

SUNFISH LAKE, MINNESOTA PLANNING COMMISSION

April 17, 2025

**First Calvary Baptist Church, Sunfish Lake
5495 South Robert Trail**

AGENDA

7:00 PM

- 1) Call to Order
- 2) Adopt the Agenda
- 3) Minutes – November 11, 2024 Planning Commission Meeting:
 - A. Additions / Corrections
 - B. Approval
- 4) Public Hearing: 2 Acorn Drive
 - A. Staff Review and Recommendation
 - B. Public Comment
 - C. Commission Discussion
- 5) Adjourn

Please note: The procedure for Public Hearings is written on the back of this agenda.

CITY OF SUNFISH LAKE PUBLIC HEARING PROCEDURE

To increase the understanding of the procedure being followed in public hearings, the following steps are used:

1. Chair – Description of request/Introduction
2. Staff – Description of request, analysis, recommendations
3. Applicant – Added comments and statements
4. General Public – Comments and presentations
5. Chair – Call for Planning Commission discussion and questions
6. General Public – Additional comments and questions
7. Chair – Close public hearing
8. Chair – Additional Commission discussion / call for motion

DRAFT

SUNFISH LAKE PLANNING COMMISSION MEETING
NOVEMBER 21, 2024
7:00 P.M.

Attendants

Chair: Acting Chair Dominick Driano
Commissioners: Present: Jeannine Naves, Claire Nobel and Kevin Wu
Absent: Commission Tom Hendrickson
City Planner: Lori Johnson
City Clerk: Christy Wilcox
City Attorney: Kori Land
Members of the General Public.

1. **CALL TO ORDER:** Acting Chair Driano called the meeting to order at 7:00 p.m.
2. **ADOPT AGENDA:** Acting Chair Driano asked if there were any additions to the agenda and there was no response.

Commissioner Naves moved to adopt the agenda as presented, seconded by Commissioner Wu. Motion carried (4-0)

3. **APPROVE MINUTES, AUGUST 15, 2024, PLANNING COMMISSION MEETING:** Acting Chair Driano asked if there were any additions or corrections to the August 15, 2024, Planning Commission meeting minutes.

Commissioner Nobel moved to approve the minutes of the August 15, 2024, Planning Commission meeting, seconded by Commissioner Naves. Motion carried. (4-0)

4. **PUBLIC HEARING: A. 205 AND 145 SALEM CHURCH ROAD – LOT LINE ADJUSTMENT AND VARIANCE REQUEST.** Acting Chair Driano opened the meeting for the purpose of a public hearing. Mark and Katherine Sullivan, owners of 205 Salem Church Road (their home site) and 145 Salem Church Road (vacant) have applied for a lot line adjustment and variance in relation to these two parcels. The driveway for 205 Salem Church Road encroaches over the lot line between the two parcels and extends to the center of a portion of 145 Salem Church Road. At some point in the future the Sullivan's would like to sell 145 Salem Church Road and would like to have their driveway on the parcel on which their home is located. To meet setbacks for two new driveways (one on each parcel) and plan around the natural features of the property, they are requesting a lot line adjustment that would push the lot line between the two properties 45 feet to the east. In doing so, 145 Salem Church Road would be nonconforming with the lot width requirements of the zoning ordinance.

The required lot width in the R-1 Single Family zoning district is 200 feet. The existing width of 145 Salem Church Road is 200 feet, and the lot line adjustment would create a lot width of 155 feet. The existing lot width of 205 Salem Church Road is 359 feet, and the lot line adjustment would change the width of this lot to 404 feet , therefore, this parcel would still meet lot width requirements.

It should be noted that no construction of either a home or a driveway on 145 Salem Church Road is proposed at this time; these drawings have been presented to ensure that the lot line adjustment can accommodate two driveways. The house location shown on 145 Salem Church Road is approximate and only meant for demonstrative purposes.

City Planner Johnson presented her report dated November 14, 2024, and asked that additional conditions be added to the proposed recommendation relating to escrows and no permit be issued at 145 Salem Church Road until the driveway serving 205 Salem Church Road is removed and add condition number 3 that prior to the installation of the new driveway for 205 Salem Church Road, the property owner must submit a grading/drainage plan for the new driveway location.

Acting Chair Driano asked if there were any questions from the applicant or the public.

Carlos Perez of Sketches, LLC was present and discussed the project on behalf of the property owner. Mark Sullivan, owner of the property, indicated that he does not have plans at this time for the vacant property.

Acting Chair Driano closed the public hearing.

Commission Naves moved to recommend approval of the Minor Subdivision/Lot Line Adjustment for 205 and 145 Salem Church Road requested by Mark and Katherine Sullivan with the conditions listed in the Planner's Report dated November 14, 2024, with the addition of language to number 2 and addition of condition number 3 as proposed by the City Planner, seconded by Commissioner Nobel. Motion carried (4-0).

Commissioner Wu moved to recommend approval of a 45-foot variance to the 200-foot lot width requirement for the property at 145 Salem Church Road requested by Mark and Katherine Sullivan based upon the Variance rationale as outlined in the Planner's Report dated November 14, 2024, seconded by Commissioner Naves. Motion carried (4-0).

5. Ordinance Prohibiting Cannabis Uses

City Attorney Kori Land presented the proposed Cannabis and Lower-Potency Hemp Zoning Ordinance and the background as to why cities are reviewing at this time. After discussion, the City Attorney is recommending approval to the City Council of the proposed ordinance.

Acting Chair Driano asked if one of the churches decided as part of their religious service to introduce hemp or cannabis as part of their beliefs, would that be allowable under this ordinance. Attorney Land said that this would not be allowed under this ordinance, and they would have to ask for an amendment. This ordinance does not prohibit personal possession if they are not selling it.

Commissioner Nobel moved to recommend approval of the proposed ordinance amending the Sunfish Lake City Code Section 1201.08 uses not provided within zoning code dealing with Cannabis and Lower-Potency Hemp, seconded by Acting Commissioner Driano. Motion carried (4-0).

OTHER/NEW BUSINESS:

6. ADJOURN

Acting Chair Driano moved to adjourn the meeting at 7:28 p.m., seconded by Commissioner Naves.
Motion carried. (4-0)

Respectfully submitted,

Christy Wilcox, City Clerk

Planning Memorandum

To: Sunfish Lake Planning Commission

From: Lori Johnson, City Planner

Date: April 11, 2025, for Planning Commission meeting on April 17, 2025

Re: 2 Acorn Dr. – Major Site and Building Plan Review & Variance
WSB Project No. 027923-000

GENERAL INFORMATION

Applicant: Chad Maack – Hartman Homes Inc.

Property Owners: Chris Nelson and David Carlson

Project Location: 2 Acorn Dr. – PID 38-76000-00-020

Acreage: 2.43 acres

Existing Land Use / Zoning: Single-Family Residential; Zoned R-1

Surrounding Land Use / Zoning: North: Residential; Zoned Single-Family Residential District R-1
East: Vacant; Zoned Single-Family Residential District R-1
South: Residential; Zoned Single-Family Residential District, R-1
West: Residential; Zoned Single-Family Residential District R-1

Comprehensive Plan: The City of Sunfish Lake (2040) Comprehensive Plan guides this property for Low Density Residential land use.

Deadline for Agency Action:	Application Date:	03-15-2025
	60 Days:	05-23-2025
	Extension Letter Mailed:	NA (will send if necessary)
	120 Days:	NA (will determine if extension sent)

Attachments: Location Map
Aerial
Proposed Survey
Grading, Drainage and Erosion Control Plan
Survey with Tree Tags
Tree Inventory
Landscape Plan
House/Sauna Plans

Engineering Memo

CONSIDERATIONS RELATED TO THE REQUEST

1. Overview.

Hartman Homes Inc, applicant, and owners David Carlson and Chris Nelson, are proposing to build a 2,578 square foot home at 2 Acorn Drive. The lot on which the home is proposed is 2.43 acres in size and is currently wooded and vacant. New homes require the review and approval of a major site and building plan according to Section 1208.02C of the Zoning Ordinance. The proposed site plan also includes a separate accessory building labeled as a lounge and sauna. That structure is proposed at 241 square feet.

The proposed driveway requires a variance, as the driveway is proposed with a 10-foot side yard setback where a 25-foot setback is required. .

2. General Zoning Review

Setbacks:

	Required	Proposed
Front	100 feet	232 feet
Side	50 feet	68 and 212 feet
Rear	50 feet	51.5 feet

Accessory structures are required to meet a 100-foot front yard setback, with 25-foot setback requirements in the rear and side yards. The front yard setback of the proposed sauna will be 274 feet. The side yard setback will be 173 feet and 152 feet, with a rear yard setback of 49.9 feet.

Variance: The applicant is requesting a 15-foot variance to the 25-foot side yard driveway setback requirement on the north side of the site. The applicant is proposing this variance because there are few other options for the placement of the driveway that does not involve the removal of significant trees. The applicant is also trying to avoid cutting into a hill on the south side of the driveway, which would also result in the removal of significant trees if this area was disturbed.

Impervious Surface and Building Coverage: The total proposed impervious surface coverage for the lot on which the home is to be located is 8.4%. The total impervious surface coverage allowed is 30% and this plan meets this requirement.

The total building coverage allowed on the lot cannot be greater than 10% per ordinance requirements. The building coverage on the home lot is 3.4% which meets ordinance requirements.

Accesses: The new home will access an existing shared private driveway (with 3 Acorn Drive) which connects to Acorn Drive. The owners of 2 Acorn Drive will be responsible for any damage to the existing private drive that may occur during construction. Because this is a private drive, the city can take no responsibility for damage to the private drive and will not be responsible for any subsequent repairs to the road.

Size: The home that is being constructed is 2,578 square feet. The proposed sauna will measure 241 square feet.

Exterior Elevations and Height: The exterior home elevations include Hardie plank lap siding, vertical Sierra siding panels, stone veneer, metal roof elements and glass. The overall height of the structure is 28 feet from the average ground level prior to construction. The height requirement in the zoning ordinance is 30 feet and this home meets the ordinance requirement.

Section 1217.01 (C) requires that any accessory structure cannot be greater than one story, or exceed 16 feet in height. The building materials of the accessory structure must be compatible with the principal building. The applicant has provided an exterior elevation of the sauna, which will be compatible with the proposed home and will meet ordinance requirements. The proposed height of the sauna building is less than 10 feet.

Tree Preservation: This site is heavily wooded. There will be 22 significant trees removed from the property to construct the proposed improvements. Seven additional dead, injured, or insignificant trees will be removed. There are 30 replacement trees proposed on site. Many of these replacement trees will be located along the proposed driveway running to the home. These trees will provide additional screening from the neighbors located directly north at 3 Acorn Drive. The City Forester has consulted with the applicant and is in agreement with these plans.

Lighting: The applicant must submit a foot candle lighting site plan prior to the installation of any free-standing lights or mounted lights on the exterior of the structures on the property.

Engineering: The City Engineer has reviewed the plans for this site and has submitted a memo regarding the plans for the home. This memo is attached to this report and a condition has been added which states all items in City Engineer's memo must be resolved prior to work beginning on site.

Site Plan Review Criteria

The Planning Commission, as its basis of recommendation, and the City Council, as its basis for decision on major projects, shall evaluate the effects of the proposed site and building plans according to the criteria below:

- A. Whether the proposed improvements are compatible and in harmony with the existing structures in the surrounding community.
- B. Whether the proposed improvements preserve the character and nature of the surrounding community, including the natural landscape and woodland characteristics of the community.
- C. Whether the proposed improvements are not constructed of unsightly, improper or unsuitable materials.
- D. Whether the proposed improvements will not materially adversely affect any natural resources in the community, except when there is no feasible and prudent alternative to the proposed location of the improvements. For purposes of this clause, "natural resources" shall include, but not be limited to, all mineral, animal, botanical, air, water, land, timber, soil, quietude, recreational, historical, scenic and aesthetic resources.
- E. Whether the proposed site and improvements shall have an appearance that will not have an adverse effect upon adjacent residential properties.
- F. Whether the proposed site improvement complies with drainage requirements, as provided in Section 1216.04 of this Ordinance.
- G. Whether the proposed site and improvements are consistent with the purposes of the Zoning Ordinance.

The information provided in this staff report and on the proposed plans indicate that all above criteria have been met for major site and building plan approval.

No public comments have been received as of the date of the staff report publication.

Variance Review Criteria

In considering all requests for a variance and in taking subsequent action, the Planning Commission and the Council shall make a finding of fact that the proposed action will not:

- A. Impair an adequate supply of light and air to adjacent property.
- B. Unreasonably increase the congestion in the public street.
- C. Have the effect of allowing any district uses prohibited therein, permit a lesser degree of flood protection than the flood protection elevation for the particular area, or permit standards which are lower than those required by State law.

- D. Increase the danger of fire or endanger the public safety.
- E. Unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of this Title.
- F. Violate the intent and purpose of the Comprehensive Plan.

In addition, a variance shall not be granted unless it can be demonstrated that:

- A. Practical difficulties will result if the variance is denied due to the existence of special conditions and circumstances which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or buildings in the same district.
 - a. Special conditions may include exceptional topographic or water conditions or, in the case of an existing lot or parcel of record, narrowness, shallowness, insufficient area or shape of the property.
 - b. Practical difficulties caused by the special conditions and circumstances may not be solely economic in nature, if a reasonable use of the property exists under the terms of this Title.
 - c. Special conditions and circumstances causing practical difficulties shall not be a result of lot size or building location when the lot qualifies as a buildable parcel.
- B. Compliance with the requirements of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance or deny the applicant the ability to put the property in question to a reasonable use and the proposed variance permits the owner to use the property in a reasonable manner.
- C. The special conditions and circumstances causing the practical difficulties do not result from the actions of the applicant.
- D. Granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures or buildings in the same district under the same conditions.
- E. The request is not a use variance.
- F. The variance requested is the minimum variance necessary to accomplish the intended purpose of the applicant.
- G. The request does not create an inconvenience to neighboring properties and uses.
- H. The variance requested is in harmony with the purpose and intent of the Ordinance.
- I. The variance requested is consistent with the Comprehensive Plan.

- J. The variance requested will not alter the essential character of the locality.

Staff concludes that a practical difficulty exists with regard to the proposed variance, in that there are no other options for the placement of the driveway that do not involve the removal of significant trees. In addition, there is a hill on the south side of the proposed driveway that should be avoided to ensure no other significant trees are removed. The unique factors of this proposal include the location of the hill adjacent to the proposed driveway and the location of significant trees in the front yard, which makes driveway location challenging. The variance request is reasonable and will not have a detrimental impact on the surrounding neighborhood.

RECOMMENDATION

Based on the foregoing considerations and applicable ordinances, staff recommends approval of the major site and building plan review for a new home, in addition to the side yard setback variance request. Two motions should be made with regard to these requests.

Staff recommends approval of the major site and building plan subject to the following findings of fact and conditions of approval:

Conditions of Approval:

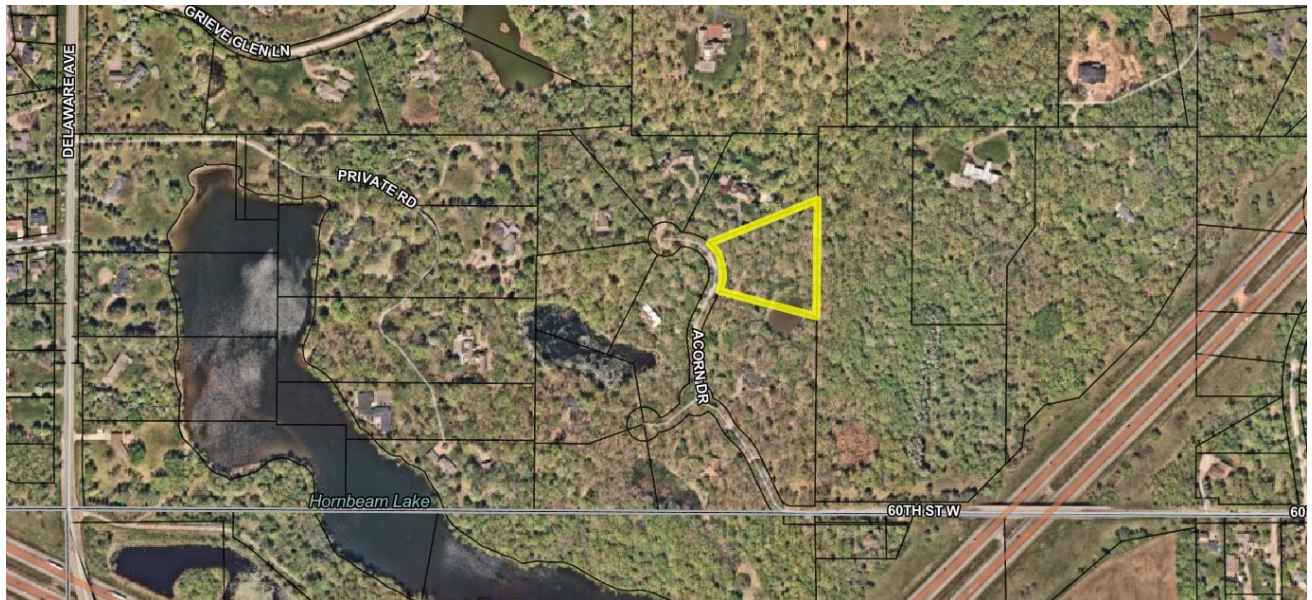
1. Construction of the home and all improvements shall occur in substantial conformance with the plans recommended for approval at the April 17, 2025 Planning Commission meeting.
2. The applicant must comply with all requirements described in the City Engineer's Memo dated March 20, 2025.
3. The applicant must submit a lighting plan with foot candle measurements prior to issuance of a building permit.
4. The applicant must obtain all other permits as may be required.
5. The applicant shall comply with all applicable federal, state, and local laws, rules and ordinances.
6. The applicant must adhere to and remain in compliance with the requirements of this Resolution, applicable performance standards, and such other requirements as may apply.
7. All conditions of the site plan review must be complied with, shall run with the land, and shall not in any way be affected by the subsequent sale, lease or other change from current ownership of the Property.
8. By undertaking the activities approved by the requests, the Applicant agrees to all conditions.
9. The improvements to be staked out in the field by the surveyor and reviewed and approved by city staff prior to the start of any construction.
10. All erosion controls identified on the approved plan must be properly installed and inspected by City staff prior to the start of any construction.

11. If site disturbance exceeds one acre, the applicant agrees to apply for a NPDES permit through the MPCA and supply the city with the approved Storm Water Pollution Prevention Plan (SWPPP) and the approved MPCA NPDES permit.

Staff recommends approval of the 15-foot variance to the 25 foot side yard driveway setback based on the following rationale.

1. The unique factors of this proposal, resulting in practical difficulties for the applicant, include the location of the hill adjacent to the proposed driveway and the location of significant trees in the front yard, which makes driveway location challenging.
2. The variance request is reasonable in that the home needs a driveway, and it is difficult to locate the driveway elsewhere on the property without substantial tree removal.
3. The variance request will not have a detrimental impact on the surrounding neighborhood. Tree replacement is being located on the north side of the driveway to provide additional screening for the neighboring property.

