

Planning Memorandum

To: Sunfish Lake Planning Commission

From: Lori Johnson, City Planner

Date: May 17, 2024 (for May 23, 2024, meeting)

Re: **2570 Delaware Avenue – Major Site Plan Review, Conditional Use Permit and Variances**
WSB Project No. 024203-000

GENERAL INFORMATION

Applicant: Amber Hill, PEBL Design

Property Owner: Jeremy and Rachel Segal

Project Location: 2570 Delaware Avenue – PID 380310053020

Acreage: 3.9 acres

Existing Land Use: Single-Family Residential

Zoning: Zoned R-1 within Shoreland Overlay District

Surrounding Land Use / Zoning: Surrounded by Single Family Homes/R-1 Zoning

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

Deadline for Agency

Application Date:	04.01.2024
60 Days:	05-31-2024
Extension Letter Mailed:	04.20.2024
120 Days:	07.19.2024

Attachments:

- Location Map
- Aerial
- Narrative
- Survey—Existing (2)
- Tree Removals
- Site Plan—Proposed (3)
- Planting Plan
- Illustrative Plan (3)
- Grading, Stormwater Management and Erosion Control Plans (6)
- Lighting Plan (18)
- Fence Exhibit from Applicant (4)
- Fence Email from Applicant
- Final Plans from 2018 Major Site Plan Approval (4)

CONSIDERATIONS RELATED TO THE REQUEST

1. Overview.

Amber Hill, PEBL Design, has made a request on behalf of the property owners (Jeremy and Rachel Segal) at 2570 Delaware Avenue to allow for the following improvements on site:

- **Major site plan** approval to allow for the construction of a swimming pool, golf area, pergola, outdoor fitness equipment, small 6-foot privacy fence all in excess of 1,000 square feet.
- A **conditional use permit** for more than one accessory structure on a lot, and for the allowance of accessory structures in the front yard. The pool, fitness area and the golf area are considered accessory structures/uses and are proposed in the front yard of the lot, which is on the east side of the lot.
- Variance for the location of a future entrance gate which is proposed to be located 22 feet and 4 inches away from the side yard property line on the north side of the site where a 50-foot setback is required for such gate.
- Variance for the existing 350-foot-long wrought iron fence that was constructed without a permit adjacent to the lake, where a 200-foot setback from the Ordinary High Water Mark is required. Fences are also required to be no longer than 200 lineal feet.
- Variance for the location of a tree house (accessory structure) which is proposed at 14 feet nine inches away from the side property line where a 25-foot setback is required.

Relevant Code Sections:

Section 1204 Administration—Conditional Use Permits
Section 1206 Administration—Variances
Section 1208 Site and Building Plan
Section 1217 Accessory Buildings, Structures, Uses and Equipment
Section 1218 Fencing/Screening
Section 1241 R-1, Single Family Residential District
Section 1243 Shoreland Overlay District

The property owners are proposing to construct several outdoor/recreational projects on this site that require various land use approvals. Currently, there is an existing home and driveway on the property, and the driveway is connected to a shared private access that serves several homes located adjacent to this site, and that are also addressed off Delaware Avenue. The property abuts Hornbeam Lake and is within the Shoreland Overlay District and is subject to the corresponding regulations in the zoning code.

In 2018, the current property owners built an addition on the existing home and went through the major site plan approval process and a variance process that allowed construction within the required shoreland setback. They also made some minor changes to the plans approved at that time and went through the minor site plan approval process after the major site plan approval process. The City Council approved both the major and minor site plans and the variances requested.

Since the approval in 2018 the property owners have constructed improvements adjacent to the Ordinary High Water Level, and the appropriate land use applications or building permits were

never applied for nor were permits issued for any of this work. This work included new walls immediately adjacent to the lake and a wrought iron fence.

The improvements to the lake side of the property involved considerable grading activity and slope alterations to install a paver walkway, new walls and a wrought iron fence. The property owners have indicated that they did not know permits were needed for this work, even after they went through with the appropriate processes in 2018. It is questionable as to whether any of the illegally installed improvements would have been allowed, given the earth-moving effort to install the walkway. Additionally, it is not known if any erosion controls were installed or if the storm water ordinance requirements were met. As you know, the Shoreland Overlay District considerably limits the ability to remove natural vegetation within the slope to the lake (1243.04 of the Zoning Ordinance).

