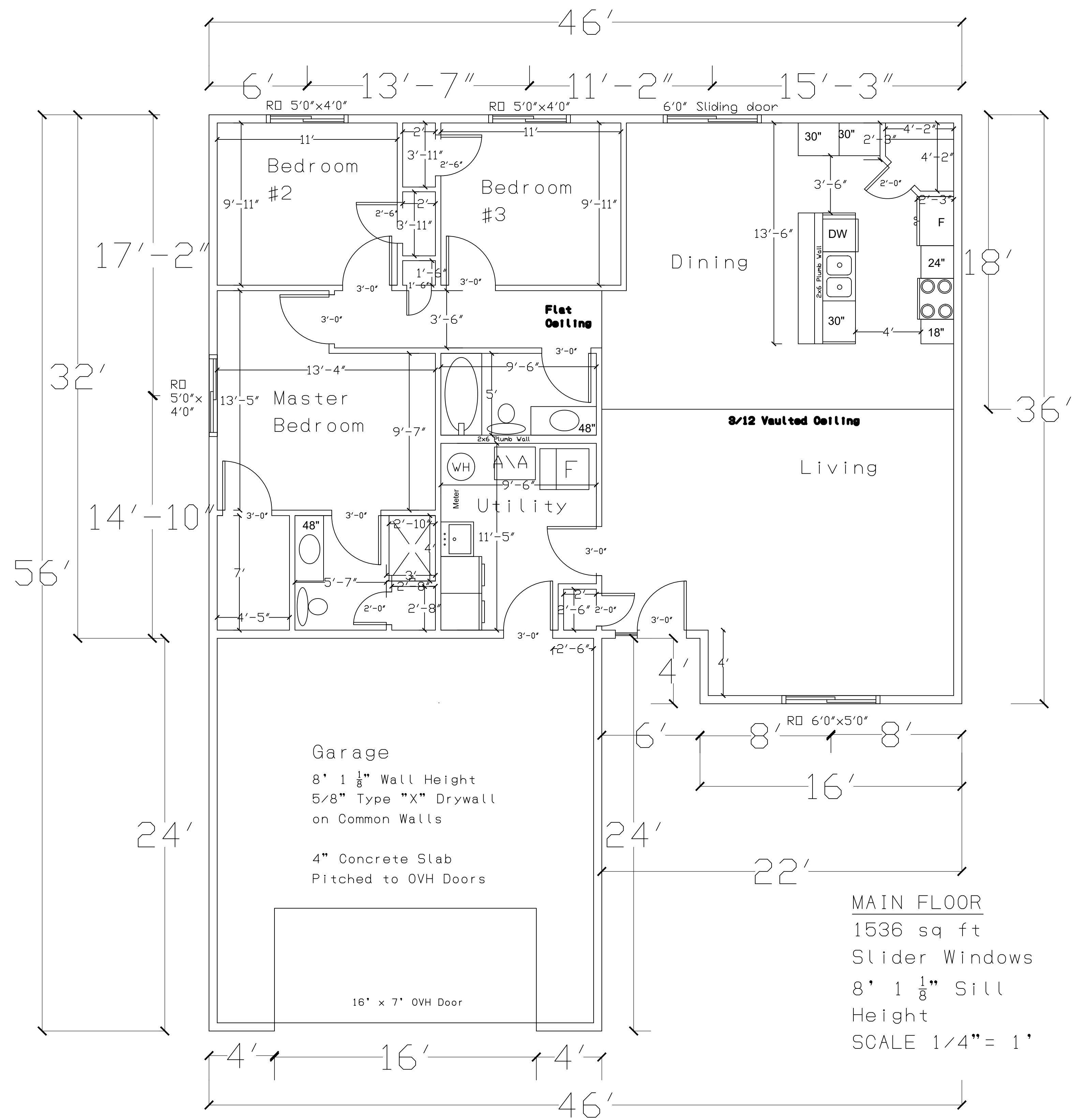
General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
2025 The Spruce
Elevation E
Left Hand Garage

Project Spec House	Sheet 1
Date 11/11/2025	
Scale As Noted	



MAIN FLOOR
1536 sq ft
Slider Windows
8' 1 1/8" Sill
Height
SCALE 1/4" = 1'