Location Map for 2 Acorn Drive



Aerial for 2 Acorn Drive





CARLSON NELSON RESIDENCE

2 ACORN DRIVE
SUNFISH LAKE, MINNESOTA

GRADING, STORMWATER MANAGEMENT AND EROSION CONTROL PLANS

CONTACT INFORMATION

CIVIL ENGINEER
PIERCE PINI & ASSOCIATES, INC.
9298 CENTRAL AVENUE NE, SUITE 312
BLAINE, MN 55434
CONTACT: Kevin Gardner
TEL: 763-537-1311

SURVEYOR
CORNERSTONE LAND SURVEYING
6750 STILLWATER BLVD N, SUITE 1
STILLWATER, MN 55082
CONTACT: Connie Villari
TEL: 651-275-8969

BUILDER
HARTMAN HOMES, INC.
744 RYAN DRIVE, SUITE 102
HUDSON, WI 54016
CONTACT: Chad Maack
TEL: 715-377-1555

DRAWING INDEX

C000 - COVER SHEET
C100 - SITE REMOVALS PLAN
C200 - STORMWATER POLLUTION PREVENTION NOTES
C300 - STORMWATER POLLUTION PREVENTION DETAILS
C400 - GRADING, DRAINAGE AND EROSION CONTROL PLAN
C500 - STORMWATER MANAGEMENT DETAILS

CONSTRUCTION NOTES

- ALL EXISTING INFORMATION AND PROPOSED SITE IMPROVEMENTS TAKEN FROM CERTIFICATE OF SURVEY BY CORNERSTONE LAND SURVEYING, DATED JANUARY 2, 2025.
- GEOTECHNICAL REPORT COMPLETED BY KILO ENGINEERING, PROJECT 25-1864, DATED MARCH 9, 2025.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR TO PREVENT DIRT AND/OR DEBRIS FROM BEING TRANSPORTED OFF-SITE IN AN UNCONTROLLED MANNER. SEDIMENT DISCOVERED SHALL BE REMOVED BY CONTRACTOR WITHIN 48 HOURS OF DISCOVERY.
- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH CITY OF SUNFISH LAKE AND STATE OF MINNESOTA REGULATIONS AND STANDARDS.
- EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WHICH MAY INCLUDE BUT IS NOT LIMITED TO: ELECTRIC, TELEPHONE, GAS, CABLE TV, COMPUTER CABLE, FIBER OPTIC CABLE, SANITARY SEWER, STORM SEWER AND WATER MAIN. CONTRACTOR TO CONTACT THE GOPHER STATE ONE CALL BEFORE EXCAVATING.
- CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS, LANDSCAPING, STRUCTURES AND UTILITIES THAT ARE TO REMAIN. CONTRACTOR TO STORE AND PROTECT EXISTING SITE FEATURES WHICH NEED TO BE REMOVED AND REPLACED. CONTRACTOR TO PREVENT DAMAGE OR THEFT OF THESE ITEMS AND TO REPAIR AND REPLACE AT OWN EXPENSE.
- ALL EXCAVATIONS MUST COMPLY WITH THE REQUIREMENTS OF OSHA 29 CFR, PART 1926, SUBPART P "EXCAVATIONS AND TRENCHES". THIS DOCUMENT STATES THAT EXCAVATION SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL COORDINATE WITH ARCHITECT'S DRAWINGS TO VERIFY LOCATION, SIZE AND QUANTITY OF ALL ROOF DRAINS AND UTILITY CONNECTIONS.
- PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH MMUTCD, INCLUDING "FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS", CURRENT EDITION.
- DRAWINGS DO NOT INDICATE AREAS OF TEMPORARY SUPPORT SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS AND WILL HAVE TOTAL CONTROL OVER THE TYPES AND DESIGN OF ALL SHORING, SHEETING, BRACING, ANCHORAGES, EXCAVATION SUPPORT WALLS, DIRECTIONAL BORING, AUGER JACKING, SOIL STABILIZATION AND OTHER METHODS OF PROTECTING EXISTING IMPROVEMENTS. SEE SPECIFICATIONS FOR SUBMITTAL REQUIREMENTS.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO STARTING CONSTRUCTION.
- ALL MATERIALS FOR PROPOSED CONSTRUCTION OR REPAIR OF EXISTING FACILITIES SHALL BE NEW PRODUCTS DIRECT FROM THE FACTORY AND FREE FROM DEFECTS.
- WHEN WORKING AROUND EXISTING UTILITIES, LIGHT POLES, TRAFFIC SIGNALS, TELEPHONE OR POWER POLES, THE CONTRACTOR SHALL PROVIDE SUFFICIENT SUPPORT OR BRACING TO PREVENT EXCESSIVE STRESS ON THE PIPING. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.
- CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ANY SURVEY MONUMENTS AND/OR PROPERTY IRONS. MONUMENTS DAMAGED OR DISPLACED DUE TO CONTRACTOR NEGLIGENCE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL NOT BLOCK DRAINAGE FROM OR DIRECT EXCESS DRAINAGE ONTO ADJACENT PROPERTY.
- ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY.
- CONTRACTOR MUST ADHERE TO AXLE LOAD LIMITS WHEN DELIVERING MATERIALS AND EQUIPMENT TO THE SITE. ANY DAMAGE TO THE ROADWAY AND THE CITY RIGHT-OF-WAY SHALL BE REPAIRED TO THE CITY'S SATISFACTION AT THE COST OF THE CONTRACTOR.
- CONTRACTOR SHALL TAKE PHOTOGRAPHS AND DOCUMENT THE CONDITION OF THE EXISTING ROADWAY PRIOR TO CONSTRUCTION.
- ALL RETAINING WALLS EXCEEDING 42" IN HEIGHT, MEASURED FROM THE FOOTING TO TOP OF WALL, NEED ENGINEERED DRAWINGS SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF SUNFISH LAKE BUILDING OFFICIAL.

PROPERTY INFORMATION

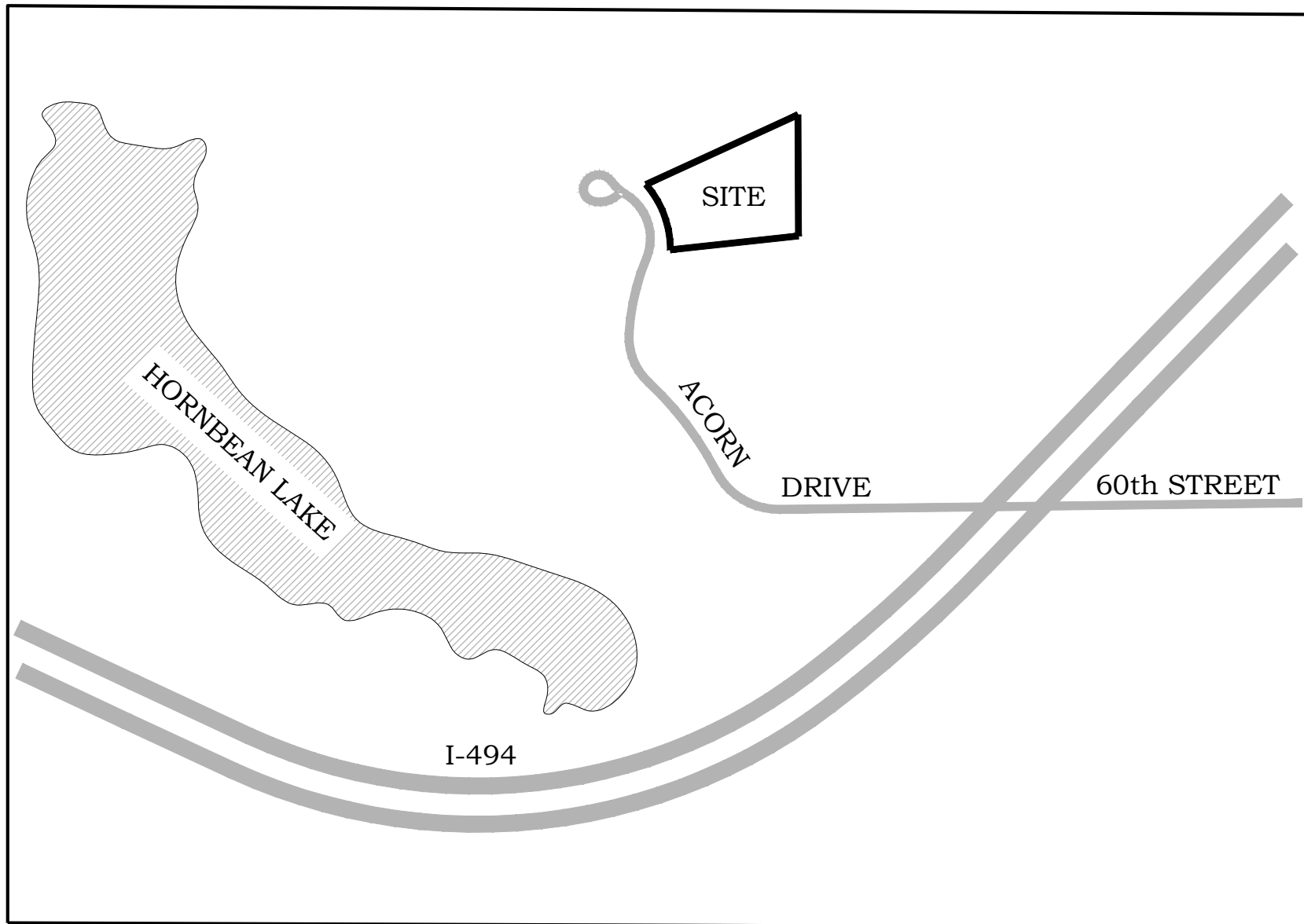
ADDRESS: 2 ACORN DRIVE, SUNFISH LAKE, MN 55077
PARCEL ID: 38-76000-00-020
LOT AREA: 106,046 SQ. FT. (2.43 ACRES)
WATERSHED: LOWER MISSISSIPPI RIVER

CONSTRUCTION SEQUENCING AND INSPECTION OF EROSION AND SEDIMENT CONTROL PRACTICES FOR STORMWATER MANAGEMENT SYSTEMS

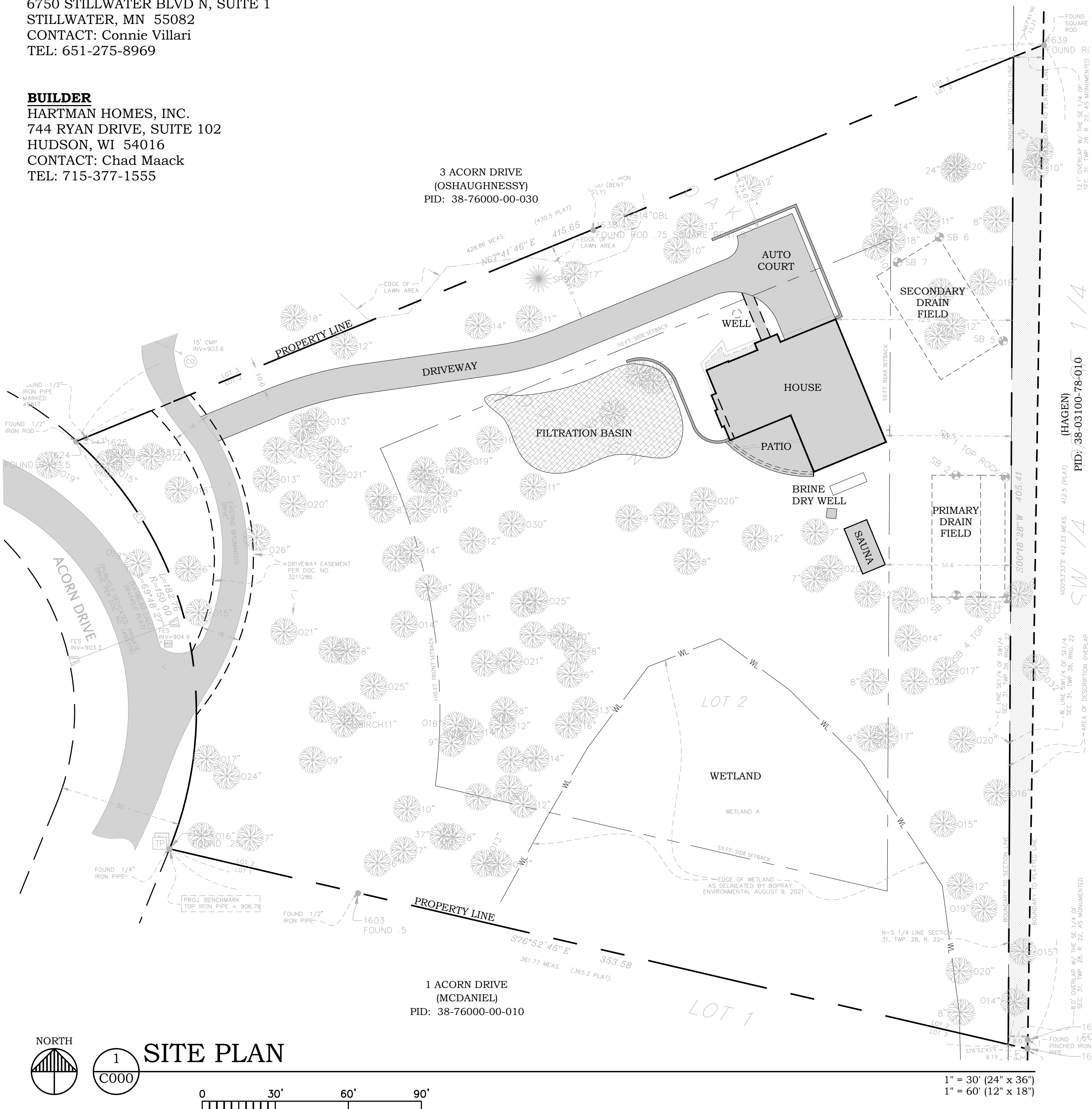
- OBTAIN PERMITS FOR SITE WORK FROM CITY OF SUNFISH LAKE AND ALL GOVERNING AUTHORITIES WITH JURISDICTION IN THIS CONSTRUCTION AREA.
- INSTALL PERIMETER EROSION CONTROL AND TREE PROTECTION WITHIN AND ADJACENT TO LIMITS OF CONSTRUCTION. INSTALL EROSION CONTROL INSERTS AT ALL CATCH BASINS AND MANHOLES AND CONSTRUCT ROCK CONSTRUCTION ENTRANCE. SEE EROSION CONTROL PLANS FOR FURTHER INSTRUCTION.
- UPON INSTALLATION OF EROSION CONTROLS PER THE APPROVED PLANS, THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER FOR AN INSPECTION PRIOR TO ANY EARTHWORK ACTIVITIES COMMENCING.
- PROCEED WITH SITE DEMOLITION, GRADING AND CONSTRUCTION.
- MAINTAIN EROSION CONTROL BMP'S AND CONTROL RUNOFF REQUIREMENTS AS OUTLINED ON DRAWINGS AND SPECIFICATIONS.
- ALL SITE WORK SHOULD BE COMPLETE PRIOR TO WORK ON THE STORMWATER AREAS BEING STARTED TO THE EXTENT POSSIBLE. IF CONSTRUCTION OF THESE AREAS NEEDS TO OCCUR PRIOR TO FINAL SITE STABILIZATION, THEN THE CONSTRUCTED AREA MUST BE PROTECTED AND CONTRIBUTING FLOWS NEED TO BE FILTERED TO PREVENT SEDIMENT ACCUMULATION. THE STORMWATER MANAGEMENT SYSTEMS NEED TO BE PROTECTED FROM EROSION AND SEDIMENT. SILT FENCE WILL BE REQUIRED AROUND ITS PERIMETER TO KEEP THE AREA OF THE STORMWATER SYSTEMS PROTECTED.
- NOTIFY CIVIL ENGINEER AND CITY OF SUNFISH LAKE OF WORK BEING DONE ON STORMWATER SYSTEMS AND THE SCHEDULE OF CONSTRUCTION. ALLOW A MINIMUM OF FIVE WORKING DAYS FOR NOTIFICATION SO ENGINEER CAN CONDUCT SITE MEETING TO DISCUSS THE INTENT OF THE SYSTEM AND CONSTRUCTION OBSERVATION CAN BE SCHEDULED ACCORDINGLY. SITE MEETING TO REVIEW THE INTENT OF THE DESIGN AND THE CONSTRUCTION OF THE STORMWATER SYSTEM NEEDS TO OCCUR PRIOR TO STARTING CONSTRUCTION ON THE SYSTEM.
- MAINTAIN EROSION AND SEDIMENT CONTROL ON CONTRIBUTING AREAS TO AVOID SEDIMENTATION OF SYSTEM.
- CONSTRUCT STORMWATER SYSTEMS PER DRAWINGS AND SPECIFICATIONS.
- COMPLETE CONSTRUCTION OF PARKING AND SIDEWALKS AFTER STORMWATER SYSTEM IS INSTALLED. AFTER PAVEMENT IS INSTALLED, VERIFY THAT STORMWATER SYSTEMS ARE CLEAR AND FULLY FUNCTIONAL. EXCAVATE, DREDGE, OR CLEAN AS NEEDED SO THEY ARE FULLY FUNCTIONAL AT PROJECT CLOSEOUT.
- INSTALL LANDSCAPING AND PLANTING MATERIALS PER LANDSCAPE DRAWINGS AND SPECIFICATIONS.
- REMOVE ALL TEMPORARY EROSION CONTROL BMP'S AFTER PAVING AND STORMWATER AREAS ARE COMPLETE AND AFTER TURF HAS BEEN ESTABLISHED.
- CONTRACTOR SHALL TAKE PHOTOGRAPHS AND MEASUREMENTS OF ALL STORMWATER MANAGEMENT SYSTEMS THROUGHOUT CONSTRUCTION. DOCUMENTATION OF CONSTRUCTION SHALL BE SUBMITTED TO THE CIVIL ENGINEER AT THE CLOSEOUT OF THE PROJECT. CLOSEOUT DOCUMENTATION SHALL INCLUDE PHOTOGRAPHS AND MEASUREMENTS OF SYSTEM DURING CONSTRUCTION, TESTING REPORTS AND OBSERVATIONS AND REDLINE DRAWINGS OF ANY FIELD MODIFICATIONS MADE DURING CONSTRUCTION.

CONSTRUCTION SEQUENCING FOR CERTIFICATE OF OCCUPANCY RELEASE

- AN AS-BUILT SURVEY OF THE PROPOSED IMPROVEMENTS SHALL BE COMPLETED AT THE END OF THE PROJECT TO DEMONSTRATE THAT ALL IMPROVEMENTS HAVE BEEN CONSTRUCTED PER THE APPROVED PLANS.
- THE ENGINEER OF RECORD SHALL REVIEW THE AS-BUILT SURVEY AND CERTIFY THAT THE AS-BUILT SITE IMPROVEMENT ELEVATIONS MATCH THOSE OF THE INTENDED DESIGN.
- UPON COMPLETION OF THE AS-BUILT CERTIFICATION, AN ON-SITE MEETING WITH CITY STAFF, THE BUILDER, THE ENGINEER OF RECORD AND THE OWNER WILL BE REQUIRED TO REVIEW THE STATUS OF THE PROJECT AND ANY OUTSTANDING ITEMS.
- A CERTIFICATE OF OCCUPANCY WILL BE ISSUED ONCE ALL SITE AND BUILDING ITEMS ARE DEEMED FULLY COMPLETE BY CITY STAFF. TEMPORARY CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED.



LOCATION MAP



PIERCE PINI &
ASSOCIATES, INC.
Consulting Civil Engineers

9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763-537-1311

CARLSON NELSON RESIDENCE

2 ACORN DRIVE
SUNFISH LAKE, MINNESOTA 55077

I hereby certify that this plan or drawing was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Company: PIERCE PINI & ASSOCIATES

Signed:

Name: Kevin Gardner

Date: 03/10/2025

Reg. No: 45815

Issued for

Date

Copyright 2025 Pierce Pini & Associates, Inc.

Comm. No.

25-005

Drawn

EJ

Checked

KG

Date

03/10/2025

City Approval

Drawing Title

COVER SHEET

C000

CARLSON NELSON RESIDENCE
2 ACORN DRIVE
SUNFISH LAKE, MINNESOTA 55077

I hereby certify that this plan or drawing was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Company: PIERCE PINI & ASSOCIATES

Signed:

Name: Kevin Gardner

Date: 03/10/2025 Reg. No: 45815

Issued for	Date

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Comm. No. 25-005

Drawn EJ

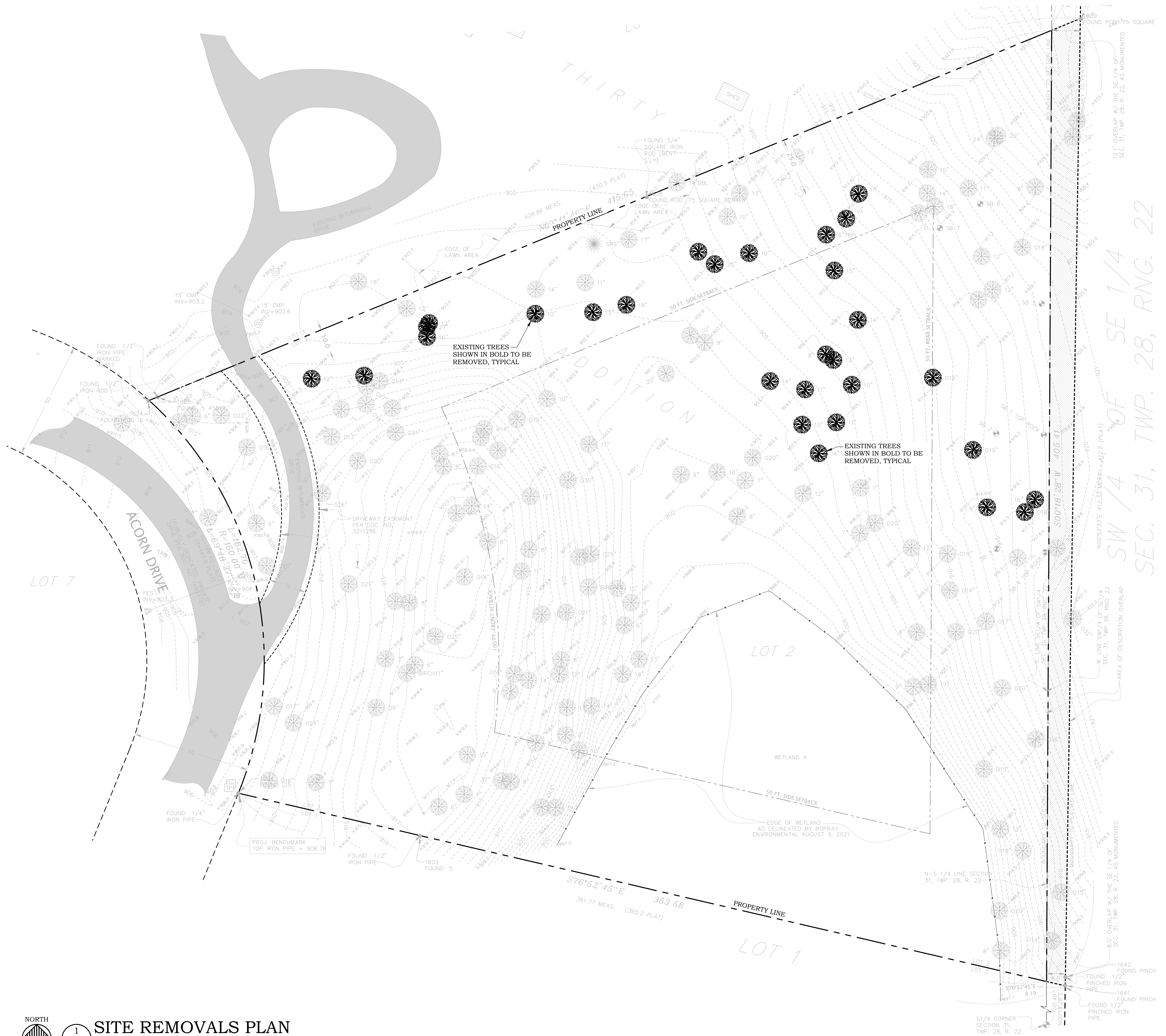
Checked KG

Date 03/10/2025

City Approval

Drawing Title

SITE REMOVALS PLAN



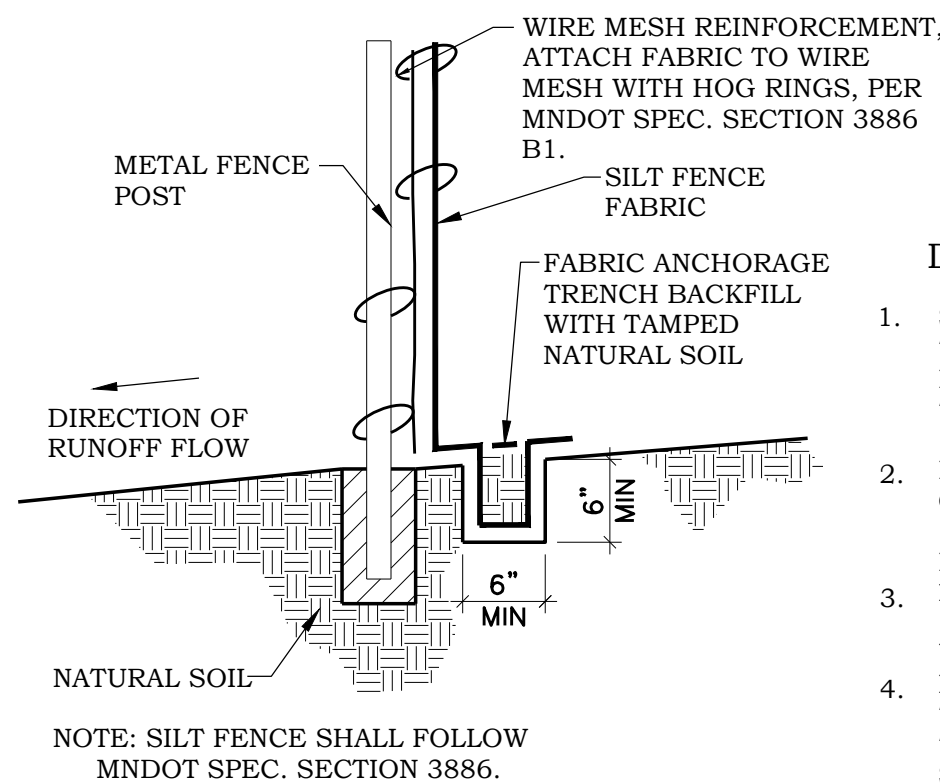


FIGURE 1 TYPICAL INSTALLATION FOR SILT FENCE

TABLE 1 MAXIMUM SLOPE LENGTH AND SLOPE FOR WHICH SILT FENCE IS APPLICABLE

		BY CALCULATION	BY CALCULATION	BY ACCEPTED DESIGN PRACTICES
SLOPE H:V	PERCENT	SILT FENCE STORAGE EQUALES 2 FT FOR A 100-YEAR EVENT	SILT FENCE STORAGE EQUALS 2 FT FOR A 2-YEAR EVENT OR 3 FT FOR A 100-YEAR EVENT	MAXIMUM SLOPE LENGTH
100:1	1%	400 FT	900 FT	100 FT
50:1	2%	200 FT	450 FT	75 FT
25:1	4%	100 FT	225 FT	75 FT
20:1	5%	80 FT	180 FT	75-50 FT
17:1	6%	67 FT	150 FT	50 FT
12.5:1	8%	50 FT	112 FT	50 FT
10:1	10%	40 FT	90 FT	50-25 FT
5:1	20%	20 FT	45 FT	25-15 FT
4:1	25%	16 FT	36 FT	15 FT
3:1	33%	12 FT	27 FT	15 FT
2:1	50%	8 FT	18 FT	15 FT

1

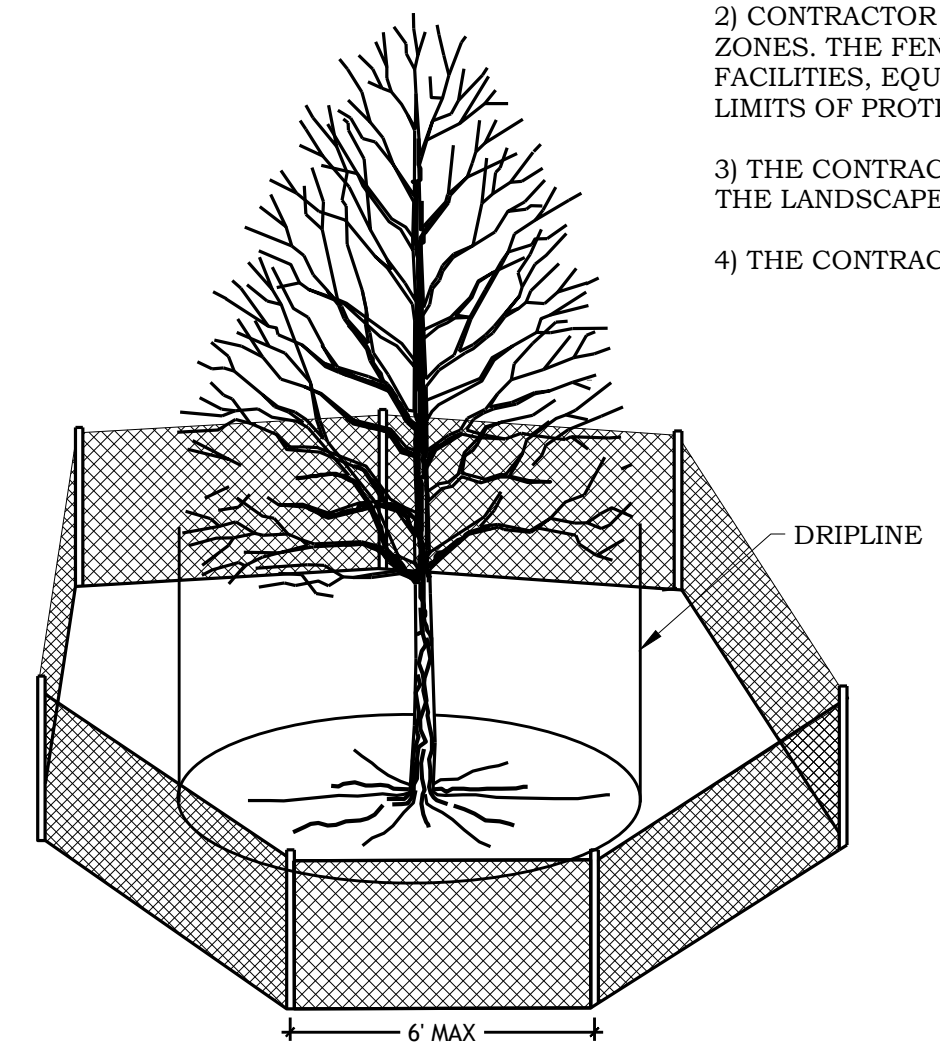
HEAVY DUTY SILT FENCE

NO SCALE

C300

NOTES:

- 1) ALL TREE PROTECTION FENCING AND EROSION CONTROL FENCING SHALL BE INSTALLED ACCORDING TO THE PLANS PRIOR TO ANY DEMOLITION. AFTER DEMOLITION OR AS NECESSARY, TREE PROTECTION FENCING MAY BE RELOCATED WITH APPROVAL FROM THE LANDSCAPE ARCHITECT. ALL TREE PROTECTION FENCING AND EROSION CONTROL DEVICES SHALL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PERIOD.
- 2) CONTRACTOR SHALL NOT STORE ANY MATERIALS OR PARK ANY VEHICLES IN TREE PROTECTION ZONES. THE FENCE SHALL PREVENT TRAFFIC MOVEMENT AND THE PLACEMENT OF TEMPORARY FACILITIES, EQUIPMENT, STOCKPILES AND SUPPLIES FROM HARMING VEGETATION WITHIN THE LIMITS OF PROTECTION.
- 3) THE CONTRACTOR SHALL CLEANLY CUT ALL ROOTS EXPOSED BY GRADING AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- 4) THE CONTRACTOR SHALL USE DESIGNATED CONSTRUCTION ENTRANCES AND STAGING AREAS.

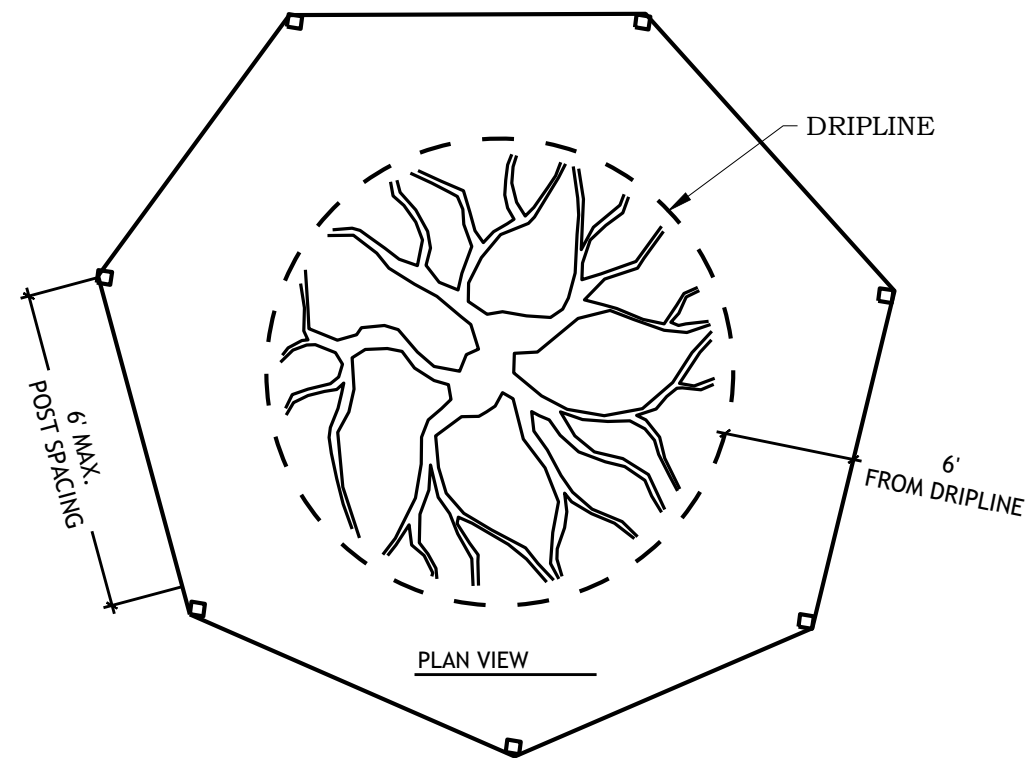


5

TREE PROTECTION FENCING

NO SCALE

C300



EXTEND MATERIAL ABOUT 40" ON TOP OF THE GROUND AND RANDOMLY INSERT STAPLES THROUGH THE MATERIAL ABOUT 20" APART

STAPLES AT 3' O.C. STAPLES MUST BE INSERTED THROUGH OVERLAP MATERIAL

TRANSVERSE SEAMS: BLANKET MATERIAL MUST OVERLAP AT LEAST 6" AND STAPLES INSERTED THROUGH BOTH FABRICS AT A MAXIMUM SPACING OF 20" APART

LONGITUDINAL SEAMS: BLANKET MATERIAL MUST OVERLAP AT LEAST 6" AND STAPLES INSERTED THROUGH BOTH FABRICS AT A MAXIMUM SPACING OF 40" APART

NOTES:

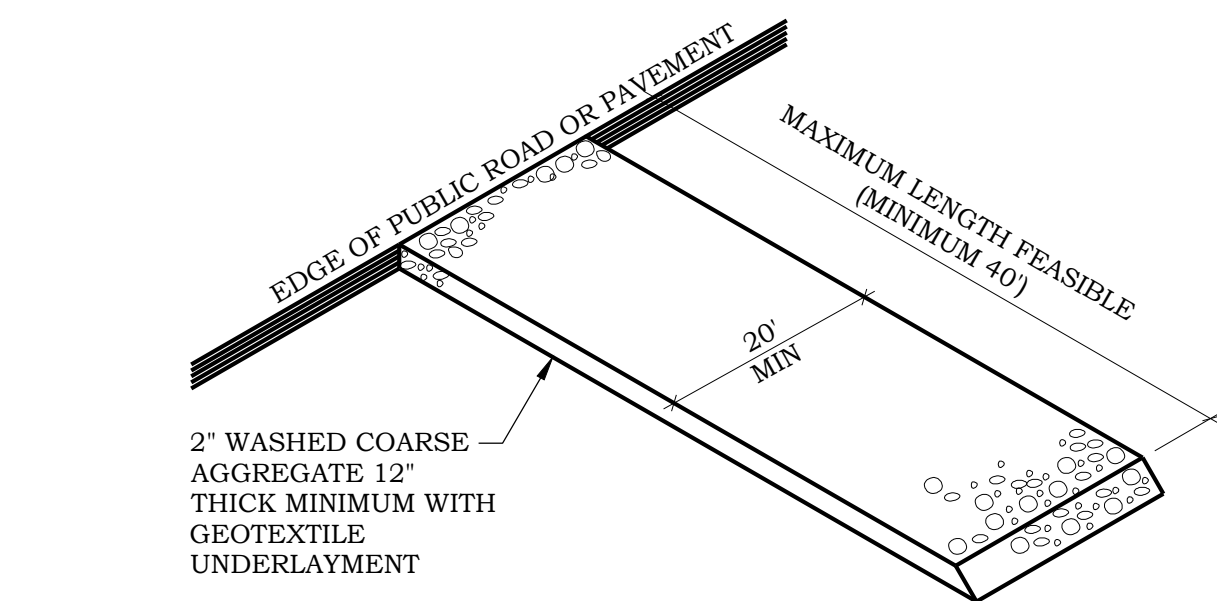
1. EROSION CONTROL BLANKET TO BE CATEGORY 4-COCONUT 2S FOR SLOPES GREATER THAN 5:1 AND SIDES AND BOTTOM OF ALL DRAINAGE SWALES AND PONDING AREAS AND CATEGORY 2-STRAW 2S FOR ALL SLOPES LESS THAN 5:1 PER MNDOT SPEC. SECTION 3885.
2. INSTALL PER MNDOT SPEC. SECTION 2575

2

EROSION CONTROL BLANKET

NO SCALE

C300



3

GRAVEL CONSTRUCTION ENTRANCE

NO SCALE

C300

1"X2"X24" WOOD STAKES AT 3' MAX SPACING. STAKES SHALL BE DRIVEN OVER LOG AT A 45° ANGLE WITH TOP OF STAKE POINTING UPSTREAM. PROVIDE 8"-10" OF STAKE EMBEDMENT.

8"-12" DIA LOG WITH ENDS LAPPED 6". FOR INSTALLATION ON BARE SOIL PLACE LOG IN A SMOOTH, ROUNDED TRENCH WITH A DEPTH EQUAL TO ¼ THE LOG DIA.



FIELD INSTALLATION USING MULCH OR COMPOST

1"X2"X24" WOOD STAKES AT 3' MAX SPACING. STAKES SHALL BE DRIVEN TROUGH BACK HALF OF LOG AT A 45° ANGLE WITH TOP OF STAKE POINTING UPSTREAM. PROVIDE 8"-10" OF STAKE EMBEDMENT.

8"-12" DIA LOG WITH ENDS LAPPED 6". FOR INSTALLATION ON BARE SOIL PLACE LOG IN A SMOOTH, ROUNDED TRENCH WITH A DEPTH EQUAL TO ¼ THE LOG DIA.



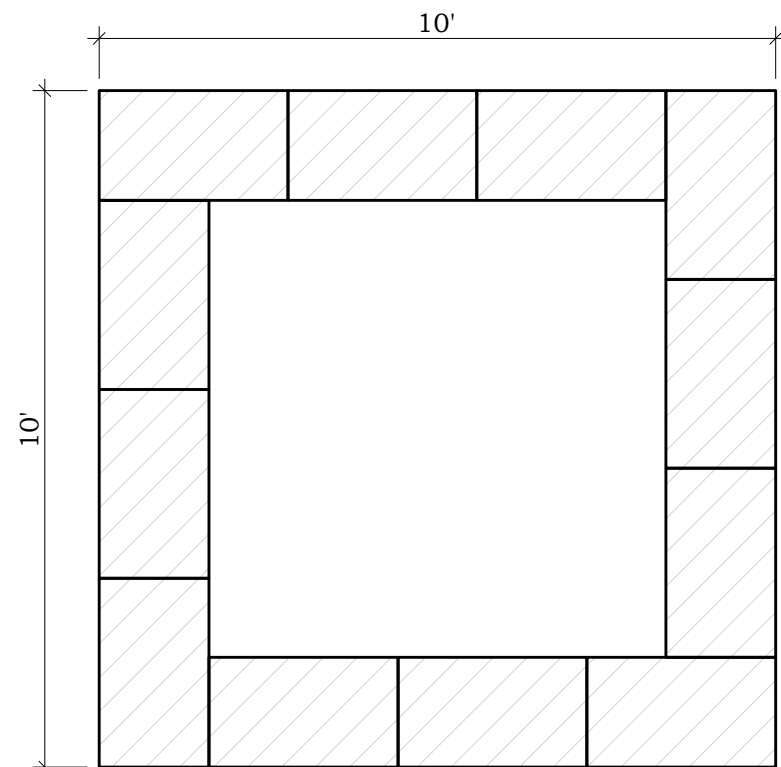
FIELD INSTALLATION USING STRAW OR WOOD FIBER

4

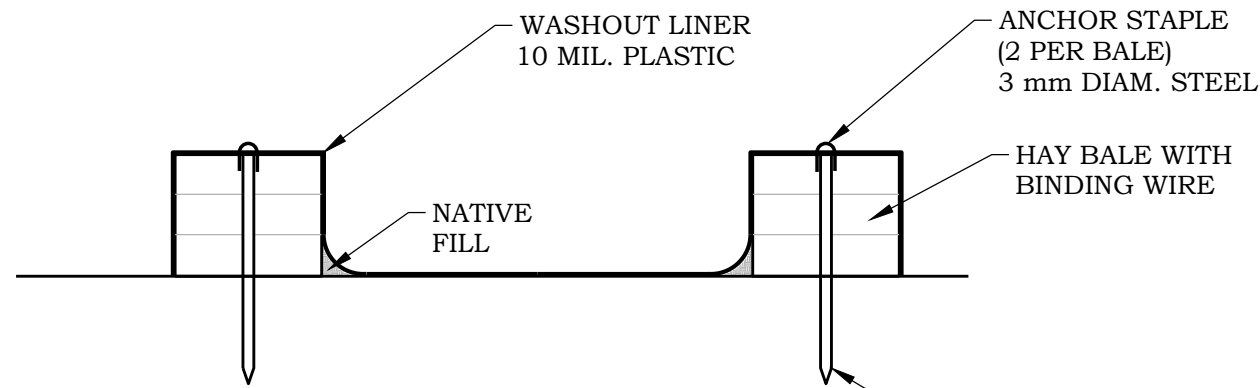
EROSION FILTER LOG

NO SCALE

C300



PLAN VIEW



SECTION VIEW

6

CONCRETE WASHOUT AREA

NO SCALE

C300

I hereby certify that this plan or drawing was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Company: PIERCE PINI & ASSOCIATES

Signed:

Name: Kevin Gardner

Date: 03/10/2025

Reg. No: 45815

Issued for

Date

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25-005

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EJ

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KG

Date

03/10/2025

City Approval

Drawing Title

STORMWATER
POLLUTION
PREVENTION DETAILS

C300

LEGEND

- EXISTING PROPERTY LINE
--- PROPOSED HEAVY DUTY SILT FENCE
--- PROPOSED TREE FENCING
--- PROPOSED CONSTRUCTION ENTRANCE

ACREAGE SUMMARY	
TOTAL LOT AREA	106,046 SQ. FT. (2.43 ACRES)
EXISTING IMPERVIOUS AREA	1,307 SQ. FT. (0.03 ACRES)
PROPOSED IMPERVIOUS AREA	8,799 SQ. FT. (0.20 ACRES)
DISTURBED AREA	27,060 SQ. FT. (0.62 ACRES)

ESTIMATED BMP QUANTITIES	
SILT FENCE	700 LF
ROCK CONSTRUCTION ENTRANCE	1 EACH
CONCRETE WASHOUT AREA	1 EACH
TREE PROTECTION /SEPTIC FENCING	850 LF
EROSION CONTROL BLANKET	1,800 SY
RIPRAP	5 CY

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL NOT RELY ON THESE QUANTITIES FOR THEIR BID AND CIVIL ENGINEER IS NOT RESPONSIBLE FOR COST ESTIMATES OR ACTUAL CONSTRUCTION COSTS.