The applicants have stated that a fence was on the property when they bought the property in 2014. The applicant has provided pictures of a fence along the lake which appears to be some sort of wire fence, which also would not have been permitted under ordinance requirements. There is a picture of a chain link fence that was submitted by the applicant but the location is unknown. Staff has not found permits for any of the fences shown in the pictures (WSB records go back to 2010). Additionally, the staff reports for the 2018 approvals indicated that no fencing existed at that time or was proposed. A copy of the existing site plan that was submitted for the 2018 approvals is attached and there is no fence shown on that site plan. The staff report indicated that no work was proposed along the lakeside with the 2018 project. It is unknown when the site plan was drawn that was submitted by the applicant regarding the existing fence, which was simply an illegal wire fence.

Finally, the applicant contends that a fence around the path is needed per the building code requirement relating to fall hazards over 30 inches. The building code does address this but it is in relation to constructed stairs and landings associated with home construction, and not landscaping improvements. If this were required of all properties, several Sunfish Lake lots would be out of compliance with the building code. Additionally, building permits are not required for landscaping work (pavers, stones, etc.).

The applicant has stated that the fence was constructed for the safety of their small child. Had the applicant reached out about the fence, staff could have worked with them on a landscape plan that would have achieved the desired outcome.

Accessory Uses/Structures: The property owners are proposing to add a pool with a water feature, a 30-foot long, six-foot high wood privacy fence on the east side of the water feature, pergola on the north side of the pool, golf area with putting greens (privacy hedge) on the south side of the pool, and a fitness lawn with a fitness structure pm the northeast corner of the house. These items are all considered accessory uses (with the exception of the fence, which meets ordinance requirements) and are not allowed in the front yard of a property without a conditional use permit. Additionally, the ordinance only allows one accessory building/structure/use per property unless a conditional use permit is issued.

Fencing/Gates: An entrance gate on the northeast side of the home is proposed within the required 50-foot setback. Entrance monuments and gates are required to meet structure setback requirements. The northern monument for the gate is located 22 feet four inches away from the side property line on the north side of the site. The gate/monuments are shown on the attached plans and consist of stone pillars and metal (50% opaqueness). The gate will have an emergency vehicle access siren detector and does include lighting.

As previously stated, the applicants installed a wrought iron fence along the west side of the home and within 200 feet of the Ordinary High Water Level without receiving the proper approval. The fence ordinance indicates that all fences must be constructed within the buildable area of the lot and not within the setback areas. The ordinance also states that fences shall not be longer than 200 lineal feet.

Variances are required for the entrance monument/gate. A variance is required for the entirety of the existing wrought iron fence—with regard to the length and the location of the fence.

Treehouse: The property owners are proposing to utilize a tree in the northwest side yard of the property for the construction of a tree house. Given the size of the tree house (120 square feet) and the method of construction, this would be considered an accessory structure. Accessory structures are required to be set back at least 25 feet from the side yard. The tree house being proposed is located 14 feet nine inches away from the side property line, necessitating the need for a variance.

While it may seem strange that a tree house is considered an accessory structure it should be noted that what is being proposed is basically a small shed within a tree. As you know, city ordinances are fairly ambiguous about certain things, and the accessory building definition and requirements are some of the ambiguous topics. The definition of an accessory building, structure or use is as follows: *A subordinate building, structure or use which is located on the same lot on which the main building or use is and which is reasonably necessary, appropriate and incidental to the conduct of the primary use of such building or main use.* The ordinance also states that accessory buildings, structures or uses may encroach into the side yard but there are no parameters set out in the ordinance for such encroachment. Finally, the chapter of the zoning ordinance dealing with accessory buildings is entitled “Accessory Buildings, Structures, Uses and Equipment.” Given the ambiguity of the ordinance, the close proximity of the tree house to the side property line and the appearance of the structure, staff chose to require a variance for this structure to ensure transparency in the process. Additionally, there is a potential for noise associated with such tree house.

Impervious Surface and Building Coverage: The total existing impervious surface coverage for the lot is 11.7%. The total proposed new impervious surface coverage on the lot is 14.29%. The total maximum impervious surface coverage allowed on the lot is 30%.

The total building coverage allowed on the lot cannot be greater than 10% per ordinance requirements. The building coverage on the site is 4.14%, and the building coverage is not changing with this proposal.