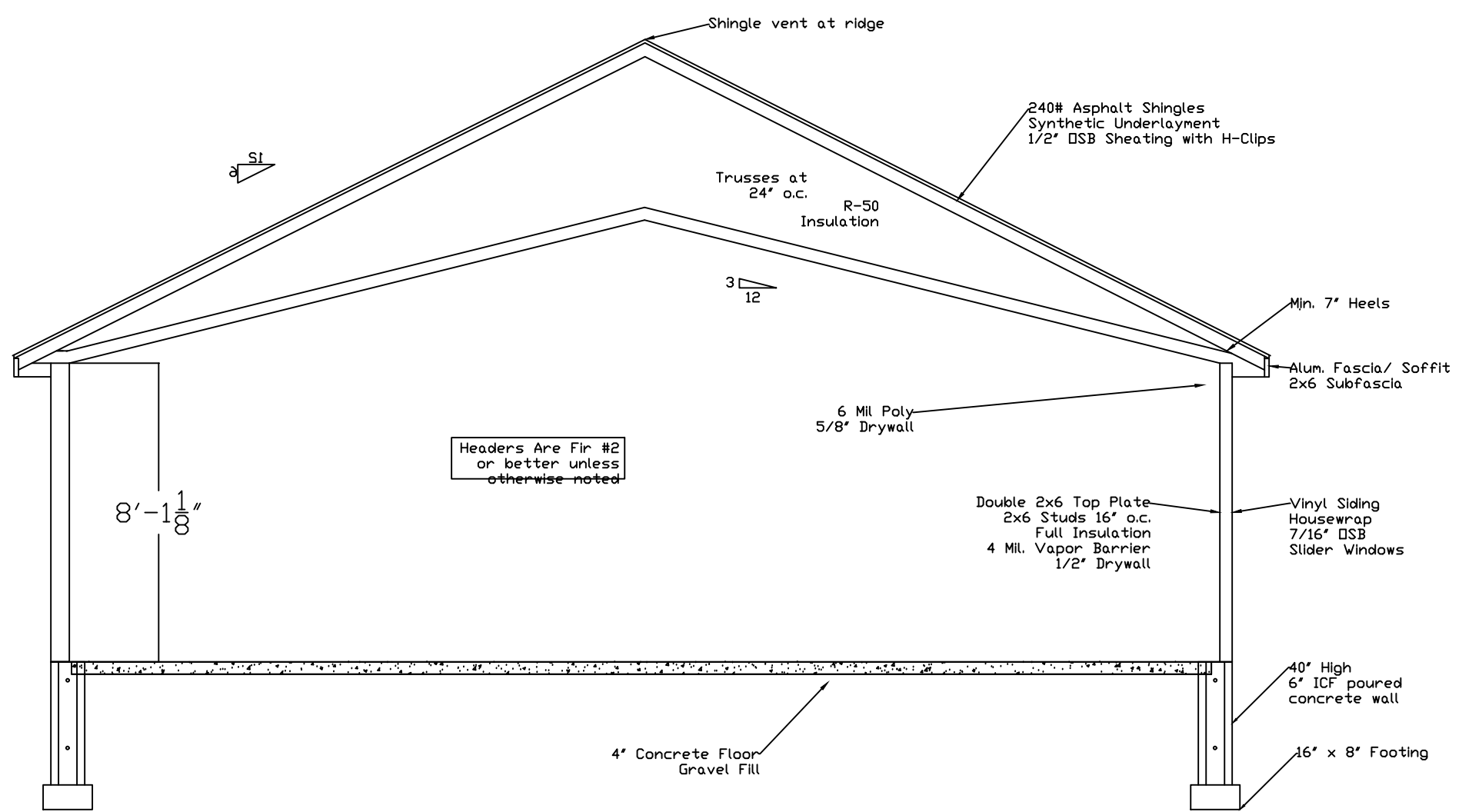
General Notes

No.	Revision/Issue	Date

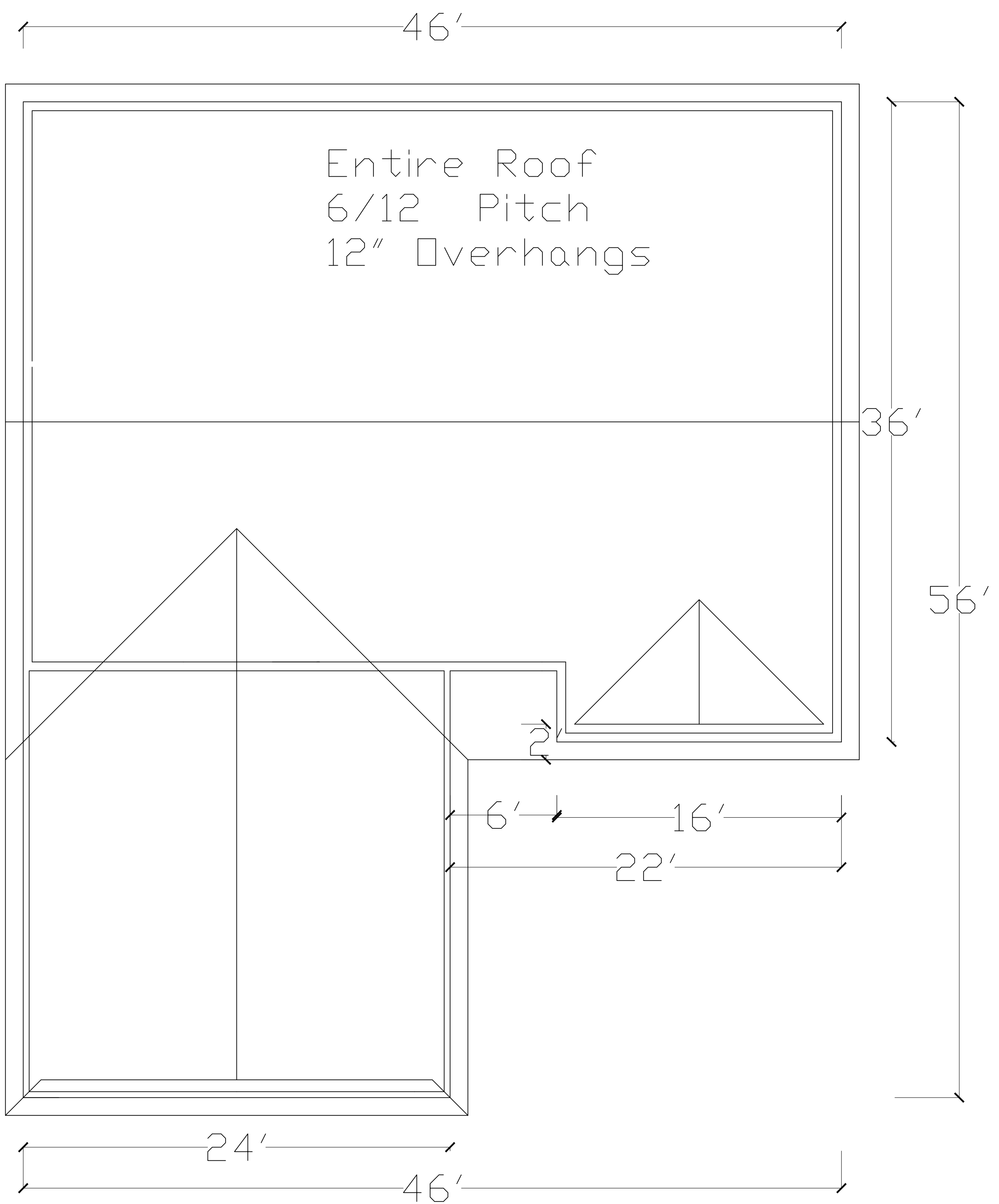
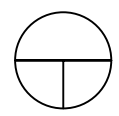
Firm Name and Address

Project Name and Address
2025 The Spruce
Elevation E
Left Hand Garage

Project	Spec House	Sheet
Date	11/11/2025	2
Scale	As Noted	



Cross Section
Scale 1/4" = 1'
0"