EROSION CONTROL NOTES

- BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE VEHICLES EXIT THE CONSTRUCTION SITE. USE 2 INCH OR GREATER DIAMETER ROCK IN A LAYER AT LEAST 12 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE. EXTEND THE ROCK ENTRANCE AT LEAST 50 FEET INTO THE CONSTRUCTION ZONE USING A GEOTEXTILE FABRIC BENEATH THE AGGREGATE TO PREVENT MIGRATION OF SOIL INTO THE ROCK FROM BELOW.
- REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC AND PRIVATE PAVEMENT AREAS. REMOVAL SHALL BE ON A DAILY BASIS WHEN TRACKING OCCURS AND MAY BE ORDERED BY CITY INSPECTORS AT ANY TIME IF CONDITIONS WARRANT. SWEEPING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION AND DONE IN A MANNER TO PREVENT DUST BEING BLOWN TO ADJACENT PROPERTIES.
- CATCH BASIN INSERTS OR OTHER APPROVED PRODUCTS ARE REQUIRED IN UNDISTURBED AREAS THAT MAY RECEIVE RUNOFF FROM THE PROJECT AREA. HAY BALES OR FILTER FABRIC WRAPPED GRATES ARE NOT ALLOWED FOR INLET PROTECTION.
- LOCATE SOIL OR DIRT STOCKPILES NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE NO LESS THAN TWO FEET FROM THE DRAINAGE/GUTTER LINE AND SHALL BE COVERED IF LEFT MORE THAN 24 HOURS.
- MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ON A DAILY BASIS AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY.
- DISTURBED SOIL STABILIZATION SHALL USE SEED AND MULCH, EROSION CONTROL MATTING, AND/OR SODDING AND STAKING IN GREEN SPACE AREAS. SEED WITH ANNUAL RYE SEED AT 60 LBS PER ACRE AND WOOD MULCH FIBER AT 45 LBS PER 1,000 SF. AN EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED IS RECOMMENDED TO MINIMIZE EROSION POTENTIAL.
- READY MIXED CONCRETE AND CONCRETE BATCH PLANTS ARE PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONCRETE RELATED PRODUCTION, CLEANING AND MIXING ACTIVITIES SHALL BE DONE IN THE DESIGNATED CONCRETE MIXING/WASHOUT LOCATIONS.
- CHANGES TO EROSION CONTROL PLAN MUST BE APPROVED BY THE EROSION CONTROL INSPECTOR PRIOR TO IMPLEMENTATION. CONTRACTOR TO PROVIDE INSTALLATION AND DETAILS FOR ALL PROPOSED ALTERNATE TYPE DEVICES.
- ALL EROSION CONTROL ELEMENTS ARE TEMPORARY. CONTRACTOR TO INSTALL EROSION CONTROL ELEMENTS PRIOR TO START OF LAND DISTURBING ACTIVITIES, MAINTAIN IN GOOD CONDITION DURING CONSTRUCTION AND REMOVE FROM THE SITE UPON COMPLETION OF FINAL PAVING AND TURF ESTABLISHMENT.

INFILTRATION BASIN TESTING AND OPERATION

- COMMENCE GRADING AND CONSTRUCTION OF FILTRATION BASIN AS NOTED ON THE GRADING PLAN AND DETAILS 1/C500 AND 2/C500.
- AFTER CONSTRUCTION OF FILTRATION BASIN IS COMPLETED, PERFORM (2) DOUBLE-RING INFILTROMETER TESTS TO VERIFY MEDIA HAS BEEN PROPERLY PLACED AND THAT THE AS-CONSTRUCTED FILTRATION RATE IS AT LEAST 0.45 INCHES PER HOUR.

- EXISTING DRIVEWAY 1,307 SQ. FT.
PROPOSED DRIVEWAY 3,985 SQ. FT.
PROPOSED HOUSE 2,578 SQ. FT.
PROPOSED FRONT WALK 78 SQ. FT.
PROPOSED REAR PATIO 502 SQ. FT.
PROPOSED SAUNA 200 SQ. FT.
PROPOSED WALLS 149 SQ. FT.

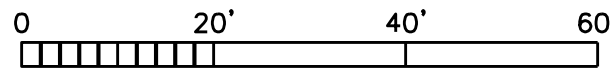
KEY NOTES

- IF CONSTRUCTION OF THE NEW GARAGE INCLUDES ANY FLOOR DRAINS, THEY MUST BE ROUTED TO A DEDICATED OIL/WATER SEPARATOR PRIOR TO DISCHARGE.
- ROUTE WATER SOFTENER DISCHARGE FROM LOFT MECHANICAL ROOM TO NEW 4" PVC BRINE DISCHARGE PIPING
- WATER SOFTENER BRINE DISCHARGE DRY WELL 15' LONG X 4' WIDE X 3.5' DEEP SEE DETAIL 4/C500

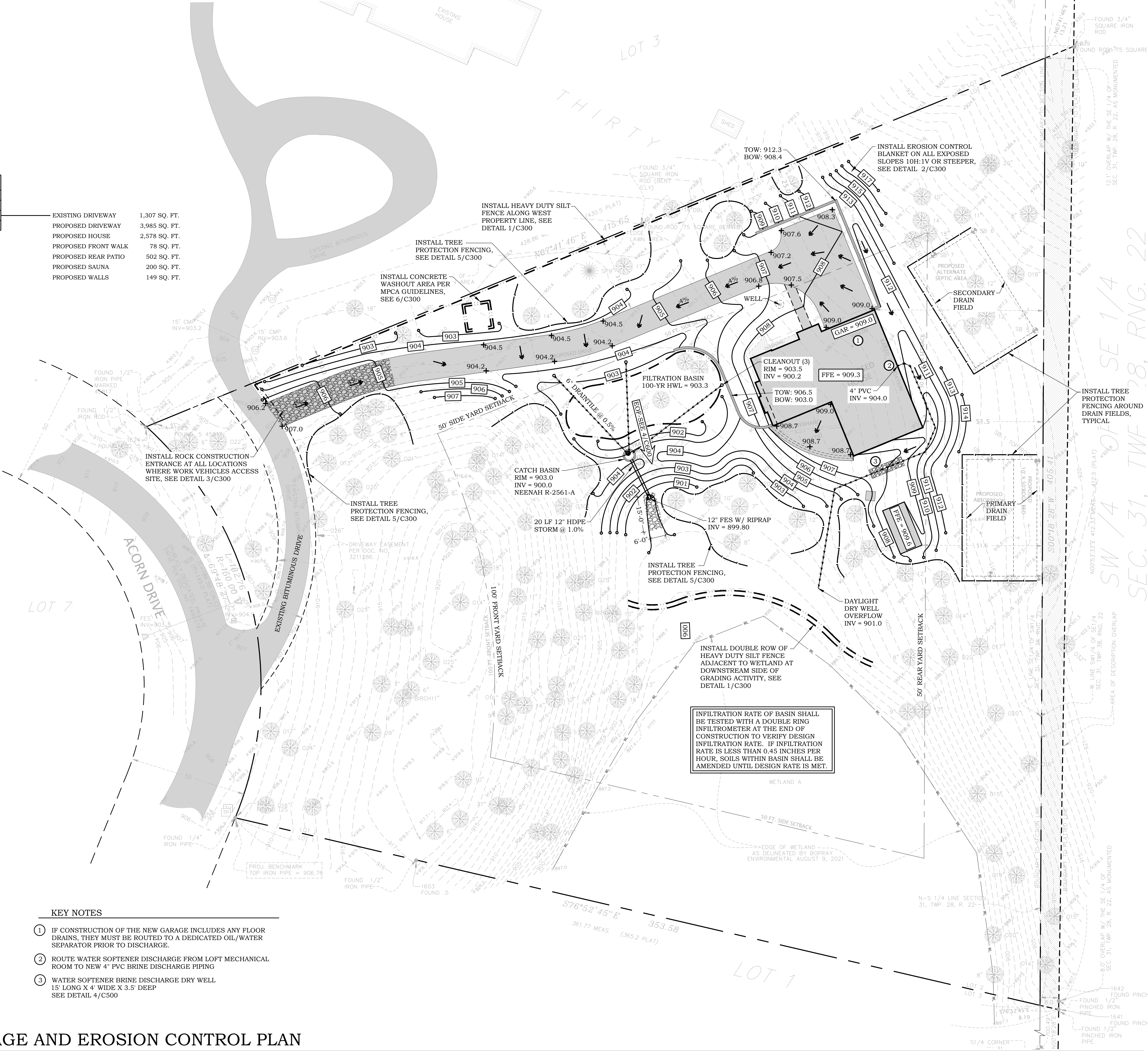


1
C400

GRADING, DRAINAGE AND EROSION CONTROL PLAN



1" = 20' (24" x 36")
1" = 40' (12" x 18")



PIERCE PINI &
ASSOCIATES, INC.
Consulting Civil Engineers

9298 CENTRAL AVENUE NE
SUITE 312
BLAINE, MN 55434
TEL 763-537-1311

CARLSON NELSON RESIDENCE

2 ACORN DRIVE
SUNFISH LAKE, MINNESOTA 55077

I hereby certify that this plan or drawing was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
Company: PIERCE PINI & ASSOCIATES

Signed:

Name: Kevin Gardner

Date: 03/10/2025

Reg. No: 45815

Issued for

Date

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03/10/2025

City Approval

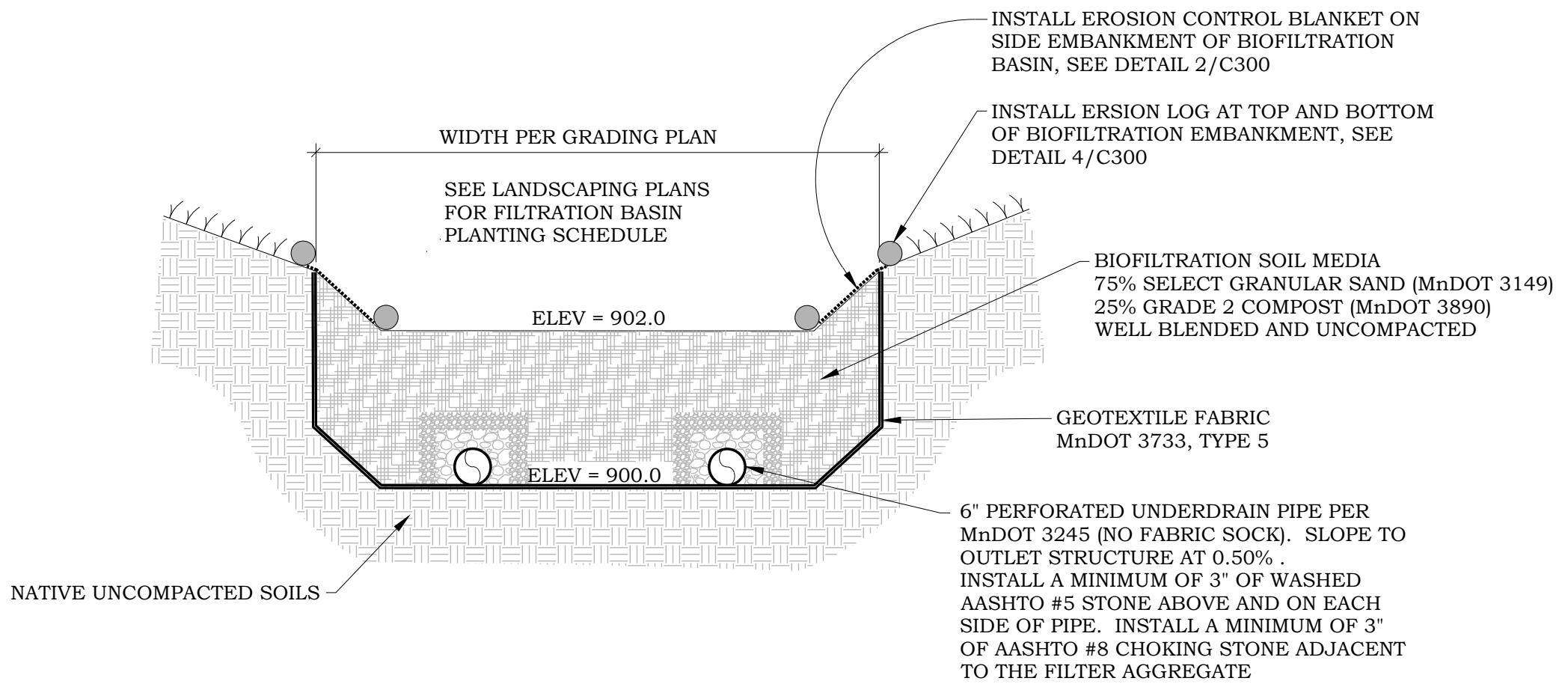
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GRADING, DRAINAGE
AND EROSION
CONTROL PLAN

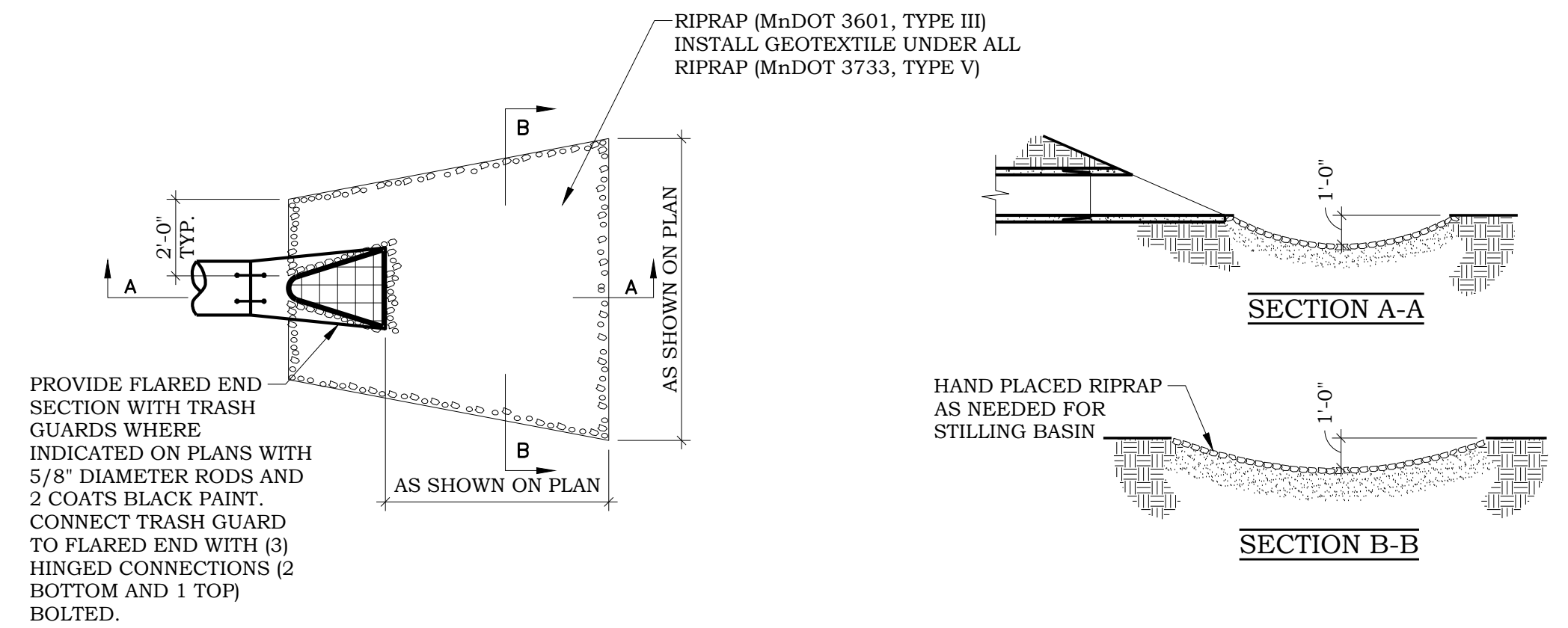
C400

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Company: PIERCE PINI & ASSOCIATES	
Signed: _____	
Name: Kevin Gardner	
Date: 03/10/2025	Reg. No: 45815
Issued for	Date
_____	_____
_____	_____
_____	_____
_____	_____
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Checked	KG
Date	03/10/2025

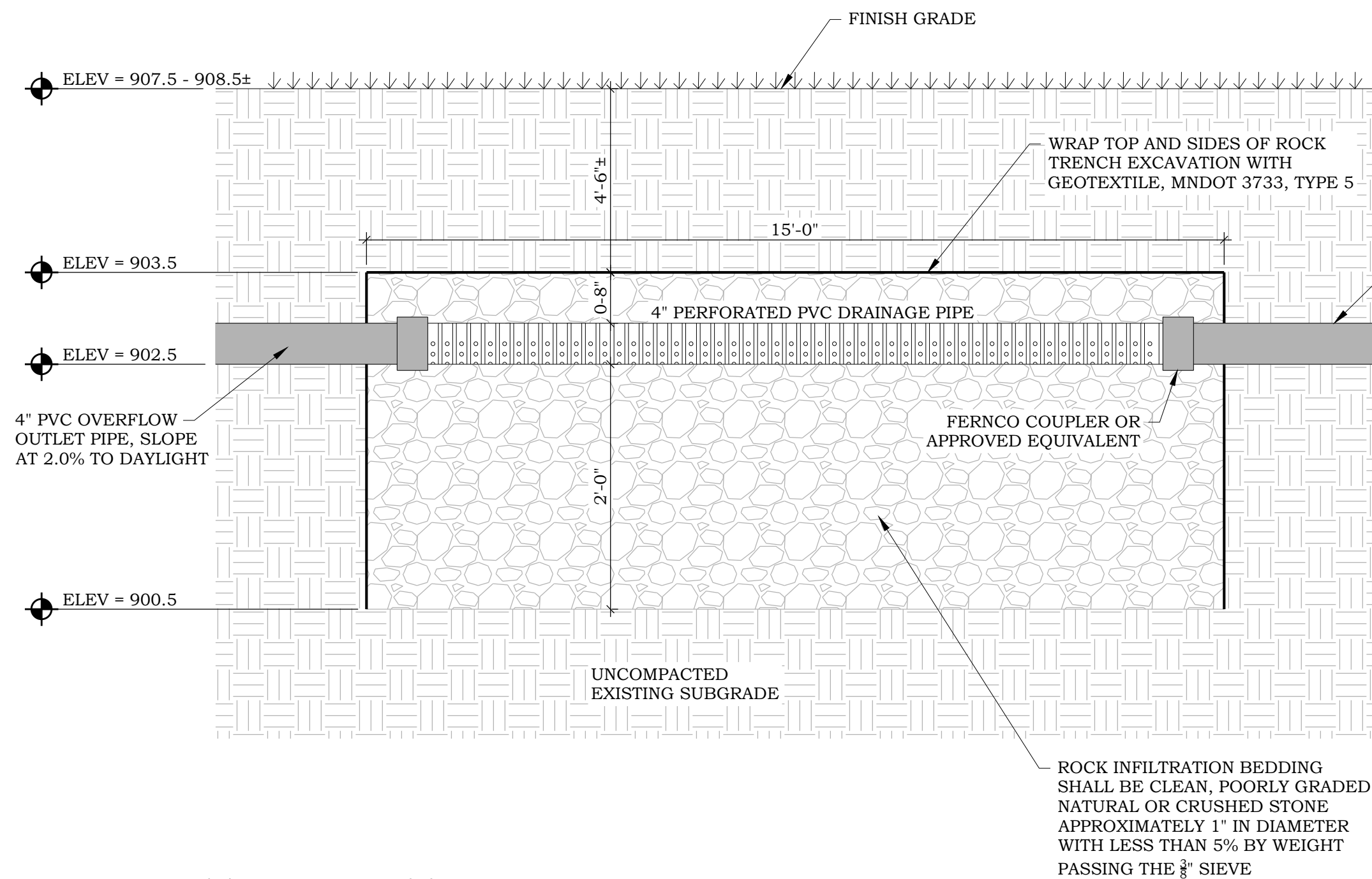
City Approval
Drawing Title
STORMWATER MANAGEMENT DETAILS



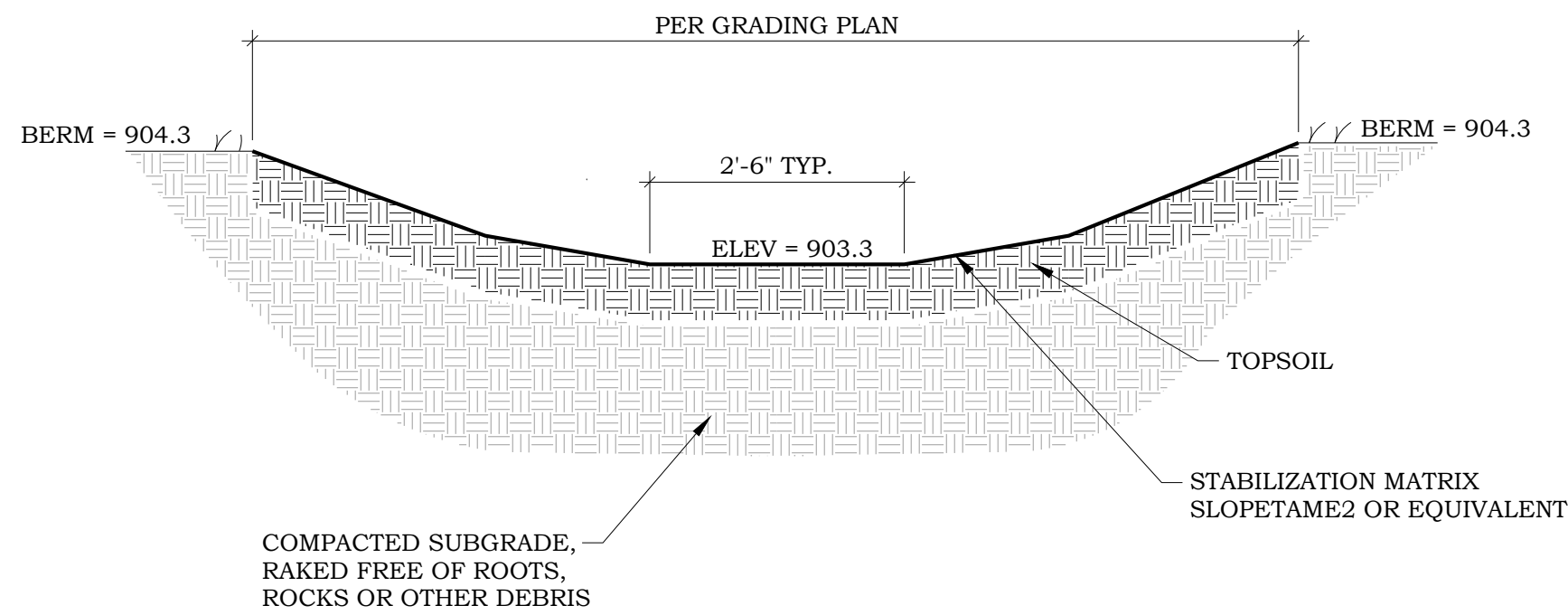
1 FILTRATION BASIN SECTION
C500 NO SCALE



3 FLARED END SECTION WITH RIPRAP
C500 NO SCALE



4 WATER SOFTENER DRY WELL
C500 NO SCALE



2 FILTRATION BASIN OVERFLOW
C500 NO SCALE

DRY WELL DESIGN

DRY WELL SIZING REQUIREMENTS
WATER SOFTENER: 50 GALLONS PER BACKWASH
FREQUENCY: 2 TIMES PER WEEK

IRON FILTER: 50 GALLONS PER BACKWASH
FREQUENCY: 3 TIMES PER WEEK

MAXIMUM POTENTIAL WEEKLY DISCHARGE: 250 GALLONS (33.4 CU. FT.)