Tree Preservation/Landscaping: The applicant has submitted a tree survey that indicates 12 trees will be removed in and around the construction site. The city's replacement requirement indicates that the applicant must replace the number of trees that are removed. The applicant has submitted a landscape plan which includes more than the required number of replacement trees. Tree protection of the existing trees on site during the construction will be required and must be inspected by the City Forester prior to work being performed.

The ordinance requires that accessory structures such as pools be screened from neighboring properties. In this case there is a proposed row of spruces and pine trees along the south side of the pool, a proposed 6-foot privacy fence adjacent to the water feature to block the view of the pool to the east, and birch trees on the north side of the pool. The home blocks the view of the pool from the lake on the west side of the site.

Lighting: The applicant has submitted a lighting plan that meets the requirements of the zoning ordinance. The foot candle readings must be less than one at waters edge, property lines and public streets. The lighting plan indicates that the foot candle readings will be 0 well before the waters edge, property lines, and public streets. Fixture cut sheets have also been provided.

Storm Water: The applicant has worked with the City Engineer to provide a grading, drainage and erosion control plan that meets city requirements.

DNR Approval. The Minnesota DNR Area Hydrologist was notified of the proposed request.

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:

1. Whether the proposed improvements are compatible and in harmony with the existing structures in the surrounding community.
2. Whether the proposed improvements preserve the character and nature of the surrounding community, including the natural landscape and woodland characteristics of the community.
3. Whether the proposed improvements are not constructed of unsightly, improper or unsuitable materials.
4. 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.
5. Whether the proposed site and improvements shall have an appearance that will not have an adverse effect upon adjacent residential properties.
6. Whether the proposed site improvement complies with drainage requirements, as provided in Section 1216.04 of this Ordinance.
7. Whether the proposed site and improvements are consistent with the purposes of the zoning ordinance.

Conditional Use Permit Evaluation 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 conditional use permits against the criteria below:

1. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.

2. The proposed use's compatibility with present and future uses of the area.
3. The proposed use's conformity with all performance standards contained herein.
4. The proposed use's effect on the area in which it is proposed.
5. The proposed use's impact upon property values in the area in which it is developed.
6. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
7. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Additional Shoreland Overlay Evaluation Criteria

A thorough evaluation of the water body and the topographic, vegetation, and soils conditions on the site shall be made to ensure:

1. The prevention of soil erosion or other possible pollution of public waters, both during and after construction.
2. The visibility of structures and other facilities as viewed from public waters is limited.
3. The site is adequate for water supply and on-site sewage treatment.
4. The types, uses, and numbers of watercraft that the project will generate are compatible in relation to the suitability of public waters to safely accommodate these watercrafts.

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:

1. Impair an adequate supply of light and air to adjacent property.
2. Unreasonably increase the congestion in the public street.
3. 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.
4. Increase the danger of fire or endanger the public safety.
5. Unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of this Title.
6. Violate the intent and purpose of the Comprehensive Plan.
7. Violate any of the terms or conditions of the items below.

Variances/Practical Difficulties

The applicant has provided a narrative that outlines reasoning in support of granting the variances for the tree house, the entrance monument/gate and the existing fence. The narrative is attached to the Planning Commission's packet of information for this project.

With regard to the 10.1-foot variance to the 25 foot required side yard setback for the tree house, a variance from the terms of this Ordinance shall not be granted unless it can be demonstrated that:

1. 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. *This property has many mature trees on site, not all within a close proximity to the home. There is really nothing special about the property itself—it is a typical lot in Sunfish Lake with many trees.*
 - 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. *The variance being requested is not due to economics.*
 - 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. *The lot is a building parcel with many opportunities for the construction of a tree house in a location that meets setback requirements. No special circumstances or conditions are present on this site.*
2. 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. *Staff is not aware of any other tree houses placed within the setback area in the city and the site can still be put to a reasonable use without the presence of the tree house in the proposed location.*
3. The special conditions and circumstances causing the practical difficulties do not result from the actions of the applicant. *The applicant is not responsible for the mature tree locations on the property but the property owners have the ability to choose a different tree for the structure.*
4. 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. *Again, staff is not aware of other tree houses in the city that have been constructed within the setback nor has anyone applied for a variance for such treehouse. Granting of a variance for the treehouse would set a precedent for future treehouse construction on other lots.,*
5. The request is not a use variance. *This is not a use variance.*