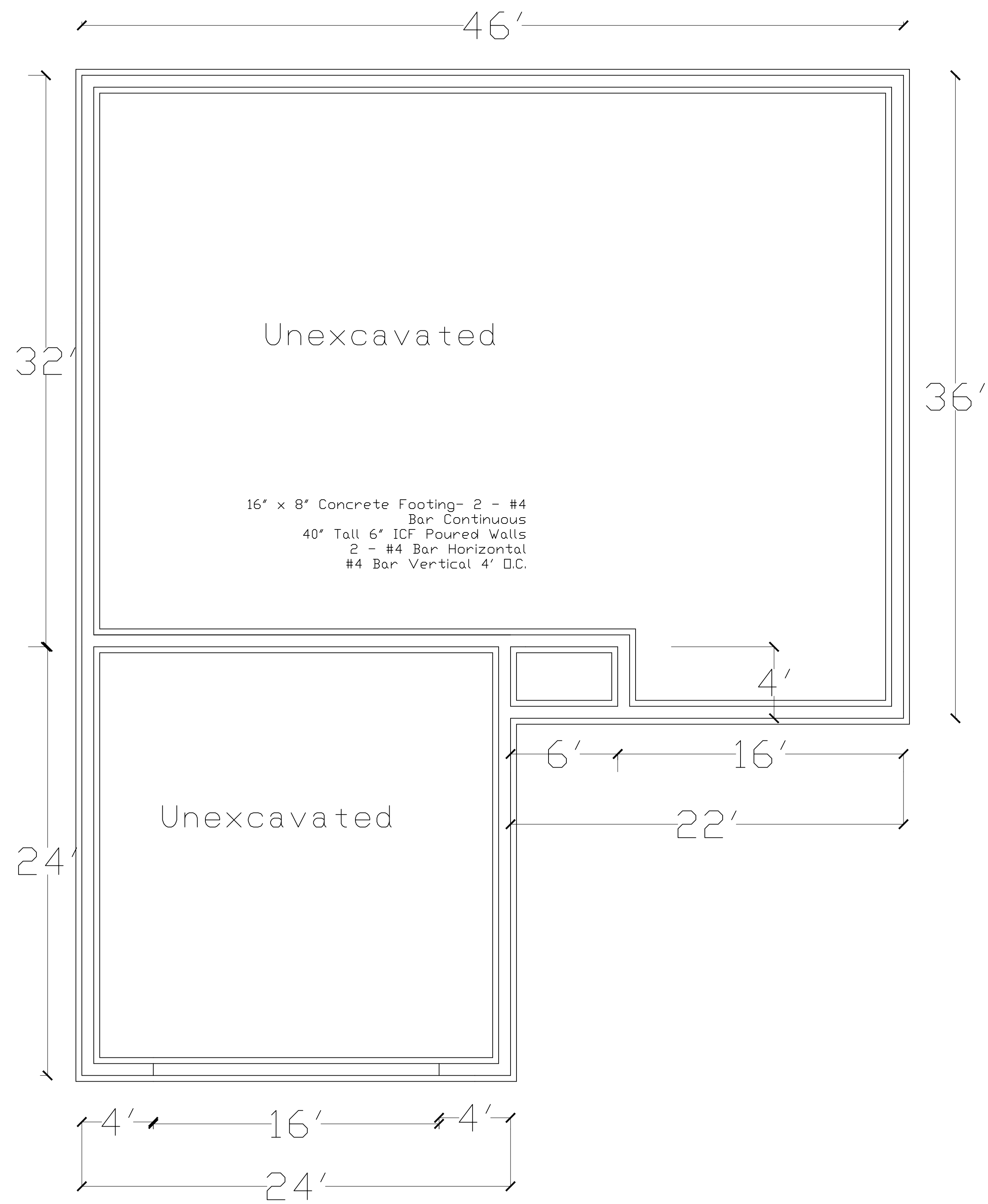
General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
2025 The Spruce
Elevation E
Left Hand Garage