DRY WELL SIZING DESIGN
DRY WELL ROCK SIZE: 1" (APPROXIMATE) - WASHED
DRY WELL POROSITY: 40%
MINIMUM DRY WELL VOLUME: 33.4 CU. FT.
PROPOSED DRY WELL DIMENSIONS: 15' LONG X 4' WIDE X 3.5' DEEP
PROPOSED DRY WELL VOLUME: 48.0 CU. FT. (BELOW OVERFLOW)

DRY WELL PLACEMENT RECOMMENDATIONS
DRY WELL SEPARATION TO WELLS: 100'
DRY WELL SEPARATION TO SEPTIC: 100'
DRY WELL PLACEMENT TO WELL: DOWN GRADIENT

CARLSON/NELSON PROPERTY

SUNFISH LAKE, MINNESOTA

CONTACT:
CHRIS NELSON
5609 ALDRICH AVENUE S.
MINNEAPOLIS, MN 55419
PHONE: 612-254-5122
EMAIL: cjmnp1@yahoo.com

COUNTY/CITY:
DAKOTA COUNTY
CITY OF SUNFISH LAKE

CERTIFICATION:

PROJECT LOCATION:

ACORN DR.
PID#38-76000-00-020

FILE NAME: SURVSPL02
PROJECT NO: 5121007

PROPOSED IMPROVEMENTS



Sunfish Lake Tree Survey

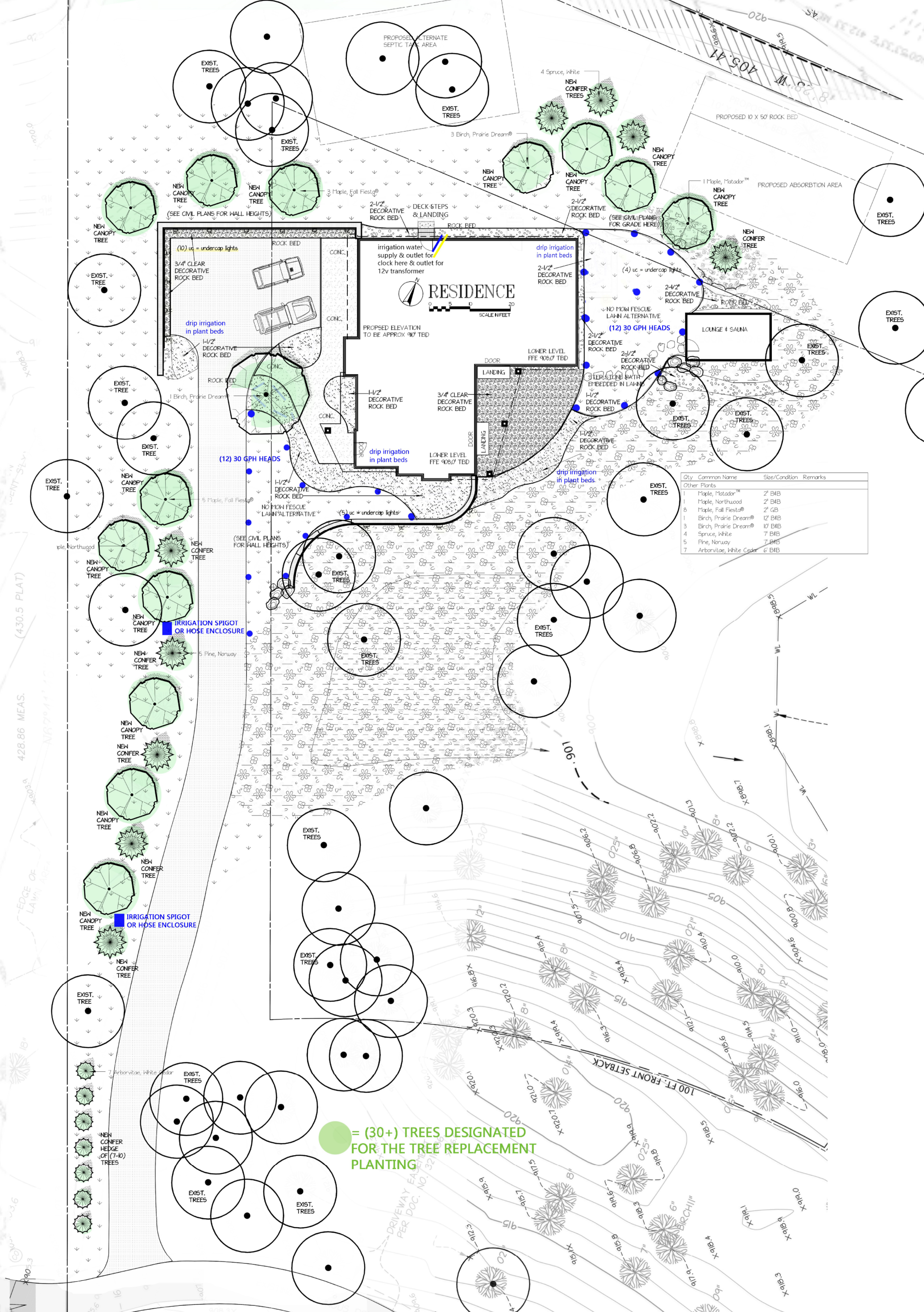
Tag #	DBH (inches)	Species	Removal
1	22	White Oak	
2	22	White Oak	
3	6	Elm	
4	28	White Oak	
5	8	Elm	
6	7	Ironwood	
7	12	Cherry	
8	10	Ironwood	
9	12	Ironwood	
10	9	Ironwood	
11	12	Ironwood	
12	10	Ironwood	
13	7	Ironwood	
14	12	Ironwood	
15	9	Ironwood	
16	40	White Oak	
17	14	Ironwood	
18	18	White Oak	
19	22	White Oak	
20	7	Ironwood	
21	7	Boxelder	
22	6	Ironwood	
23	14	Ironwood	
24	8	Ironwood	
25	11	White Oak	
26	6	Apple	
27	20	White Oak	
28	6	Elm	
29	10	Ironwood	
30	7	Boxelder	

31	11	Poplar	
32	34	White Oak	
33	28	White Oak	
34	8	Boxelder	
35	9	Boxelder	
36	6	Boxelder	
37	30	White Oak	
38	10	Ironwood	
39	11	Ironwood	
40	14	Cherry	
41	13	White Oak	
42	15	Cherry	
43	9	White Oak	
44	9	Ironwood	
45	16	Ironwood	
46	14	Cherry	
47	22	White Oak	
48	12	White Oak	
49	7	Cherry	
50	10	Elm	
51	10	Ironwood	
52	14	Cherry	
53	31	White Oak	
54	20	White Oak	
55	25	Elm	
56	28	White Oak	
57	12	Ironwood	
58	26	White Oak	
59	5	Spruce	
60	34	Red Oak	
61	20	White Oak	
62	7	White Oak	
63	9	Boxelder	

64	8	Elm	X
65	13	Red Oak	X
66	17	White Oak	
67	11	Boxelder	
68	12	Cherry	
69	18	Ironwood	
70	36	White Oak	
71	21	White Oak	
72	32	White Oak	
73	20	Cherry	X
74	24	White Oak	
75	20	White Oak	
76	11	Birch	
77	20	Elm	X
78	14	Elm	
79	14	Boxelder	
80	14	White Oak	
81	21	Apple	
82	9	Basswood	
83	24	Cherry	
84	14	Basswood	X
85	28	Ironwood	
86	6	Apple	
87	12	Apple	
88	11	Basswood	X
89	18	Apple	
90	7	Red Oak	
91	26	Hackberry	
92	14	Apple	X
93	11	Apple	X
94	18	Apple	
95	8	Apple	
96	9	Cherry	X

97	11	Linden	
98	18	Boxelder	
99	15	Basswood	
100	16	White Oak	
101	19	Basswood	X
102	24	Boxelder	
103	10	Boxelder	
104	7	White Oak	X
105	12	Ash	
106	12	Elm	X
107	20	Apple	
108	20	White Oak	
109	16	White Oak	
110	23	Boxelder	
111	18	Hackberry	
112	30	Cherry	
113	30	White Oak	
114	26	White Oak	
115	14	Red Oak	
116	18	Boxelder	X
117	14	Butternut	
118	11	Boxelder	
119	28	Cherry	
120	24	White Oak	
121	18	White Oak	
122	28	White Oak	
123	24	White Oak	
124	18	White Oak	
125	18	White Oak	
126	18	Cherry	
127	20	White Oak	
128	20	White Oak	X
129	30	White Oak	X

130	10	Butternut	
133	8	Ironwood	
134	20	White Oak	X
135	30	Boxelder	
138	8	White Oak	
139	18	White Oak	
140	10	White Oak	
141	25	Cherry	X
143	10	White Oak	
144	25	White Oak	
147	20	Maple	
149	10	Boxelder	
153	22	White Oak	
154	22	White Oak	X
155	18	White Oak	X
158	98	Basswood clump	X
160	12	Apple	X
167	22	White Oak	X



Qty	Common Name	Size/Condition	Remarks
Other Plants			
1	Maple, Matador™	2" B&B	
1	Maple, Northwood	2" B&B	
1	Maple, Fall Fiesta®	2" GB	
1	Birch, Prairie Dream®	12" B&B	
1	Birch, Prairie Dream®	10" B&B	
1	Spruce, White	7" B&B	
1	Pine, Norway	7" B&B	
1	Arbutus, White Cedar	6" B&B	

DESIGNED FOR:

STONE & LEAF
LANDSCAPING

L-101
3-11-2025

*NOT FOR CONSTRUCTION
FOR ESTIMATION AND
REVIEW PURPOSES ONLY.
MUST VERIFY THAT IT
MEETS ALL LOCAL CODE
REQUIREMENTS & IS
ISSUED A PERMIT
FROM INSTALLATION
CONTRACTOR.

2-17-25
DRAFT
2/25/2025
PERMIT REVIEW PLAN
TREES ADDED LATER

CARLSON & NELSON
2 ACORN DRIVE, SUNFISH LAKE, MN 55077
DAVID: davidjohnncarlson11@gmail.com 612.590.4213
CHRIS: cjmpls@yahoo.com 612.804.3377
PERMIT REVIEW - SITE PLAN, VERSION 3 - 3-11-2025

DAVE SONKA
612.239.6460
DESIGNED BY:
DAVID SONKA MNLA CP
651-239-6460

CARLSON-NELSON RESIDENCE

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

THESE PLANS ARE PREPARED TO AID IN BID
PURPOSES ONLY. ALL INFORMATION AND
DIMENSIONS LISTED ARE NOT FINAL AND SUBJECT TO
CHANGE PRIOR TO FINAL CONSTRUCTION
DOCUMENTS

HARTMAN
HOMES

715.377.1555

744 Ryan Drive, Suite 102, Hudson, WI 54016

www.hartmanhomesinc.com

RE-ISSUED FOR BID

CHRIS NELSON & DAVID
CARLSON RESIDENCE

2 ACORN DR
SUNFISH LAKE, MN 55077

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MATERIAL SYMBOLS:

	EARTH/COMPACT FILL		BRASS		STEEL		ALUMINUM
	POROUS FILL GRAVEL LARGE SCALE		BLOCKING		ROUGH FRAMING		FOAM INSULATION
	CONCRETE, STUCCO		FINISH WOOD		PLYWOOD, LVL		OSB, PARTICLE BD
	FACE BRICK		BATT/LOOSE FILL INSUL		GLASS		PLYWOOD-SMALL SCALE
	CONCRETE BLOCK		CERAMIC TILE		RIGID INSULATION		GLASS BLOCK
	SAND/MORTAR/ PLASTER/CUT STONE		WOOD STUD-SMALL SCALE		GYPSUM WALL BOARD LARGE SCALE		WOOD STUD LARGE SCALE

TAG SYMBOLS:

	A1 INTERIOR AND EXTERIOR ELEVATIONS		DOOR TAG		KEY NOTES
	SIM BUILDING AND WALL SECTIONS		WINDOW TAG		REVISION TAG
			Room name ROOM TAG		WALL TAG

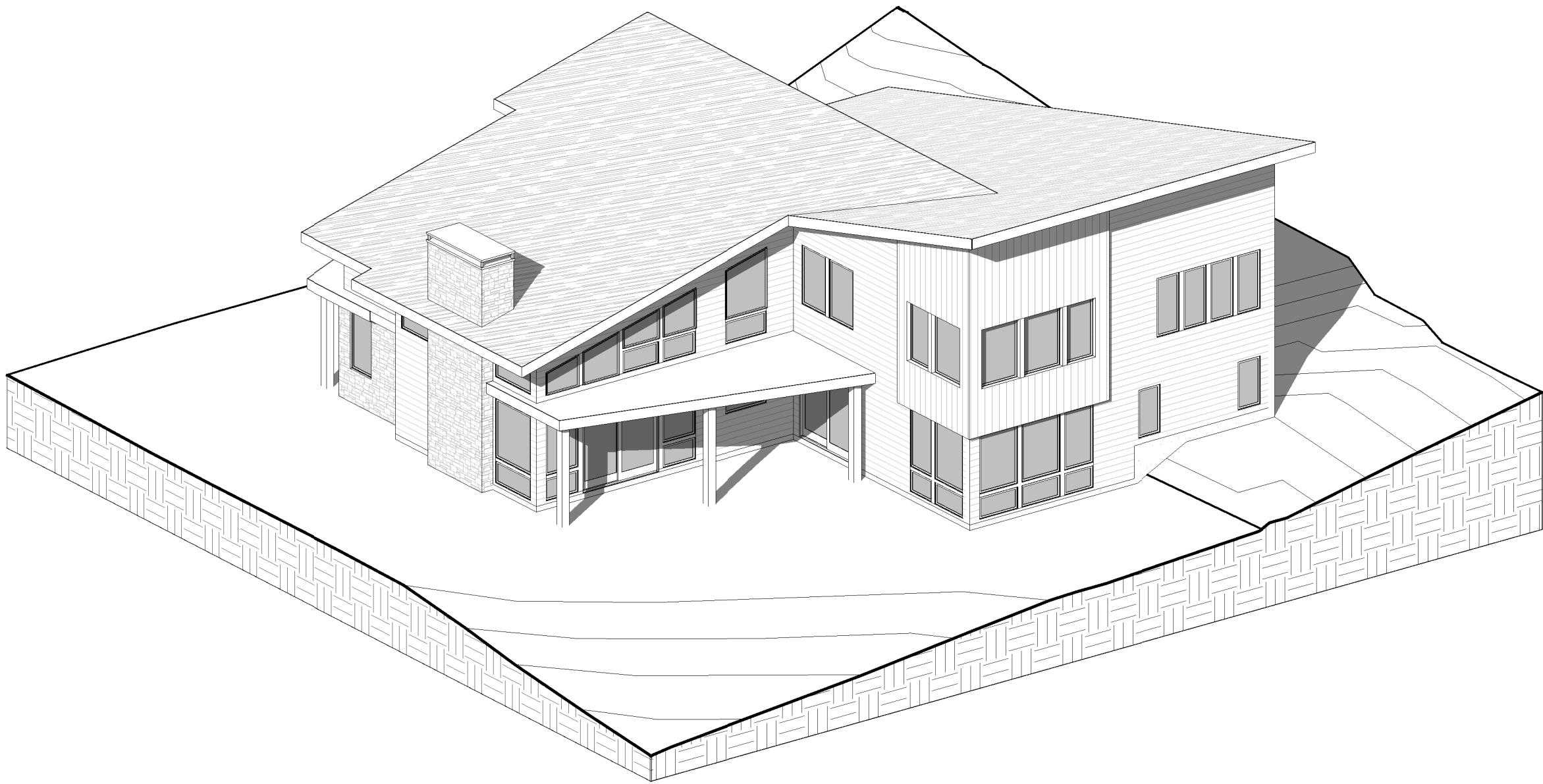
PROJECT SCOPE:

SLAB-ON-GRADE (PARTIAL BASEMENT) W/UPPER LEVEL

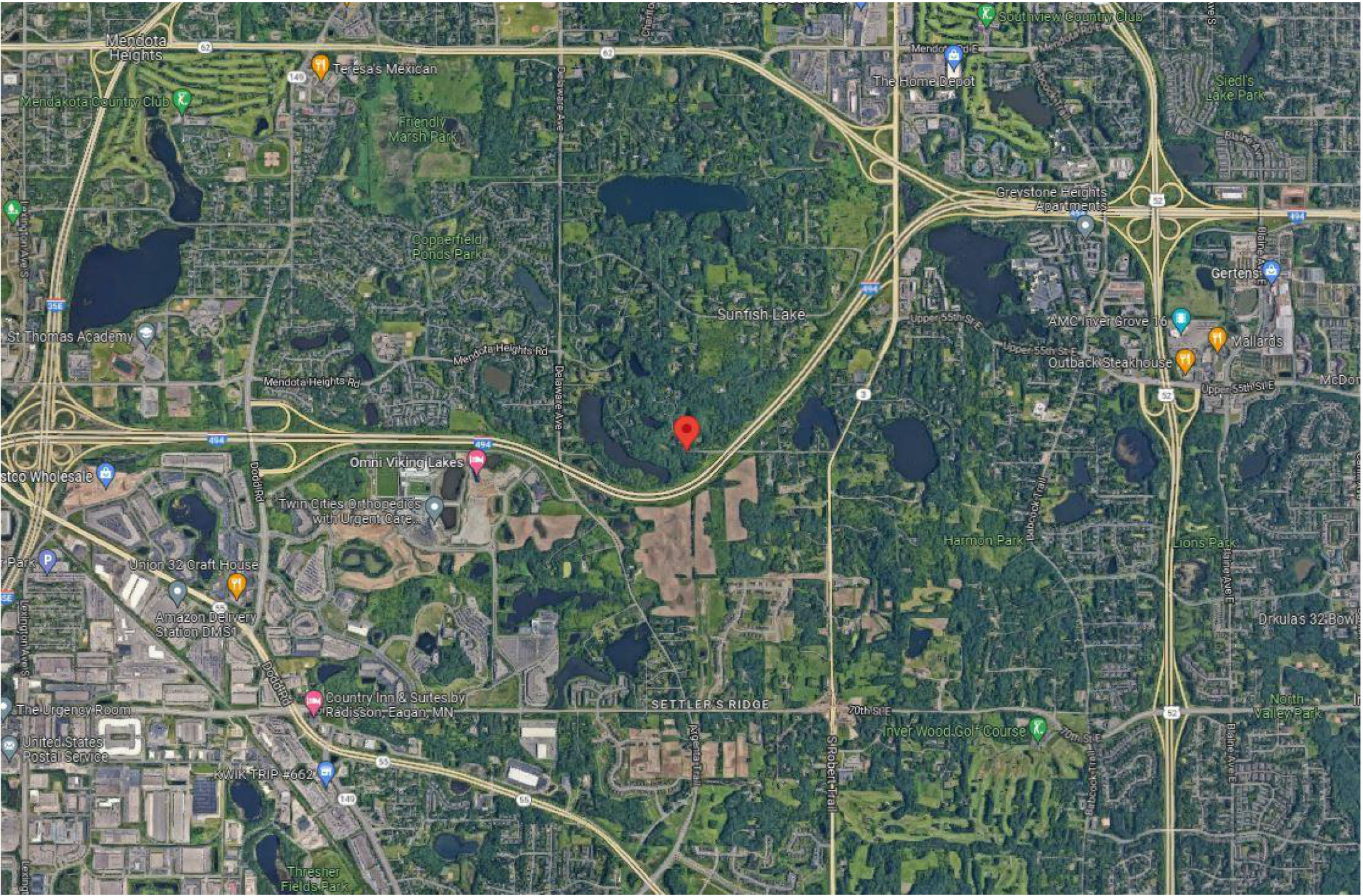
MAIN LEVEL LIVING
OVERSIZED 2 CAR GARAGE
ATTIC STORAGE/MECH ABOVE GARAGE

1 BEDROOM ON MAIN LEVEL
3 BEDROOMS ON UPPER LEVEL
3 BATHROOMS TOTAL

3D VIEW:



PROJECT LOCATION: 2 ACORN DR, SUNFISH LAKE, MN 55077



DRAWING INDEX:

SHEET #	SHEET NAME
01 - GENERAL T	TITLE
02 - ARCHITECTURE	
A1.1	MAIN LEVEL PLAN
A1.2	UPPER LEVEL PLAN
A1.3	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTION
A4.1	SCHEDULES
A4.2	SCHEDULES
A5.1	INTERIOR ELEVATIONS
A5.2	INTERIOR ELEVATIONS

GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS.
- CONTRACTOR TO VERIFY ALL FINISHES, MATERIALS, CABINETRY, AND EQUIPMENT WITH OWNER.
- NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- ALL WORK TO CONFORM TO STATE AND LOCAL CODES.