6. The variance requested is the minimum variance necessary to accomplish the intended purpose of the applicant. *Again, the variance would not be necessary if other trees would be utilized.*
7. The request does not create an inconvenience to neighboring properties and uses. *There is a potential to be a nuisance to neighbors through noise associated with the structure though there are a lot of trees between the proposed treehouse and the home to the north.*
8. The variance requested is in harmony with the purpose and intent of the Ordinance. *The purpose of the ordinance is to keep these types of structures out of the setback area.*
9. The variance requested is consistent with the Comprehensive Plan. *This request is not really related to the comprehensive plan.*
10. The variance requested will not alter the essential character of the locality. *The proposed tree house will be visible from the lake and neighboring properties to the east which could have an effect on the character of the area.*

With regard to the 27.6-foot variance from the 50-foot side yard setback requirement for an entrance monument/gate, a variance from the terms of this Ordinance shall not be granted unless it can be demonstrated that:

1. 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. *With regard to the placement of structures and monuments/privacy gates, the property is unique in that the shared driveway for this lot is long, and only a small portion of the shared driveway is actually on this 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. *The variance being requested is not due to economics.*
 - 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. *The applicants received previous variances for structure setbacks for the home due to the size of the lot and it is reasonable to assume that the same rationale could but used for the construction of the monument/gate structure.*
2. 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. *While staff is not aware of other monuments/gates within the structure setback, staff is aware of another property that may be considering this type of variance for a monument gate due to the size of the lot. Small lots and small driveways make locating monument/gates within the building setback difficult.*

3. The special conditions and circumstances causing the practical difficulties do not result from the actions of the applicant. *The applicant is not responsible for location of the driveway and the short distance of the driveway on this property.*
4. 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. *See the response to #2 above.*
5. The request is not a use variance. *This is not a use variance.*
6. The variance requested is the minimum variance necessary to accomplish the intended purpose of the applicant. *The location of the proposed entrance monument/gate appears to be in a location that minimally reduces the view of the monument and gate, and the distance of the monument gate to the property line.*
7. The request does not create an inconvenience to neighboring properties and uses. *This proposal would not affect the neighboring properties as they would not be using the gate.*
8. The variance requested is in harmony with the purpose and intent of the Ordinance. *The purpose of the ordinance is to allow properties within the city to have entrance/monument gates.*
9. The variance requested is consistent with the Comprehensive Plan. *This request is not really related to the comprehensive plan.*
10. The variance requested will not alter the essential character of the locality. *This request will not alter the character of the locality due to other lots within the city having entrance monuments/gates.*

With regard to the 150-foot variance to the 200-foot length requirement for fences and the 200-foot variance to the 200-foot Shoreland Ordinance setback requirement for the existing fence, a variance from the terms of this Ordinance shall not be granted unless it can be demonstrated that:

1. 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. *The topography of this property is not unique to the city. There are numerous lots that have a steeper slope to the lake within the city and fencing has not been allowed on these lots.*
 - 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. *The variance being requested is not due to economics.*
 - 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. *The variance being requested is not due to the lot size or building location. This was not part of the applicant's narrative for the variance. The applicant cites safety reasons for their small child as the reason for the variance. The applicant could provide a hedge that would also provide a security feature rather than a fence in this area.*