Project	Spec House	Sheet 3
Date	11/11/2025	
Scale	As Noted	



General Notes

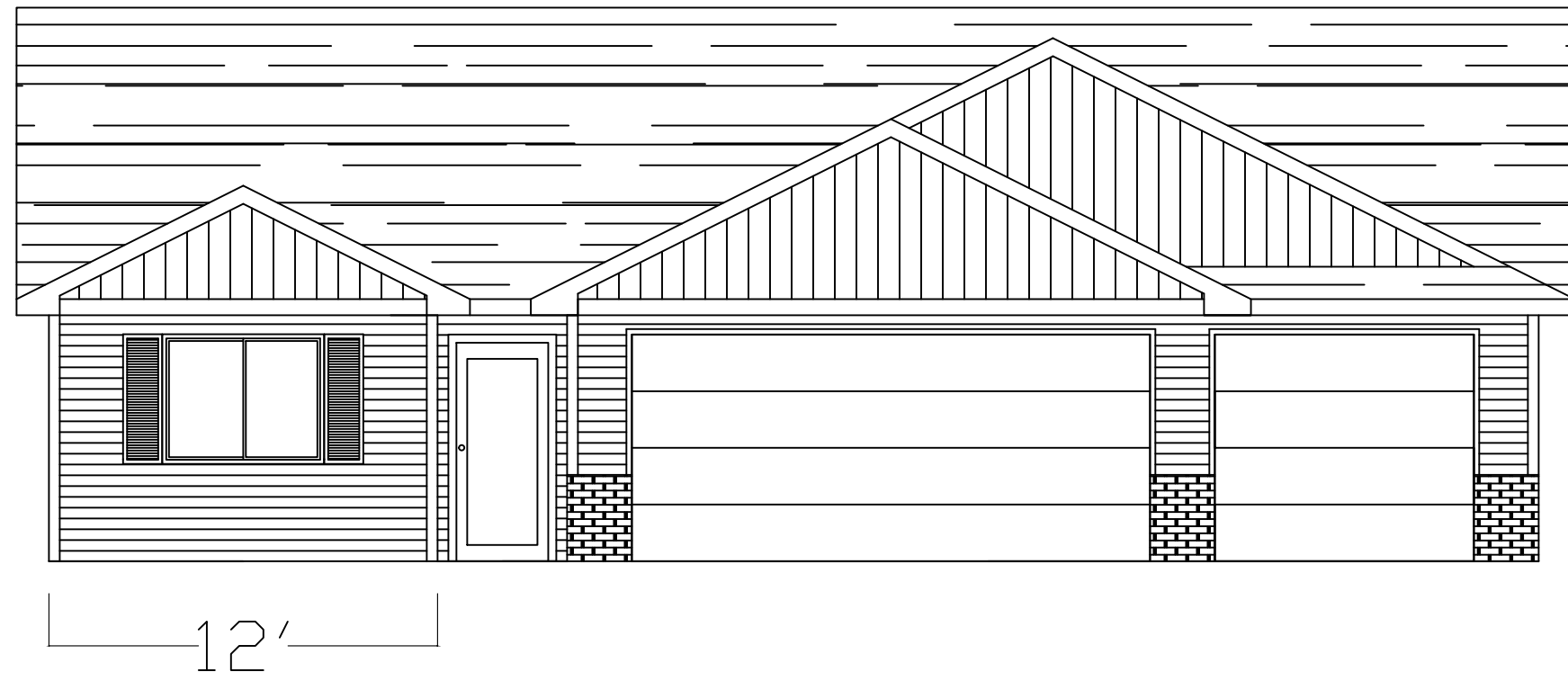
No.	Revision/Issue	Date

Firm Name and Address

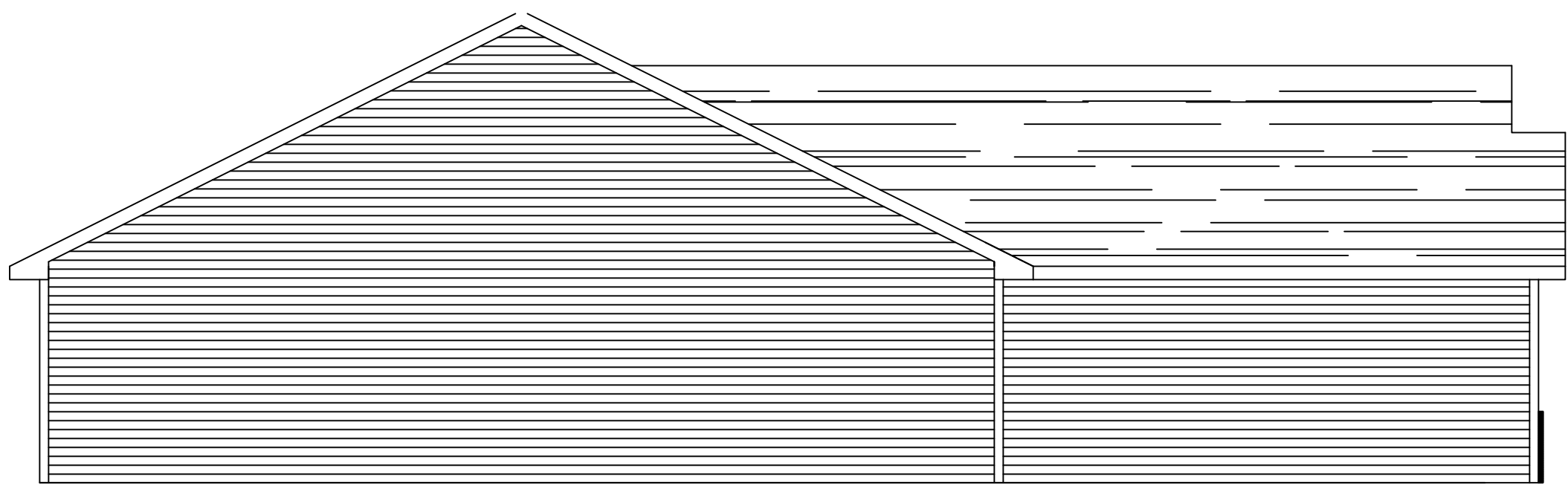
Project Name and Address

2025 The Spruce
Elevation E
Left Hand Garage

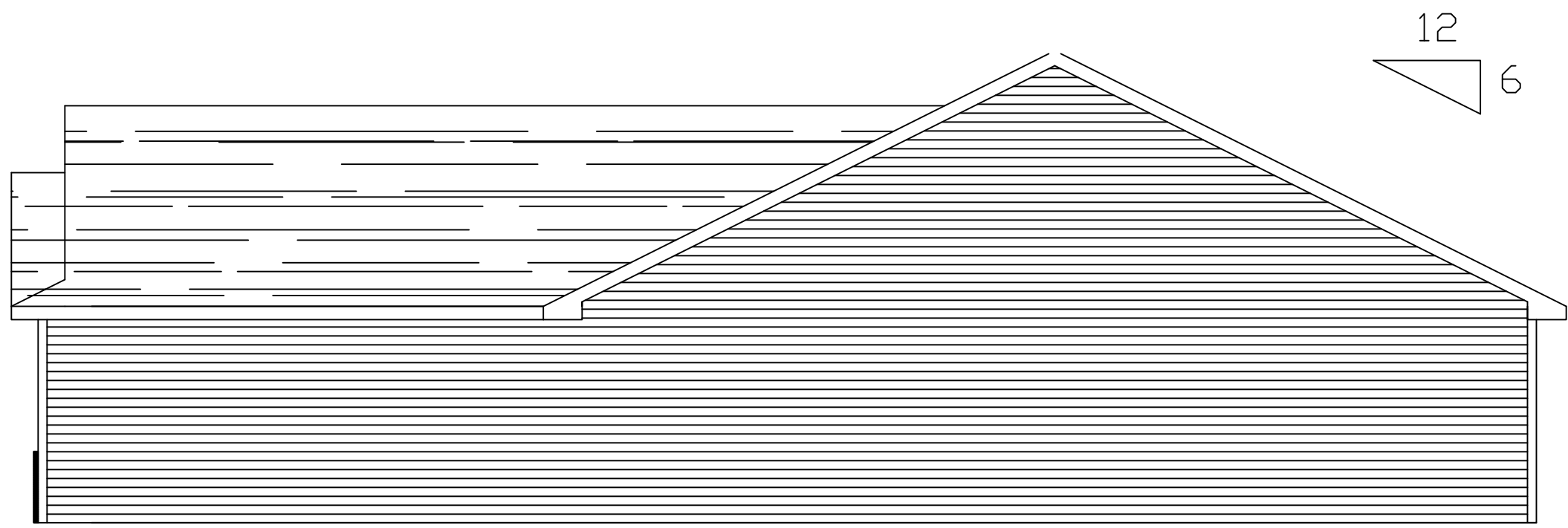
Project	Spec House	Sheet 4
Date	11/11/2025	
Scale	As Noted	