Project Square Footage	
MAIN: 1,827 SF	
2ND: 1,204 SF	
TOTAL: 3,021 SF	
GARAGE: 648 SF	
3-SEASON: 181 SF	

No.	Description	Date
1	Issued for Bid	6/10/2022
2	Re-issued for Bid	11/21/2024

TITLE

Project Number:
Date: 11/21/2024
Drawn By: TKK

T

MAIN LEVEL PLAN NOTES:

PROVIDE ENGINEERED STUDS AT SHOWER WALLS AND ALL CABINET LOCATION WITH COUNTERS	VERIFY POINT LOADS FROM TRUSSES WITH TRUSS LAYOUT PRIOR TO POURING FOOTINGS
WINDOWS TO BE ANDERSON 400 SERIES	ALL MICRO LAM BEAMS AND GIRDER TRUSS SIZES AND LOCATIONS ARE TO STRUCTURALLY ENGINEERED & VERIFIED PRIOR TO CONSTRUCTION
ALL R.O.'S TO BE VERIFIED PRIOR TO CONSTRUCTION	SAFETY GLAZING REQ'D FOR ALL GLASS WITHIN 18" OF FLOOR AND GREATER THAN 9 SQ FT IN AREA
9' - 1 1/8" CEILING HEIGHT MAIN LEVEL - VARIES - SEE SECTION	SAFETY GLAZING REQ'D FOR ALL GLASS WITHIN 24" ARC OF DOORS
VAULT AT FOYER, GREAT ROOM, DINING & KITCHEN - SEE SECTION	VAPOR RETARDER REQ'D UNDER ALL CONC. SLABS IN HABITABLE AREAS
8' - 0" HEADER HEIGHT - VARIES - SEE SECTION	SEALED, CONTINUOUS AIR AND VAPOR BARRIER TO BE INSTALLED ON WARM SIDE OF EXTERIOR WALLS WITH ALL JOINTS, OPENINGS AND PENETRATIONS SEALED IN PERMANENT MANNER
IN-FLOOR HEAT ON MAIN FLOOR (NO IN FLOOR HEAT IN MECH OR GARAGE)	WINDOWS TO BE CAULKED AND TAPED, FLASHING INSTALLED TO MANUF. SPECS
POLISHED CONCRETE FLOORS ON MAIN (NO POLISHED CONCRETE IN MECH OR GARAGE)	SILL SEALER TO BE INSTALLED UNDER ALL SILL PLATES
SOIL BEARING REQ'D AT ALL BEAMS & HEADERS	
ALL BEAMS AND HEADERS TO BE CALLED OUT BY SUPPLIER	

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715.377.1555

744 Ryan Drive, Suite 102, Hudson, WI 54016

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RE-ISSUED FOR BID

CHRIS NELSON & DAVID CARLSON RESIDENCE

2 ACORN DR
SUNFISH LAKE, MN 55077

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Project Square Footage	MAIN: 1,827 SF
	2ND: 1,204 SF
TOTAL:	3,021 SF
GARAGE:	648 SF
3-SEASON:	181 SF

No.	Description	Date
1	Issued for Bid	6/10/2022
2	Re-issued for Bid	11/21/2024

Project Number:	11/21/2024
Date:	11/21/2024
Drawn By:	TKK

A1.1

Type Mark	Count	Width	Height	Rough Width	Rough Height	Description	Comments
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MAIN FLOOR							
2'-6"x6'-8"	2	2' - 6"	6' - 8"	2' - 8"	6' - 11"	INSWING	
2'-8"x6'-8"	4	2' - 8"	6' - 8"	2' - 10"	6' - 11"	INSWING	
3'-0"x6'-8"	3	3' - 0"	6' - 8"	3' - 2"	6' - 11"	INSWING	
3'-0"x8'-0"	1	3' - 0"	8' - 0"	8' - 0"	8' - 11"	INSWING EXTERIOR	
DBL-4'-0"x6'-8"	1	4' - 0"	6' - 8"	4' - 2"	6' - 11"	DOUBLE INSWING	
DBL-4'-0"x8'-0"	1	4' - 0"	8' - 0"	4' - 2"	8' - 3"	DOUBLE INSWING	
FWG8080	2	7' - 11 1/2"	7' - 11 1/2"	8' - 0"	8' - 0"	Vinyl-clad wood Gliding Patio Door	
OH-18'-0"x8'-0"	1	18' - 0"	8' - 0"	18' - 2"	8' - 1"	OVERHEAD	
PKT-2'-6"x6'-8"	1	2' - 6"	6' - 8"	2' - 7"	6' - 11 1/2"	POCKET	
PKT-2'-8"x6'-8"	3	2' - 8"	6' - 8"	2' - 9"	6' - 11 1/2"	POCKET	

UPPER LEVEL PLAN							
2'-6"x6'-8"	1	2' - 6"	6' - 8"	2' - 8"	6' - 11"	INSWING	
2'-8"x6'-8"	4	2' - 8"	6' - 8"	2' - 10"	6' - 11"	INSWING	
3'-0"x6'-8"	2	3' - 0"	6' - 8"	3' - 2"	<varies>	<varies>	
DBL-5'-0"x6'-8"	3	5' - 0"	6' - 8"	5' - 2"	6' - 11"	DOUBLE INSWING	
FWH31611	1	3' - 0 1/8"	6' - 10 3/8"	3' - 0 5/8"	6' - 10 7/8"	Vinyl-clad wood single inswing door	

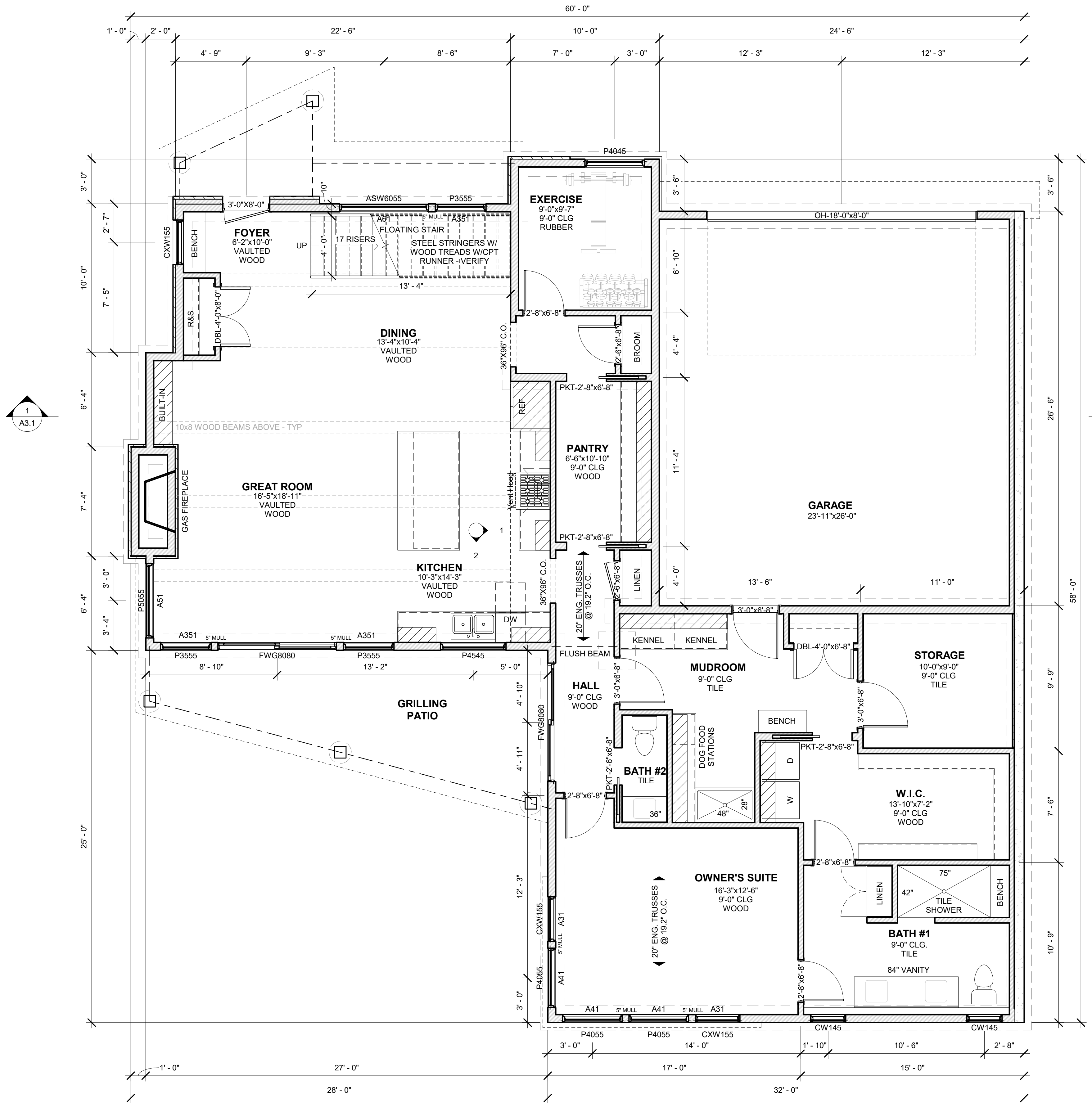
Grand total: 30

Type Mark	Count	Width	Height	Rough Width	Rough Height	Head Height	Description	Comments
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MAIN FLOOR								
A31	2	2' - 11 15/16"	2' - 0 1/8"	3' - 0 7/16"	2' - 0 5/8"	2' - 3 3/16"	Vinyl-clad wood awning window	
A41	3	4' - 0"	2' - 0 1/8"	4' - 0 1/2"	2' - 0 5/8"	2' - 3 3/16"	Vinyl-clad wood awning window	
A51	3	4' - 11 7/8"	2' - 0 1/8"	5' - 0 3/8"	2' - 0 5/8"	<varies>	Vinyl-clad wood awning window	SEE ELEVATIONS
A61	2	5' - 11 7/8"	2' - 0 1/8"	6' - 0 3/8"	2' - 0 5/8"	<varies>	Vinyl-clad wood awning window	SEE ELEVATIONS
A351	5	3' - 4 13/16"	2' - 0 1/8"	3' - 5 5/16"	2' - 0 5/8"	<varies>	Vinyl-clad wood awning window	SEE ELEVATIONS
A451	1	4' - 4 13/16"	2' - 0 1/8"	4' - 5 5/16"	2' - 0 5/8"	11' - 11 1/2"	Vinyl-clad wood awning window	SEE ELEVATIONS
ASW3921	1	3' - 9 1/16"	2' - 0 1/8"	3' - 9 9/16"	2' - 0 5/8"	11' - 11 1/2"	Vinyl-clad wood awning window	
ASW6055	1	5' - 11 7/8"	5' - 4 13/16"	6' - 0 3/8"	5' - 5 5/16"	7' - 11 1/2"	Vinyl-clad wood casement/awning picture window	
CW145	2	2' - 4 3/8"	4' - 4 13/16"	2' - 4 7/8"	4' - 5 5/16"	7' - 11 1/2"	Vinyl-clad wood casement window	
CXW155	3	2' - 11 7/8"	5' - 4 13/16"	3' - 0 3/8"	5' - 5 5/16"	7' - 11 1/2"	Vinyl-clad wood casement window	
P3555	3	3' - 4 13/16"	5' - 4 13/16"	3' - 5 5/16"	5' - 5 5/16"	7' - 11 1/2"	Vinyl-clad wood casement/awning picture window	
P4045	1	4' - 0"	4' - 4 13/16"	4' - 0 1/2"	4' - 5 5/16"	7' - 11 1/2"	Vinyl-clad wood casement/awning picture window	
P4055	3	4' - 0"	5' - 4 13/16"	4' - 0 1/2"	5' - 5 5/16"	7' - 11 1/2"	Vinyl-clad wood casement/awning picture window	
P4545	1	4' - 4 13/16"	4' - 4 13/16"	4' - 5 5/16"	4' - 5 5/16"	7' - 11 1/2"	Vinyl-clad wood casement/awning picture window	
P5055	1	4' - 11 7/8"	5' - 4 13/16"	5' - 0 3/8"	5' - 5 5/16"	7' - 11 1/2"	Vinyl-clad wood casement/awning picture window	
T1	1	5' - 11 7/8"	4' - 2 1/2"	6' - 0 3/8"	4' - 3"	16' - 5 1/2"	Vinyl-clad wood casement/awning picture window	SEE ELEVATIONS
T2	1	3' - 4 13/16"	5' - 2 1/16"	3' - 5 5/16"	5' - 2 9/16"	17' - 5 1/16"	Vinyl-clad wood casement/awning picture window	SEE ELEVATIONS
T3	1	3' - 4 13/16"	2' - 10 5/16"	3' - 5 5/16"	2' - 10 13/16"	12' - 9 11/16"	Vinyl-clad wood casement/awning picture window	SEE ELEVATIONS
T4	1	3' - 9"	3' - 10 15/16"	3' - 9 1/2"	3' - 11 7/16"	13' - 10 5/16"	Vinyl-clad wood casement/awning picture window	SEE ELEVATIONS
T5	1	3' - 9"	2' - 7 15/16"	3' - 9 1/2"	2' - 8 7/16"	14' - 10 15/16"	Vinyl-clad wood casement/awning picture window	SEE ELEVATIONS
T6	1	3' - 4 13/16"	3' - 8 3/16"	3' - 5 5/16"	3' - 8 11/16"	15' - 11 3/16"	Vinyl-clad wood casement/awning picture window	SEE ELEVATIONS
T7	1	4' - 4 13/16"	5' - 6 1/16"	4' - 5 5/16"	5' - 6 9/16"	17' - 9 1/16"	Vinyl-clad wood casement/awning picture window	SEE ELEVATIONS

UPPER LEVEL PLAN								
A41	3	4' - 0"	2' - 0 1/8"	4' - 0 1/2"	2' - 0 5/8"	<varies>	Vinyl-clad wood awning window	SEE ELEVATIONS
A451	2	4' - 4 13/16"	2' - 0 1/8"	4' - 5 5/16"	2' - 0 5/8"	6' - 10 1/2"	Vinyl-clad wood awning window	
CW155	4	2' - 4 3/8"	5' - 4 13/16"	2' - 4 7/8"	5' - 5 5/16"	6' - 10 1/2"	Vinyl-clad wood casement window	
CXW155	2	2' - 11 7/8"	5' - 4 13/16"	3' - 0 3/8"	5' - 5 5/16"	6' - 10 1/2"	Vinyl-clad wood casement window	
P3555	2	3' - 4 13/16"	5' - 4 13/16"	3' - 5 5/16"	5' - 5 5/16"	6' - 10 1/2"	Vinyl-clad wood casement/awning picture window	
P4045	1	4' - 0"	4' - 4 13/16"	4' - 0 1/2"	4' - 5 5/16"	6' - 10 1/2"	Vinyl-clad wood casement/awning picture window	
P4055	4	4' - 0"	5' - 4 13/16"	4' - 0 1/2"	5' - 5 5/16"	6' - 10 1/2"	Vinyl-clad wood casement/awning picture window	

Grand total 57

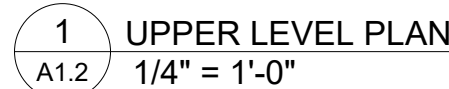


1 MAIN LEVEL PLAN
A1.1 1/4" = 1'-0"

SAFETY GLAZING REQ'D FOR ALL GLASS
WITHIN 18" OF FLOOR AND GREATER
THAN 9 SQ FT IN AREA

SILL SEALER TO BE INSTALLED UNDER ALL SILL PLATES

UPPER LEVEL PLAN								
A41	3	4'- 0"	2'- 0 1/8"	4'- 0 1/2"	2'- 0 5/8"	<varies>	Vinyl-clad wood awning window	SEE ELEVATIONS
A451	2	4'- 4 13/16"	2'- 0 1/8"	4'- 5 5/16"	2'- 0 5/8"	6'- 10 1/2"	Vinyl-clad wood awning window	
CW155	4	2'- 4 3/8"	5'- 4 13/16"	2'- 4 7/8"	5'- 5 5/16"	6'- 10 1/2"	Vinyl-clad wood casement window	
CX191	2	2'- 11 7/8"	5'- 4 13/16"	3'- 0 3/8"	5'- 5 1/16"	6'- 10 1/2"	Vinyl-clad wood casement window	
P355	2	3'- 4 13/16"	3'- 4 13/16"	3'- 5 5/16"	5'- 5 5/16"	6'- 10 1/2"	Vinyl-clad wood casement/awning picture window	
P4045	1	4'- 0"	4'- 4 13/16"	4'- 0 1/2"	4'- 5 5/16"	6'- 10 1/2"	Vinyl-clad wood casement/awning picture window	
P4055	4	4'- 0"	5'- 4 13/16"	4'- 0 1/2"	5'- 5 5/16"	6'- 10 1/2"	Vinyl-clad wood casement/awning picture window	
Grand total	57							



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UPPER LEVEL PLAN	
Project Number:	
Date:	11/21/2024
Drawn By:	TKK

A1.2

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CHRIS NELSON & DAVID
CARLSON RESIDENCE

2 ACORN DR,
SUNFISH LAKE, MN 55077

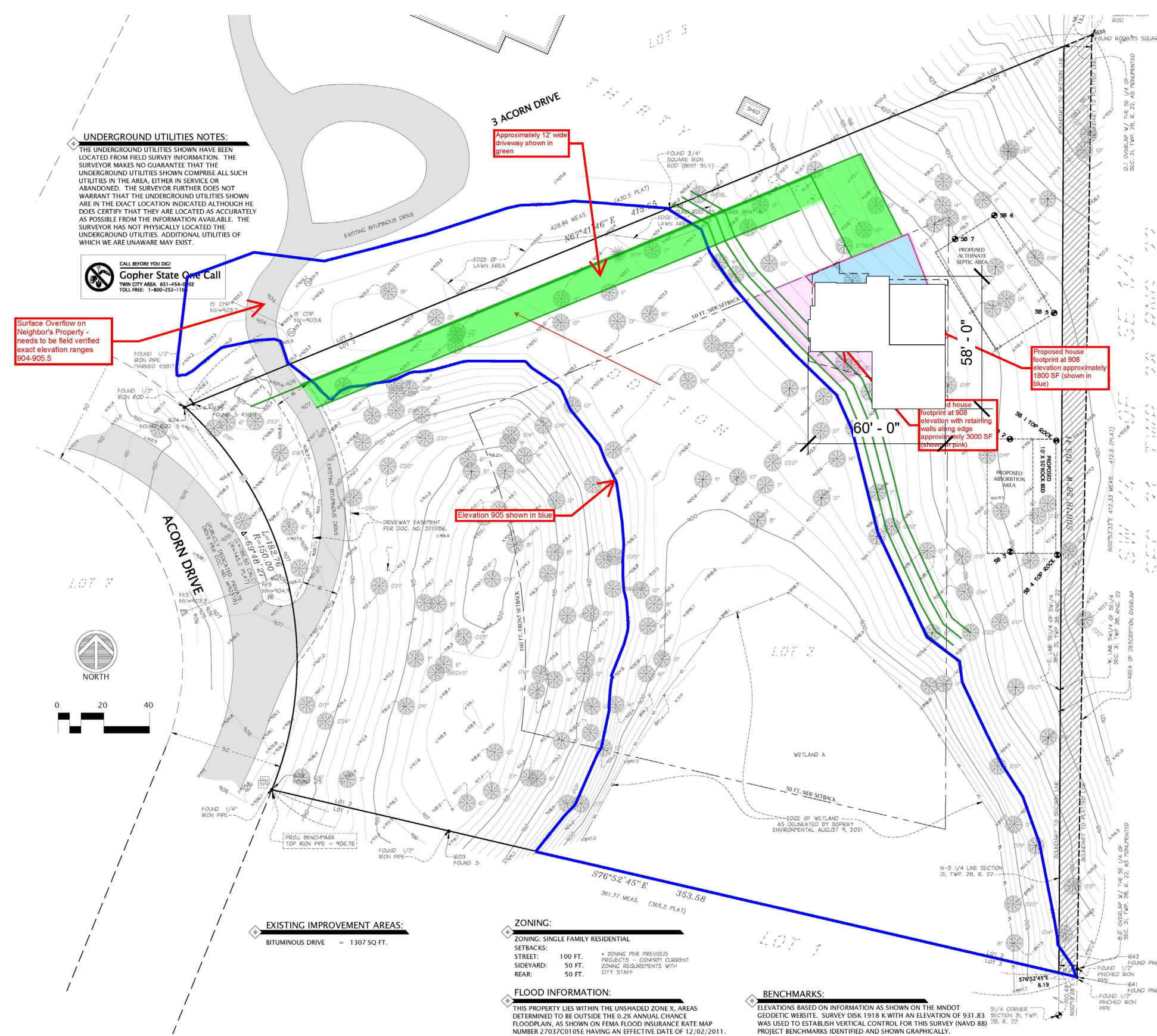
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Project Square Footage	
MAIN:	1,827 SF
2ND:	1,204 SF
TOTAL:	3,021 SF
GARAGE:	648 SF
3-SEASON:	181 SF