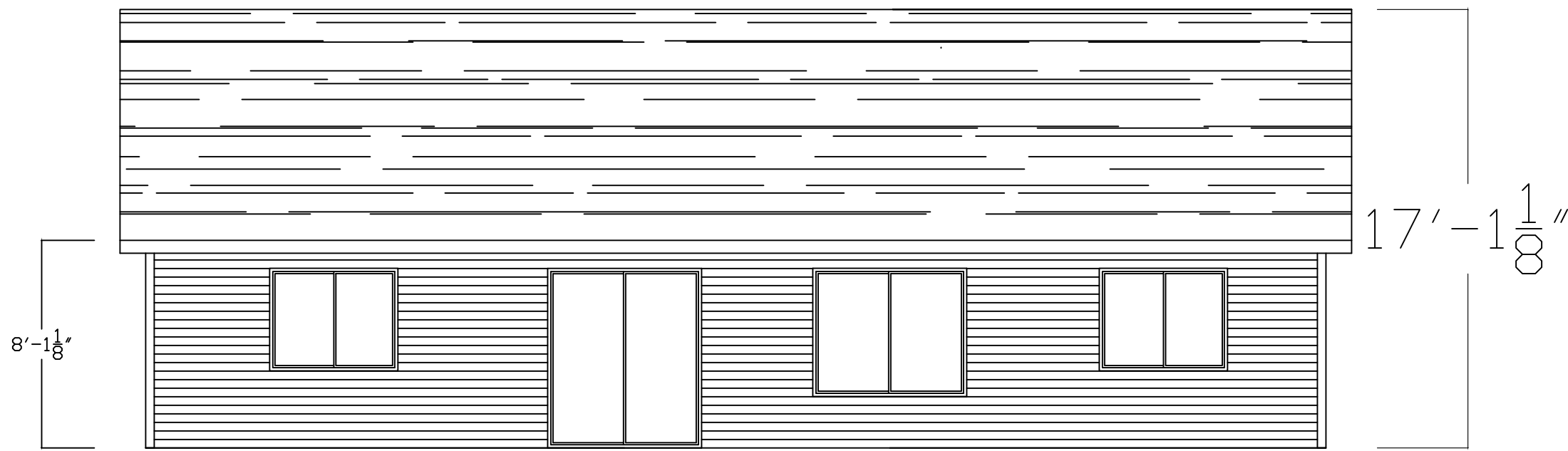
Front
Elevation



Left Elevation



Right Elevation



Rear
Elevation

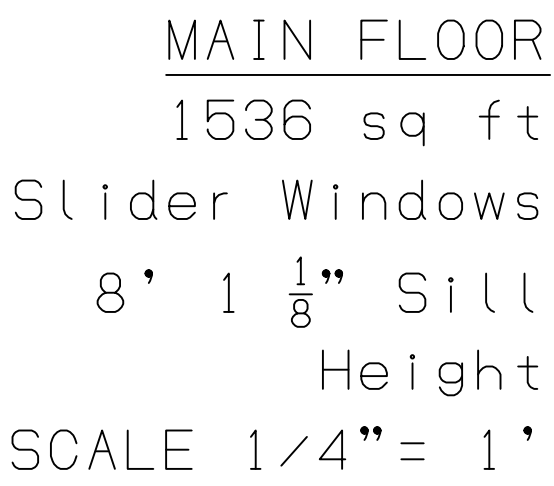
General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
2025 The Spruce
Elevation B
Right Hand Garage

Project Spec House	Sheet 1
Date 3-15-23	
Scale As Noted	

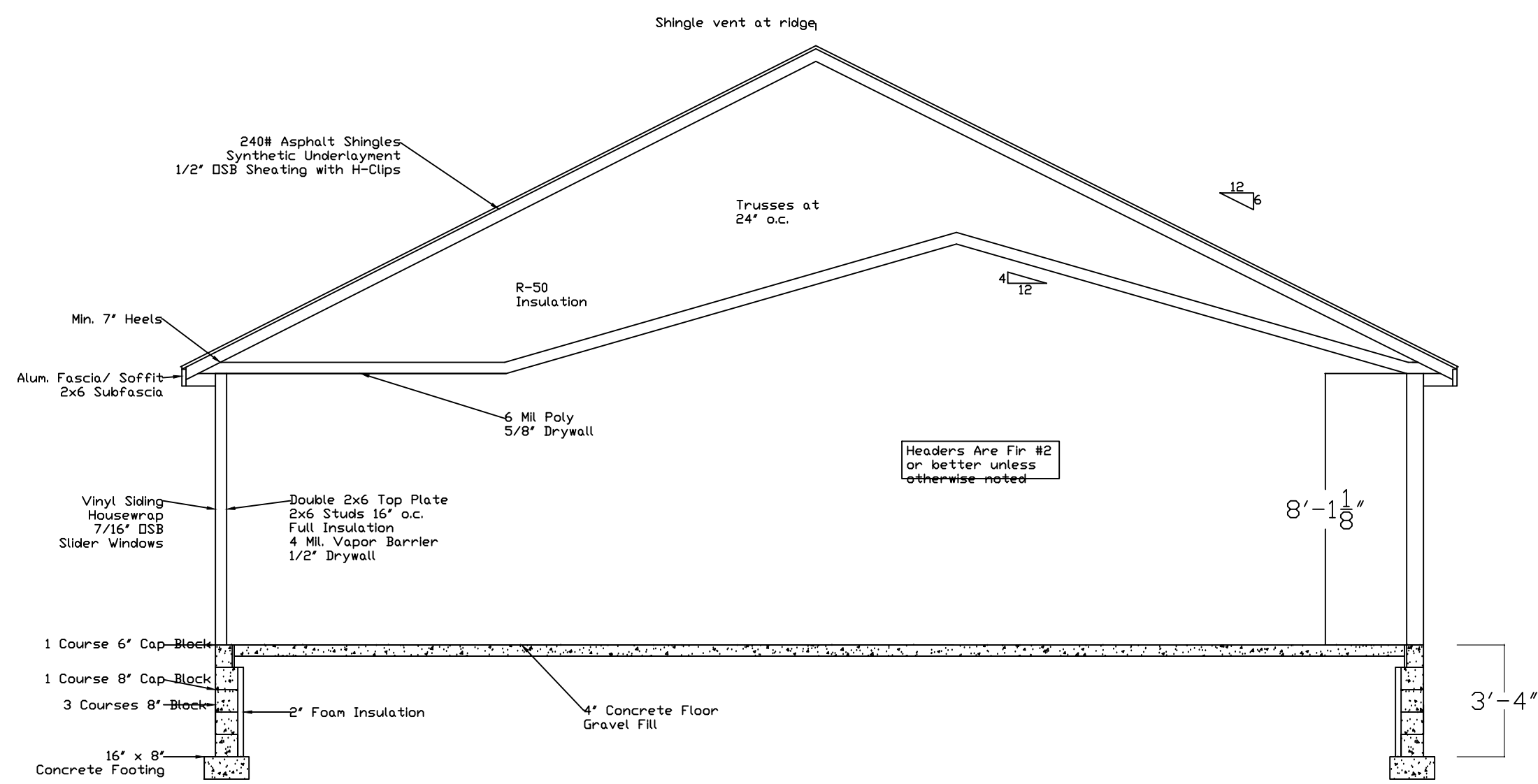


General Notes		
No.	Revision/Issue	Date

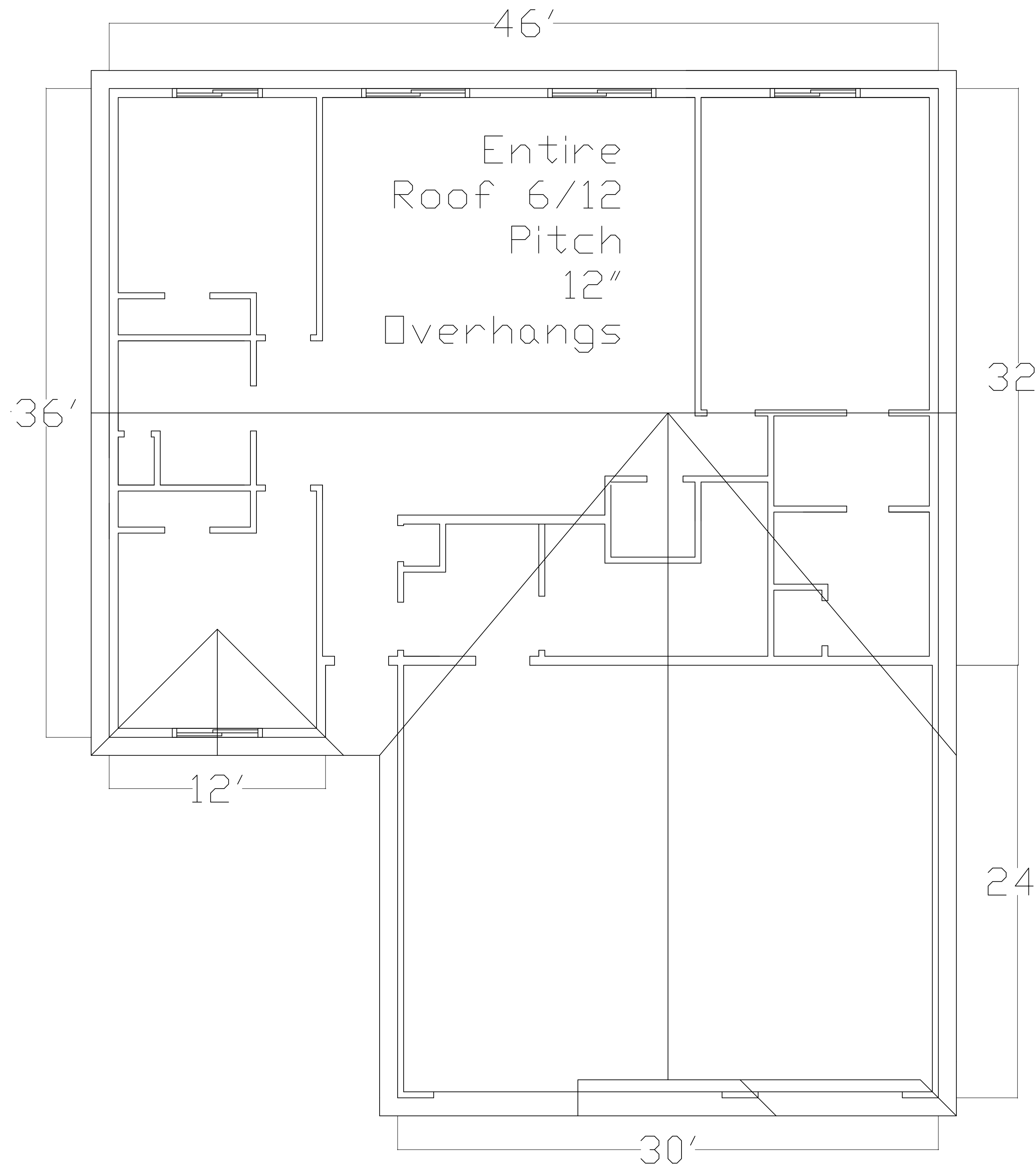
Firm Name and Address

Project Name and Address
2025 The Spruce Elevation B Right Hand Garage

Project Spec House	Sheet
Date 3-15-23	2
Scale As Noted	



Cross Section
Scale 1/4" = 1'
0"



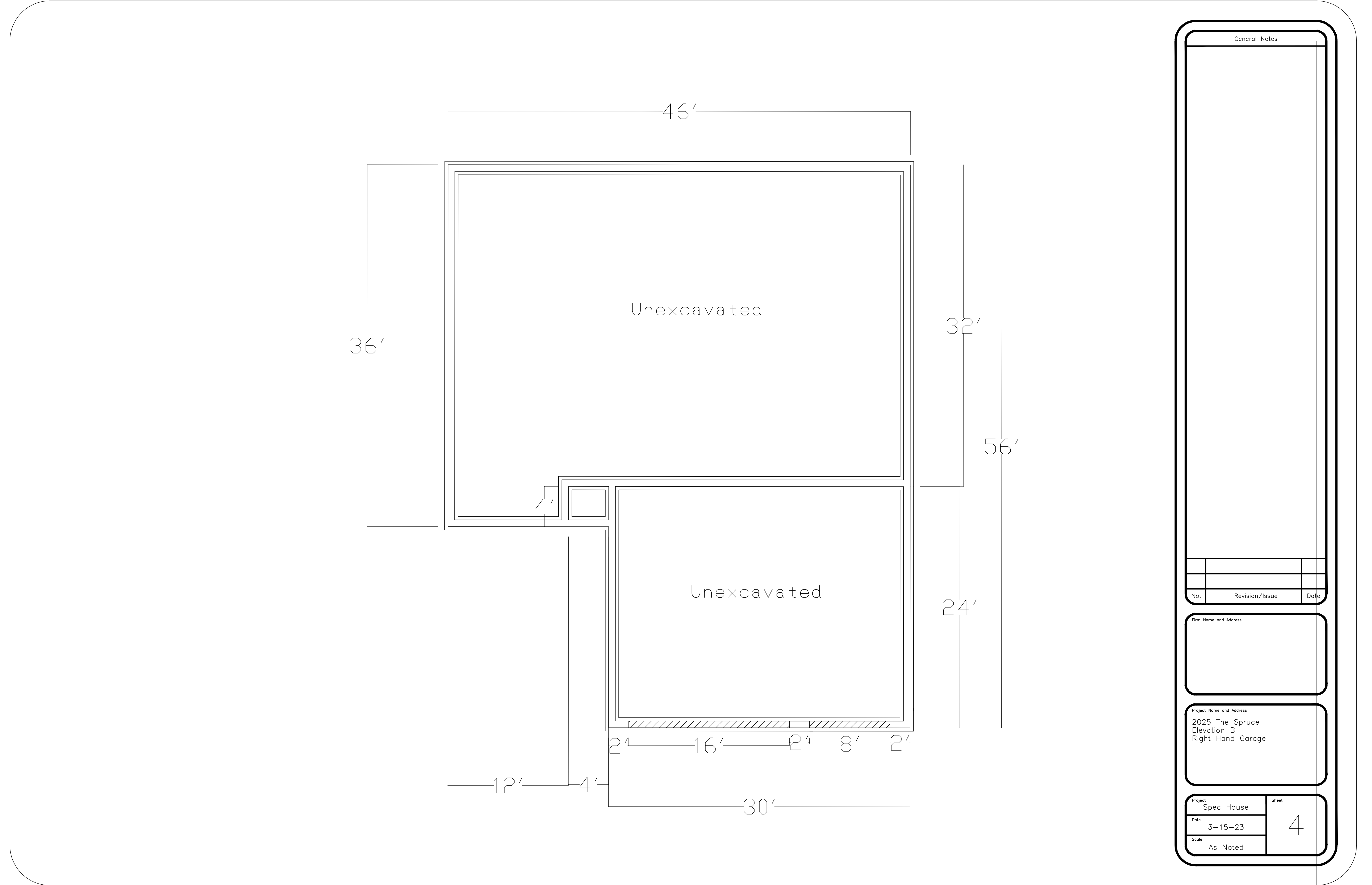
General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
2025 The Spruce
Elevation B
Right Hand Garage