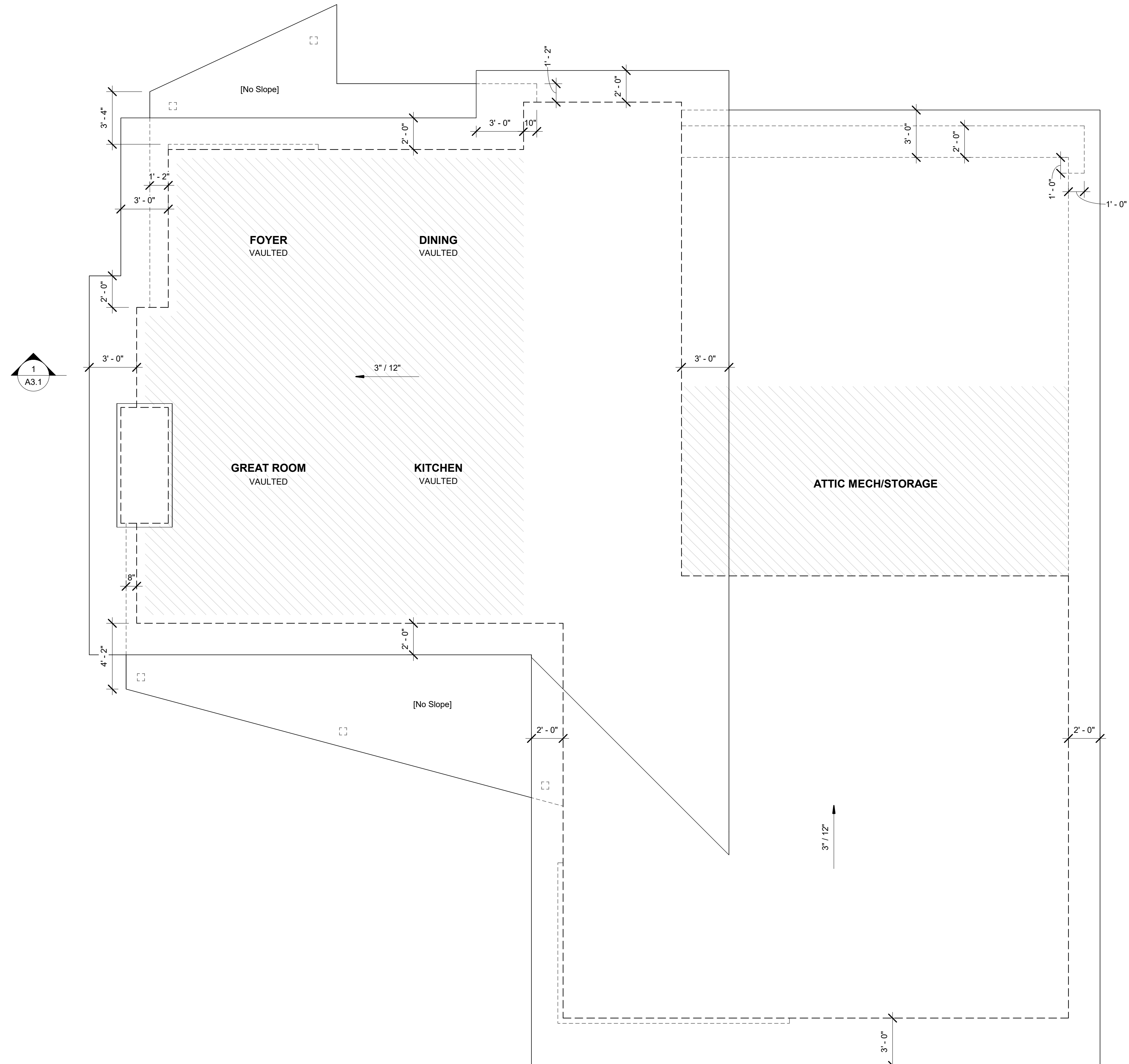
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Project Number:	
Date:	11/21/2024
Drawn By:	TKK

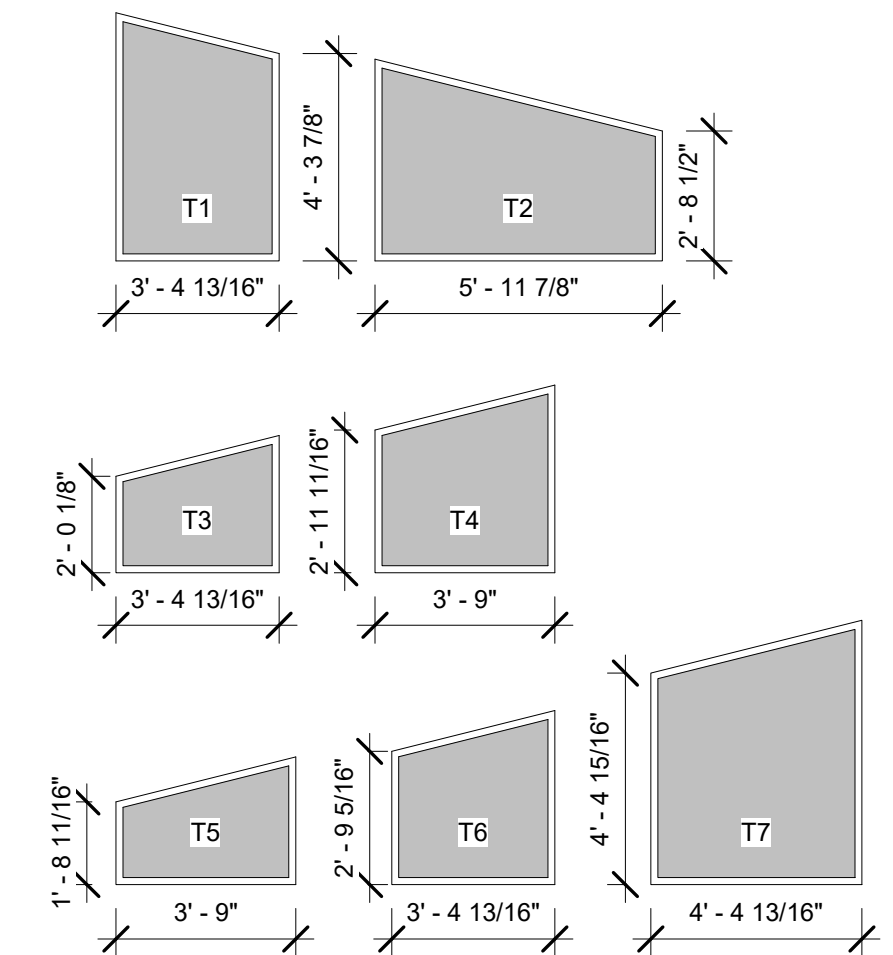
A1.3



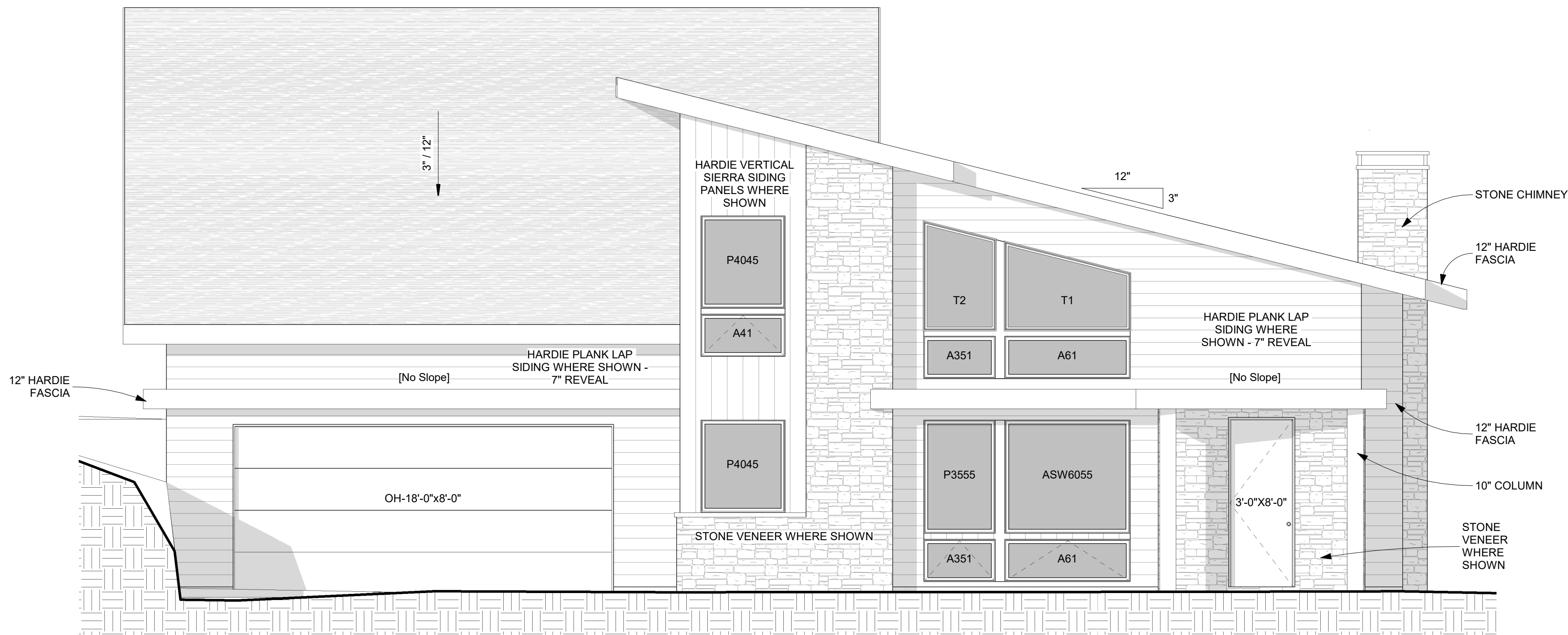
2 SITE PLAN OPTION
A1.3 1" = 50'-0"



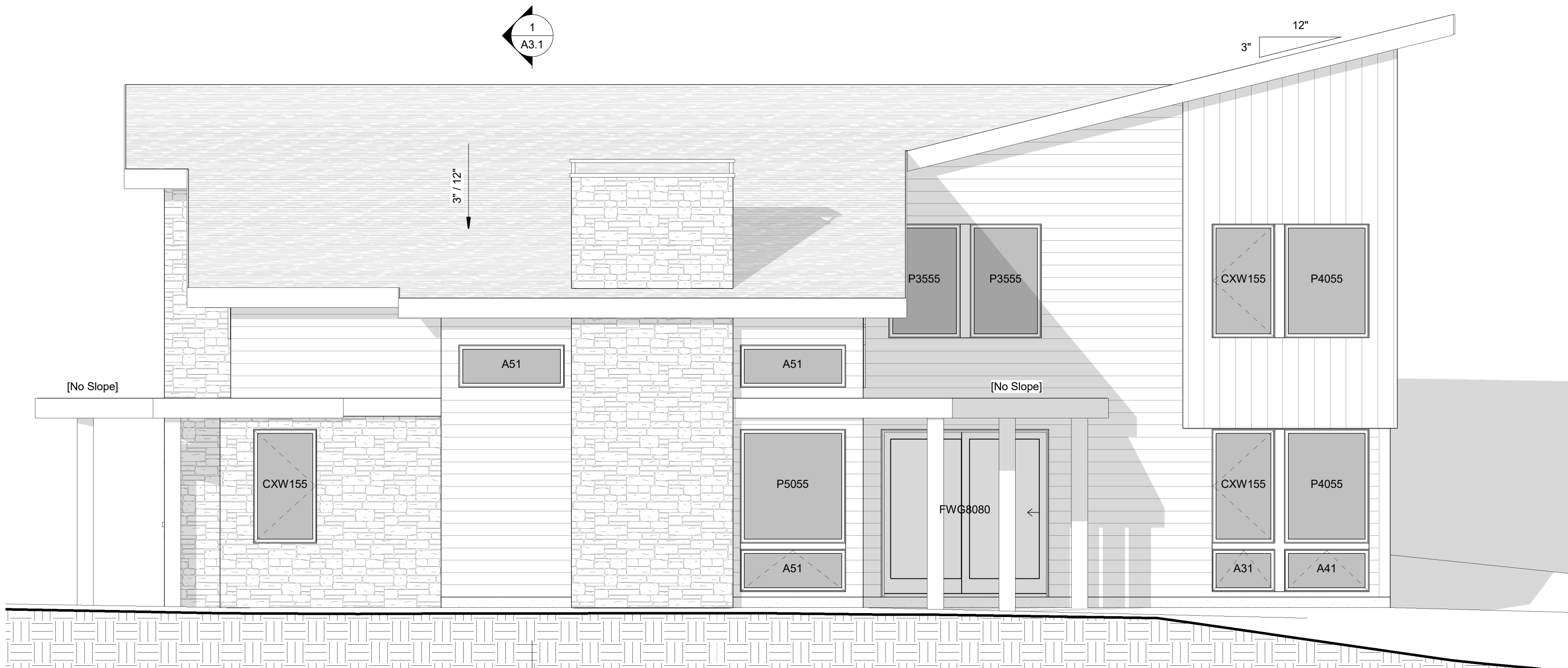
1 ROOF PLAN
A1.3 1/4" = 1'-0"



TRAPAZOID WINDOW LEGEND
1/4" = 1'-0"



1 FRONT ELEVATION
A2.1 1/4" = 1'-0"



2 LEFT ELEVATION
A2.1 1/4" = 1'-0"

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www.hartmanhomesinc.com

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2 ACORN DR
SUNFISH LAKE, MN 55077

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Project Square Footage	
MAIN:	1,827 SF
2ND:	1,204 SF
TOTAL:	3,021 SF
GARAGE:	648 SF
3-SEASON:	181 SF

No.	Description	Date
1	Issued for Bid	6/10/2022
2	Re-issued for Bid	11/21/2024

EXTERIOR
ELEVATIONS

Project Number:
Date: 11/21/2024
Drawn By: TKK

A2.1

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Project Square Footage

MAIN:	1,827 SF
2ND:	1,204 SF
TOTAL:	3,021 SF
GARAGE:	648 SF
3-SEASON:	181 SF

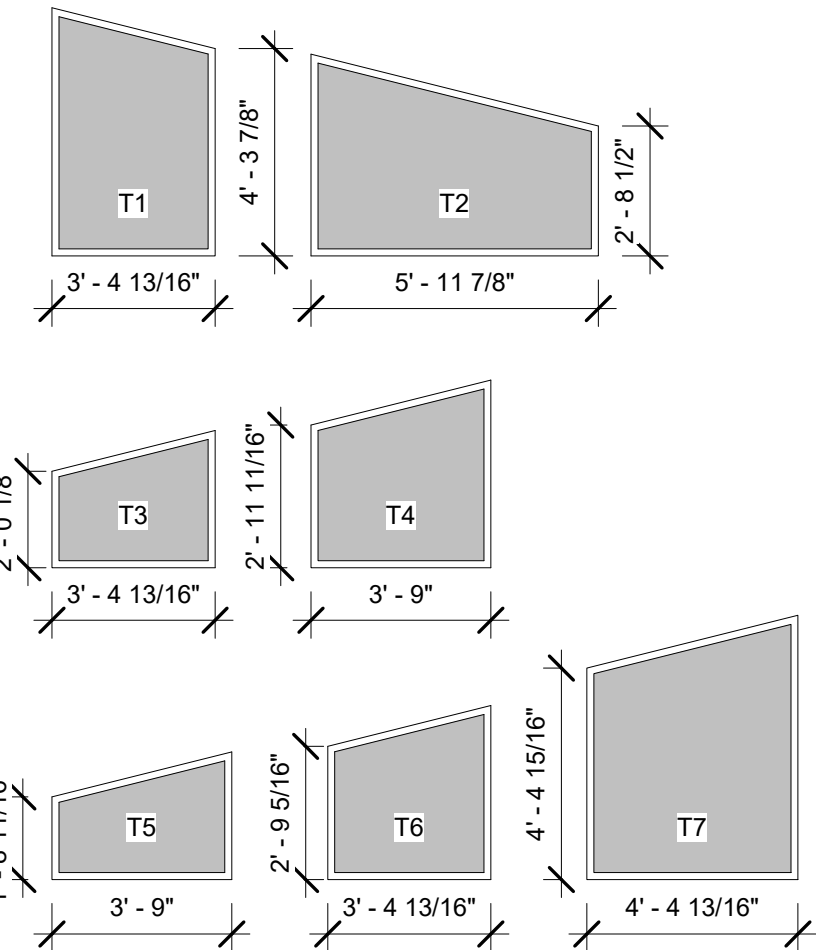
Revision Record

No.	Description	Date
1	Issued for Bid	6/10/2022
2	Re-issued for Bid	11/21/2024

EXTERIOR
ELEVATIONS

Project Number:
Date: 11/21/2024
Drawn By: TKK

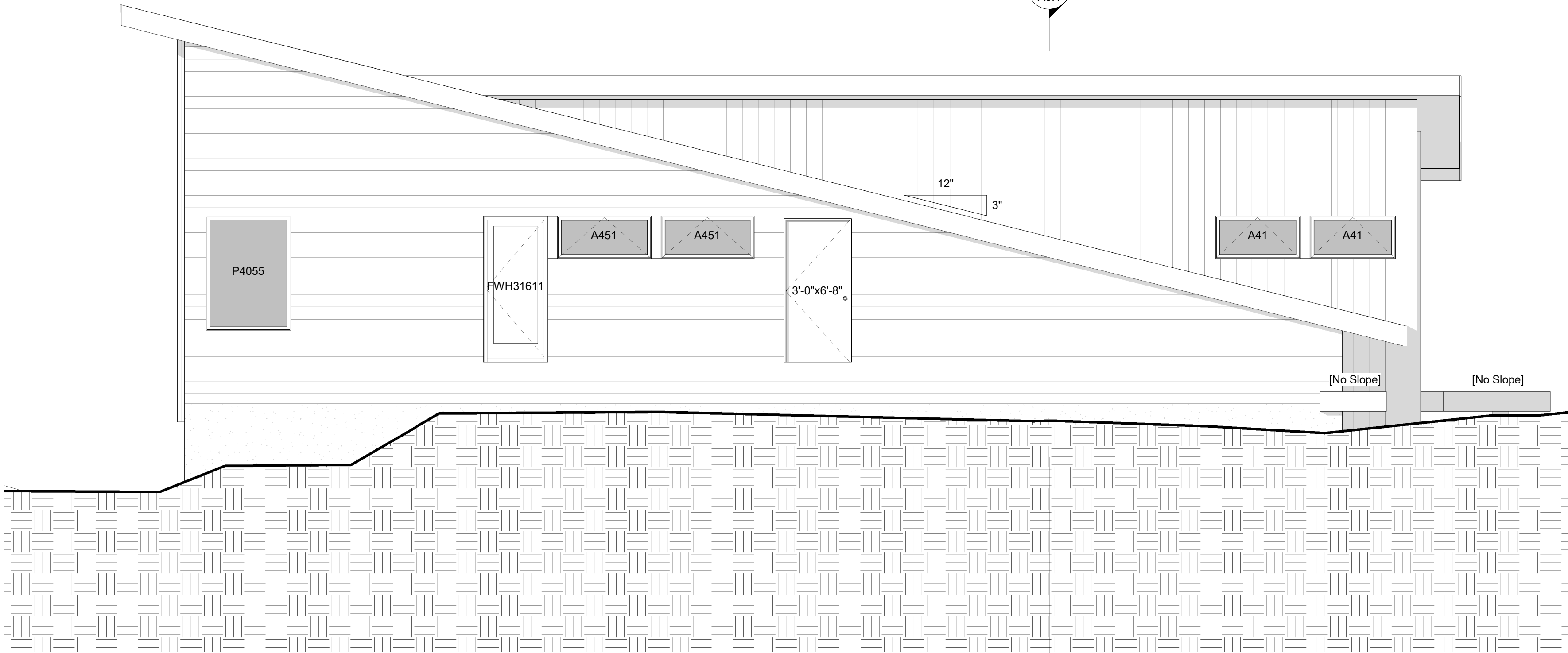
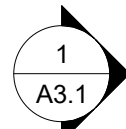
A2.2



TRAPAZOID WINDOW LEGEND
1/4" = 1'-0"