Project Spec House	Sheet 3
Date 3-15-23	
Scale As Noted	



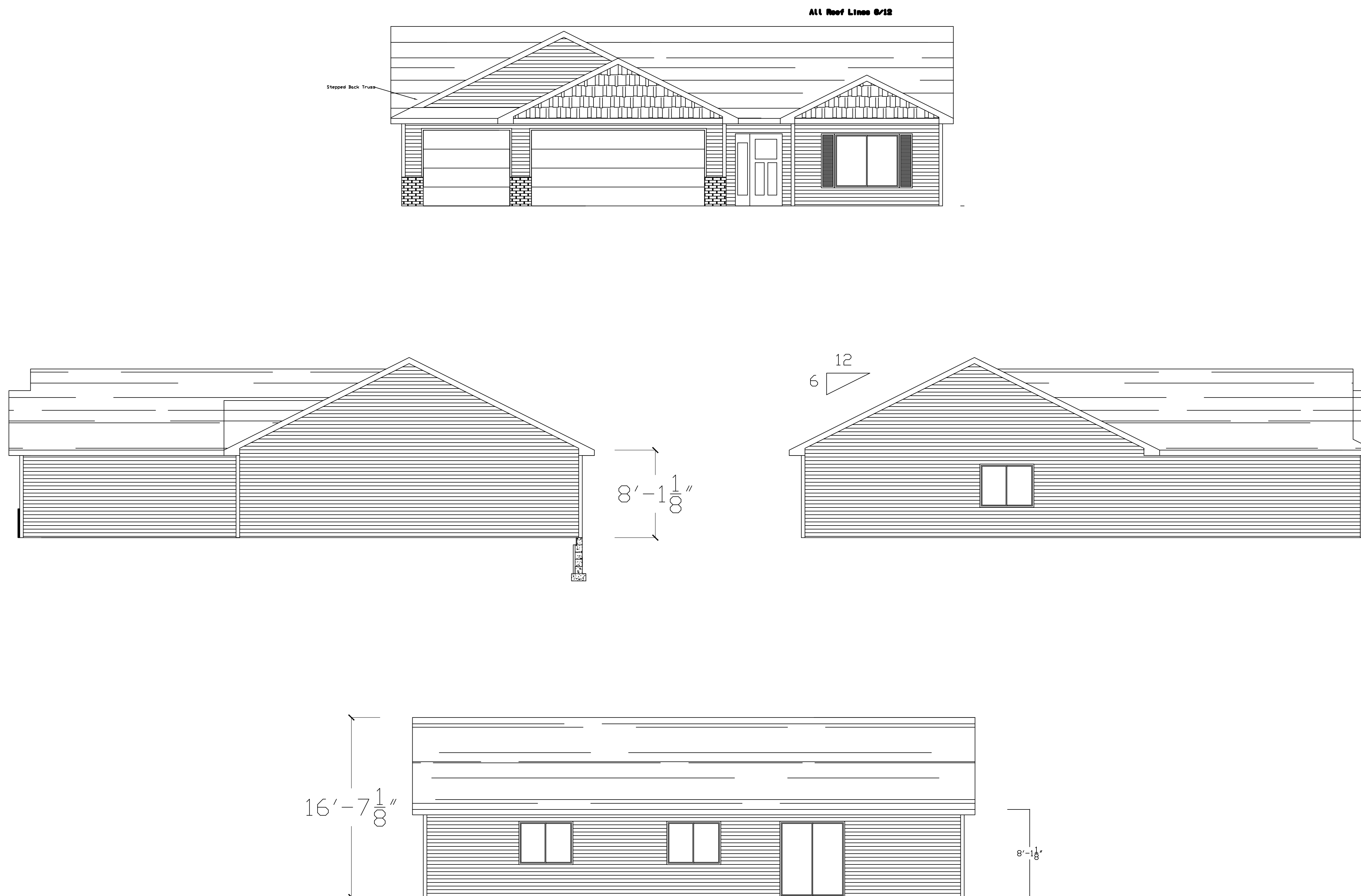
General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
2025 The Spruce
Elevation B
Right Hand Garage

Project Spec House	Sheet 4
Date 3-15-23	
Scale As Noted	



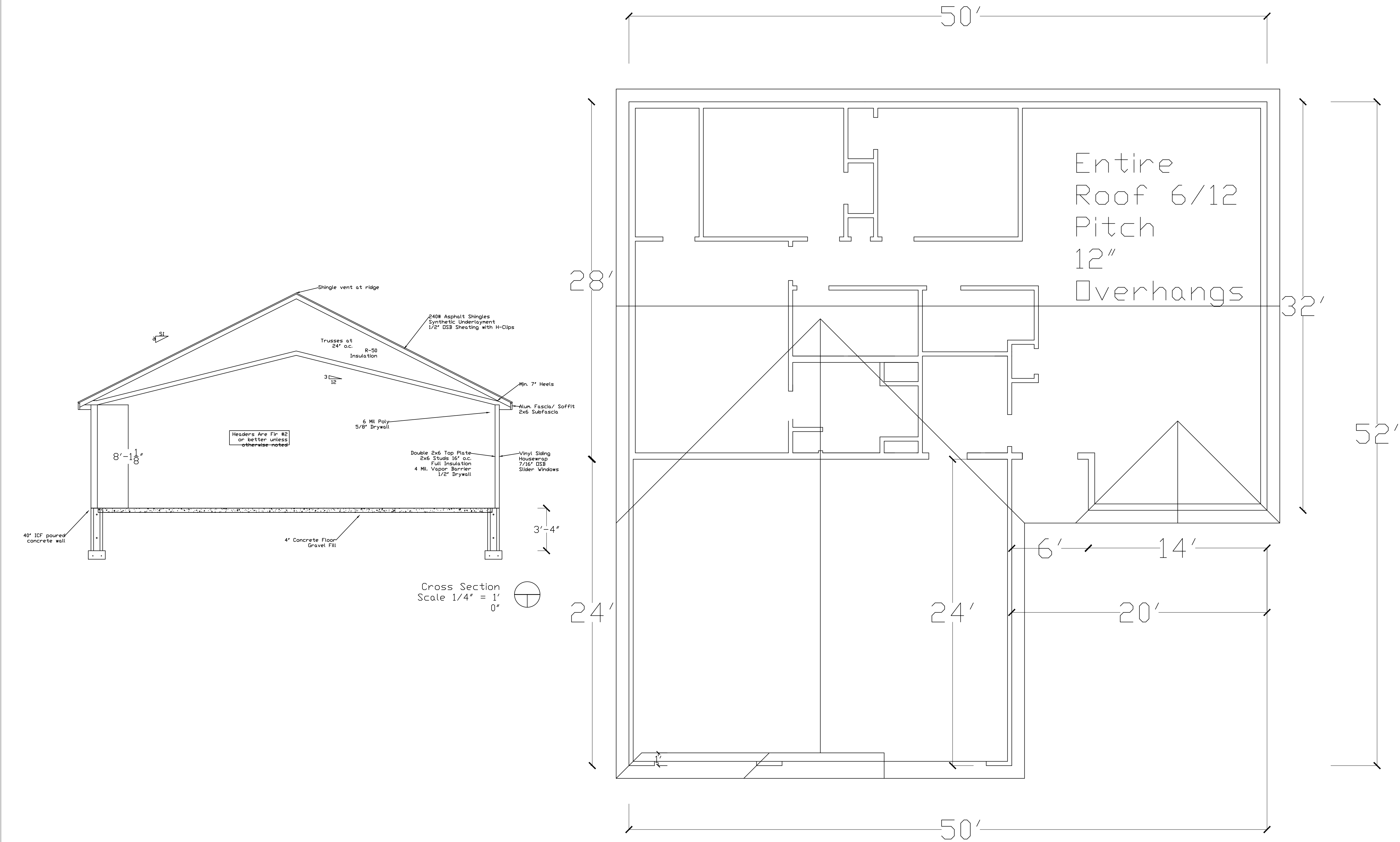
No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address

The Fir
Elevation B
Left Hand Garage
2025

Project Spec House	Sheet 1
Date 7/8/2025	
Scale As Noted	



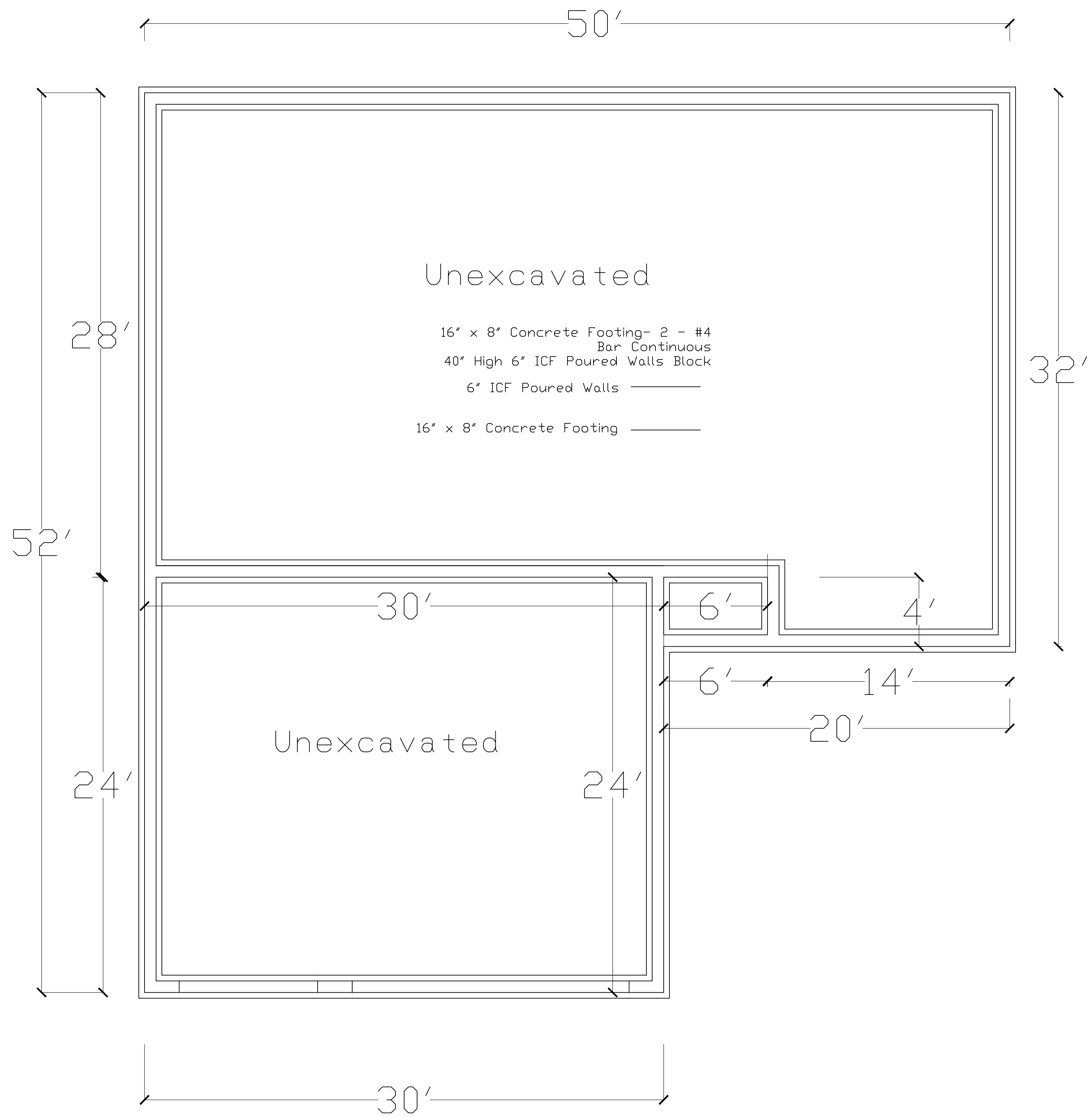
General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
The Fir
Elevation B
Left Hand Garage
2025

Project	Spec House	Sheet 3
Date	7/8/2025	
Scale	As Noted	



General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address

The Fir
Elevation B
Left Hand Garage
2025

Project	Sheet
Spec House	4
Date	
7/8/2025	
Scale	As Noted