1 REAR ELEVATION
A2.2 1/4" = 1'-0"



2 RIGHT ELEVATION
A2.2 1/4" = 1'-0"

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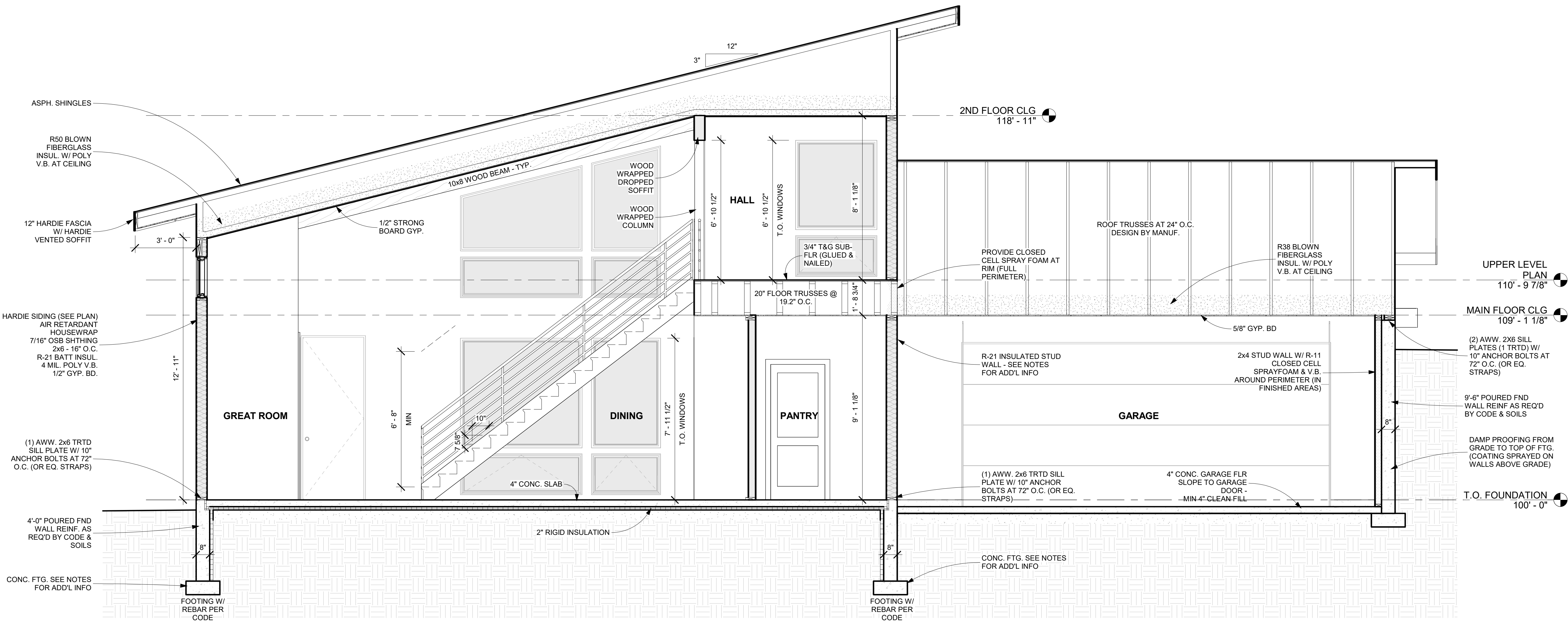
Project Square Footage		1,827 SF
MAIN:	1,204 SF	
2ND:		
TOTAL:	3,021 SF	
GARAGE:	648 SF	
3-SEASON:	181 SF	

Revision Record		Date
No.	Description	
1	Issued for Bid	6/10/2022
2	Re-issued for Bid	11/21/2024

BUILDING
SECTION

Project Number:
Date: 11/21/2024
Drawn By: TKK

A3.1



DOOR SCHEDULE							
Type Mark	Count	Width	Height	Rough Width	Rough Height	Description	Comments
MAIN FLOOR							
2'-6"x6'-8"	2	2' - 6"	6' - 8"	2' - 8"	6' - 11"	INSWING	
2'-8"x6'-8"	4	2' - 8"	6' - 8"	2' - 10"	6' - 11"	INSWING	
3'-0"x6'-8"	3	3' - 0"	6' - 8"	3' - 2"	6' - 11"	INSWING	
3'-0"X8'-0"	1	3' - 0"	8' - 0"	3' - 2"	8' - 1"	INSWING EXTERIOR	
DBL-4'-0"x6'-8"	1	4' - 0"	6' - 8"	4' - 2"	6' - 11"	DOUBLE INSWING	
DBL-4'-0"x8'-0"	1	4' - 0"	8' - 0"	4' - 2"	8' - 3"	DOUBLE INSWING	
FWG8080	2	7' - 11 1/2"	7' - 11 1/2"	8' - 0"	8' - 0"	Vinyl-clad wood Gliding Patio Door	
OH-18'-0"x8'-0"	1	18' - 0"	8' - 0"	18' - 2"	8' - 1"	OVERHEAD	
PKT-2'-6"x6'-8"	1	2' - 6"	6' - 8"	2' - 7"	6' - 11 1/2"	POCKET	
PKT-2'-8"x6'-8"	3	2' - 8"	6' - 8"	2' - 9"	6' - 11 1/2"	POCKET	
UPPER LEVEL PLAN							
2'-6"x6'-8"	1	2' - 6"	6' - 8"	2' - 8"	6' - 11"	INSWING	
2'-8"x6'-8"	4	2' - 8"	6' - 8"	2' - 10"	6' - 11"	INSWING	
3'-0"x6'-8"	2	3' - 0"	6' - 8"	3' - 2"	<varies>	<varies>	
DBL-5'-0"X6'-8"	3	5' - 0"	6' - 8"	5' - 2"	6' - 11"	DOUBLE INSWING	
FWH31611	1	3' - 0 1/8"	6' - 10 3/8"	3' - 0 5/8"	6' - 10 7/8"	Vinyl-clad wood single inswing door	

Grand total: 30

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2 ACORN DR,
SUNFISH LAKE, MN 55077

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SCHEDULES

Project Number:

Date: 11/21/2024

Drawn By: TKK

A4.1

WINDOW SCHEDULE								
Type Mark	Count	Width	Height	Rough Width	Rough Height	Head Height	Description	Comments
MAIN FLOOR								
A31	2	2' - 11 15/16"	2' - 0 1/8"	3' - 0 7/16"	2' - 0 5/8"	2' - 3 3/16"	Vinyl-clad wood awning window	
A41	3	4' - 0"	2' - 0 1/8"	4' - 0 1/2"	2' - 0 5/8"	2' - 3 3/16"	Vinyl-clad wood awning window	
A51	3	4' - 11 7/8"	2' - 0 1/8"	5' - 0 3/8"	2' - 0 5/8"	VARIES	Vinyl-clad wood awning window	SEE ELEVATIONS
A61	2	5' - 11 7/8"	2' - 0 1/8"	6' - 0 3/8"	2' - 0 5/8"	VARIES	Vinyl-clad wood awning window	SEE ELEVATIONS
A351	5	3' - 4 13/16"	2' - 0 1/8"	3' - 5 5/16"	2' - 0 5/8"	VARIES	Vinyl-clad wood awning window	SEE ELEVATIONS
A451	1	4' - 4 13/16"	2' - 0 1/8"	4' - 5 5/16"	2' - 0 5/8"	11' - 11 1/2"	Vinyl-clad wood awning window	SEE ELEVATIONS
ASW3921	1	3' - 9 1/16"	2' - 0 1/8"	3' - 9 9/16"	2' - 0 5/8"	11' - 11 1/2"	Vinyl-clad wood awning window	
ASW6055	1	5' - 11 7/8"	5' - 4 13/16"	6' - 0 3/8"	5' - 5 5/16"	7' - 11 1/2"	Vinyl-clad wood casement/awning picture window	
CW145	2	2' - 4 3/8"	4' - 4 13/16"	2' - 4 7/8"	4' - 5 5/16"	7' - 11 1/2"	Vinyl-clad wood casement window	
CXW155	3	2' - 11 7/8"	5' - 4 13/16"	3' - 0 3/8"	5' - 5 5/16"	7' - 11 1/2"	Vinyl-clad wood casement window	
P3555	3	3' - 4 13/16"	5' - 4 13/16"	3' - 5 5/16"	5' - 5 5/16"	7' - 11 1/2"	Vinyl-clad wood casement/awning picture window	
P4045	1	4' - 0"	4' - 4 13/16"	4' - 0 1/2"	4' - 5 5/16"	7' - 11 1/2"	Vinyl-clad wood casement/awning picture window	
P4055	3	4' - 0"	5' - 4 13/16"	4' - 0 1/2"	5' - 5 5/16"	7' - 11 1/2"	Vinyl-clad wood casement/awning picture window	
P4545	1	4' - 4 13/16"	4' - 4 13/16"	4' - 5 5/16"	4' - 5 5/16"	7' - 11 1/2"	Vinyl-clad wood casement/awning picture window	
P5055	1	4' - 11 7/8"	5' - 4 13/16"	5' - 0 3/8"	5' - 5 5/16"	7' - 11 1/2"	Vinyl-clad wood casement/awning picture window	
T1	1	5' - 11 7/8"	4' - 2 1/2"	6' - 0 3/8"	4' - 3"	16' - 5 1/2"	Vinyl-clad wood casement/awning picture window	SEE ELEVATIONS
T2	1	3' - 4 13/16"	5' - 2 1/16"	3' - 5 5/16"	5' - 2 9/16"	17' - 5 1/16"	Vinyl-clad wood casement/awning picture window	SEE ELEVATIONS
T3	1	3' - 4 13/16"	2' - 10 5/16"	3' - 5 5/16"	2' - 10 13/16"	12' - 9 11/16"	Vinyl-clad wood casement/awning picture window	SEE ELEVATIONS
T4	1	3' - 9"	3' - 10 15/16"	3' - 9 1/2"	3' - 11 7/16"	13' - 10 5/16"	Vinyl-clad wood casement/awning picture window	SEE ELEVATIONS
T5	1	3' - 9"	2' - 7 15/16"	3' - 9 1/2"	2' - 8 7/16"	14' - 10 15/16"	Vinyl-clad wood casement/awning picture window	SEE ELEVATIONS
T6	1	3' - 4 13/16"	3' - 8 3/16"	3' - 5 5/16"	3' - 8 11/16"	15' - 11 3/16"	Vinyl-clad wood casement/awning picture window	SEE ELEVATIONS
T7	1	4' - 4 13/16"	5' - 6 1/16"	4' - 5 5/16"	5' - 6 9/16"	17' - 9 1/16"	Vinyl-clad wood casement/awning picture window	SEE ELEVATIONS
UPPER LEVEL PLAN								
A41	3	4' - 0"	2' - 0 1/8"	4' - 0 1/2"	2' - 0 5/8"	VARIES	Vinyl-clad wood awning window	SEE ELEVATIONS
A451	2	4' - 4 13/16"	2' - 0 1/8"	4' - 5 5/16"	2' - 0 5/8"	6' - 10 1/2"	Vinyl-clad wood awning window	
CW155	4	2' - 4 3/8"	5' - 4 13/16"	2' - 4 7/8"	5' - 5 5/16"	6' - 10 1/2"	Vinyl-clad wood casement window	
CXW155	2	2' - 11 7/8"	5' - 4 13/16"	3' - 0 3/8"	5' - 5 5/16"	6' - 10 1/2"	Vinyl-clad wood casement window	
P3555	2	3' - 4 13/16"	5' - 4 13/16"	3' - 5 5/16"	5' - 5 5/16"	6' - 10 1/2"	Vinyl-clad wood casement/awning picture window	
P4045	1	4' - 0"	4' - 4 13/16"	4' - 0 1/2"	4' - 5 5/16"	6' - 10 1/2"	Vinyl-clad wood casement/awning picture window	
P4055	4	4' - 0"	5' - 4 13/16"	4' - 0 1/2"	5' - 5 5/16"	6' - 10 1/2"	Vinyl-clad wood casement/awning picture window	
Grand total	57							

HARTMANHOMES

744 Ryan Drive, Suite 102, Hudson, WI 54016 715.377.1555

www.hartmanhomesinc.com

RE-ISSUED FOR BID

CHRIS NELSON & DAVID
CARLSON RESIDENCE

2 ACORN DR,
SUNFISH LAKE, MN 55077

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SCHEDULES

Project Number:

Date: 11/21/2024

Drawn By: TKK

A4.2



1 KITCHEN ELEVATION 1
A5.1 3/8" = 1'-0"

HARTMAN

HOMES

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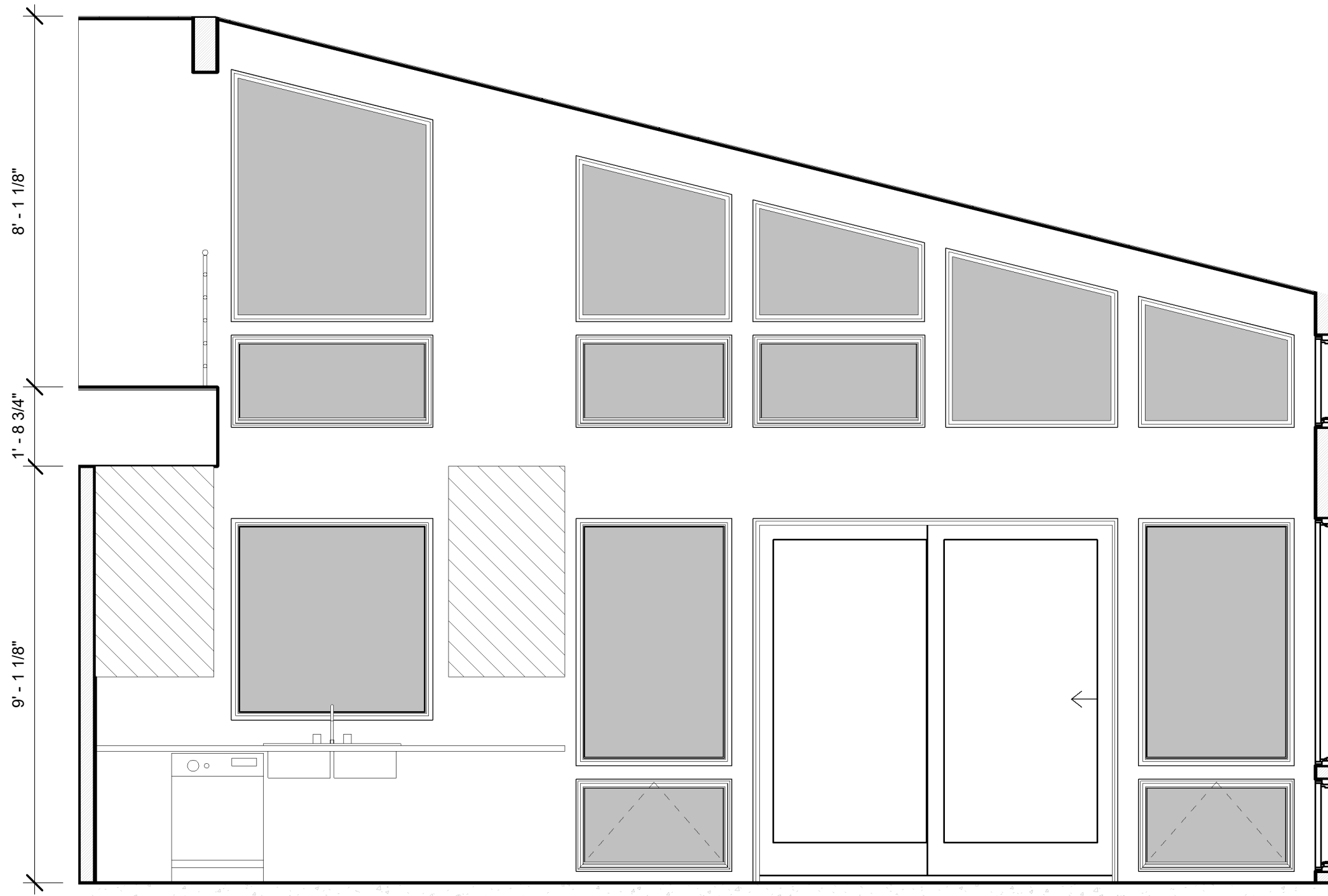
INTERIOR
ELEVATIONS

Project Number:

Date: 11/21/2024

Drawn By: TKK

A5.1



2 KITCHEN ELEVATION 2
A5.2 3/8" = 1'-0"

INTERIOR
ELEVATIONS

Project Number:
Date: 11/21/2024
Drawn By: TKK

A5.2

Memorandum

To: Lori Johnson, AICP – City Planner

From: Justin Messner, PE – City Engineer

Date: March 20, 2025

Re: 2 Acorn Drive – Major Site Plan Review
City of Sunfish Lake, MN
WSB Project No. 027923-000

Project Background

The Applicant is proposing to construct a new house along with the necessary grading and stormwater management improvements on a currently undeveloped parcel of land. The following review is only for engineering, stormwater management, and site grading issues. The building compliance will be handled by the City planner and building official. Comments are based on the submittal received from the applicant on March 13, 2025. Additional engineering comments may be provided upon revised submittals.

The following requirements and comments need to be addressed for the project to move forward:

General Notes

1. All retaining walls exceeding 42" (measured from footing to top of wall) will need engineered drawings submitted for review by the City of Sunfish Lake Building Official.

Stormwater Management

1. Please update the site construction planset accordingly:
 - a. Show/call out the utility easement
 - b. Show wetland buffer
 - c. Note the wetland HWL on the plans.
2. In the stormwater report the overflow for the wetland is noted at 904.0. Does this go over the proposed driveway? Callout the location and elevation of this overflow on the plans.
3. Rate control should be met for the 100-year, 10-day snowmelt event. Please update model to include this additional event.
4. The stormwater management plan states the project is not within a DWSMA while the SWPPP states it is. Update SWPPP to reflect the project is not within a DWSMA.
5. Confirm boundary of filtration basin, the basin footprint on the plans does not seem to match the operation and maintenance guide.
6. Minimum time of concentration to be used should be 10 minutes, update subcatchment C2.
7. The report states the total impervious area in existing conditions is 0.03 acres, however the HydroCAD model does not include any impervious area, please update model.

Grading, Erosion Control and Restoration

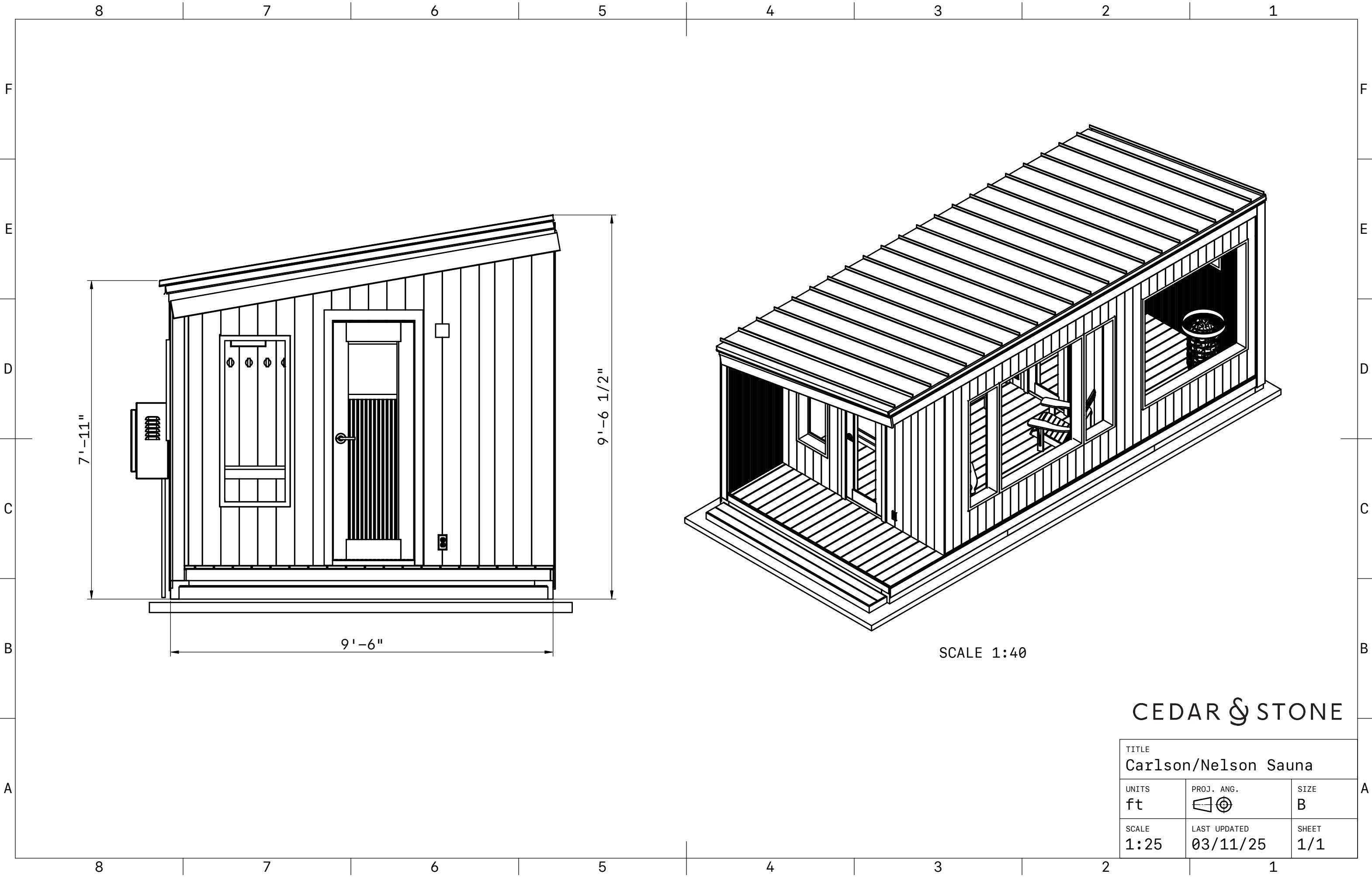
1. See the attached plan for comments related to grading throughout the site.
2. An as-built survey will be required upon project completion that demonstrates the improvements were constructed per the approved plans.

3. Upon completion of the as-built, an on-site final inspection with city staff, the builder, and the resident will be required.

Conclusions and Recommendations

Based upon our review of the engineering, stormwater management and site grading for this proposed development, we have determined that the proposed site and grading plans submitted do not conform to City requirements and recommend the project does not advance to Planning Commission and City Council until the above-mentioned comments are satisfied.

We request a new set of plans addressing these comments and new drainage calculations be resubmitted to our office prior to final approval. **The Applicant should submit a memo that restates each comment from this memorandum and details how each comment was addressed.**



CEDAR & STONE

TITLE Carlson/Nelson Sauna		
UNITS ft	PROJ. ANG. 	SIZE B
SCALE 1:25	LAST UPDATED 03/11/25	SHEET 1/1