2. 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. *The city has been very consistent over the years regarding the preservation of the natural condition of slopes adjacent to the lake and has prohibited improvements in these areas with other requests. This variance would confer a special privilege to these other property owners that was denied to others within the city. Furthermore, the property can still be used in a reasonable manner much like other properties with steep slopes along the shoreline within the city. Again, a landscape hedge could be used in place of a fence if safety is a concern.*
3. The special conditions and circumstances causing the practical difficulties do not result from the actions of the applicant. *This variance request is the direct result of the actions of the applicant. The applicant did not follow the proper procedures for doing the work along the shoreline and installing the fencing. This process could have been avoided if the applicant had followed the proper procedures.*
4. 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. *The city has been very consistent over the years with regard to the preservation of the natural condition of slopes adjacent to the lake and has prohibited improvements in these areas with other requests. This variance would confer a special privilege to these other property owners that was denied to others within the city.*
5. The request is not a use variance. *This is not a use variance.*
6. The variance requested is the minimum variance necessary to accomplish the intended purpose of the applicant. *Again, the variance would not be necessary if the applicant had followed property procedures prior to installation of the fence as a fence would not be allowed. The City could have worked with the applicants at the time to install landscaping rather than fencing.*
7. The request does not create an inconvenience to neighboring properties and uses. *There is no real inconvenience to neighboring properties other than viewing the fence from the lake and adjacent properties.*
8. The variance requested is in harmony with the purpose and intent of the Ordinance. *The purpose of the ordinance is to keep fences out of the setback area and to keep shorelines in their natural state. This request goes directly against the purpose and intent of the ordinance, particularly the Shoreland Ordinance. The intent of the ordinance is to keep views of the residential lots as natural as possible rather than allowing fully landscaped areas along the lake. The reason for the Shoreland Ordinance is also to protect the environmental integrity of the lake by keeping shorelines natural. When the applicant constructed the house, the city was able to ensure proper protection of the lake by inspecting erosion controls. That was not the case with the construction of the new walls and fence.*
9. The variance requested is consistent with the Comprehensive Plan. *This request is not really related to the comprehensive plan.*
10. The variance requested will not alter the essential character of the locality. *The fence greatly alters the character of the locality, and could have a future affect on the character of lake lots within the city by setting a precedence for fences within the setback requirement from the Ordinary High Water Level.*

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RECOMMENDATION

The information provided in this staff report and on the proposed plans indicate that all above criteria for granting major site plan approval for proposed improvements over 1,000 square feet are being met. Staff recommends approval of the major site plan.

The information provided in this staff report and on the proposed plans indicate that all above criteria for granting the approval of a conditional use permit for accessory structures in the front yard, and for more than one accessory structure are being met. Staff recommends approval of the conditional use permit requested.

The information provided in this staff report and on the proposed plans indicate that all above criteria for granting a setback variance for the treehouse and the setback and length variance for fence are NOT being met with regard to establishing a practical difficulty. Staff recommends denial of the tree house variance and the fence variance.

The information provided in this staff report and on the proposed plans indicate that all above criteria for granting a setback variance for the entrance gate/ monument are being met with regard to establishing a practical difficulty. Staff recommends approval of the entrance monument/gate variance.

All above recommendations subject to the following findings of fact and conditions of approval:

Findings of Fact:

1. The location of the subject property is as follows:
2570 Delaware Avenue
SUNFISH LAKE, MN 55077
2. The planning report dated May 17, 2024, prepared by WSB is incorporated herein by reference.
3. The Applicant has submitted an application for a major site plan review, conditional use permit and variance requests.
4. Requests for major site plan review, conditional use permits and variances require Planning Commission review and City Council approval.
5. Notices for public hearings regarding requests on lots within the Shoreland Overlay district must be sent to the Department of Natural Resources.
6. The Sunfish Lake Planning Commission reviewed the applicant's request for major site plan approval, conditional use permits and variances at the May 23, 2024 Planning Commission meeting.
7. Upon review of the planning report and application information, the Planning Commission found that the proposed site plan meets Ordinance requirements. The following findings support the Planning Commission's recommendation for approval of the major site plan and conditional use permit requests.

Major Site Plan:

- a. The proposed improvements meet R-1 and Shoreland Overlay District requirements and standards.
- b. The proposed development addresses Ordinance requirements pertaining to grading, drainage and stormwater management, landscaping, and screening.
- c. The proposed home meets Ordinance requirements pertaining to building size, and material use.
- d. The development meets other applicable Zoning Ordinance criteria.

Conditional Use Permits (considered in relation to requests):

- a. The proposed action in relation to the specific policies and provisions of the official City Comprehensive Plan.
- b. The proposed use's compatibility with present and future uses of the area.
- c. The proposed use's conformity with all performance standards contained herein.
- d. The proposed use's effect on the area in which it is proposed.
- e. The proposed use's impact upon property values in the area in which it is developed.
- f. Traffic generated by the proposed use is in relation to capabilities of streets serving the property.
- g. The proposed use's impact upon existing public services and facilities including parks, schools, streets and utilities, and the City's service capacity.

Conditions of Approval:

- 1. Construction of all improvements shall occur in substantial conformance with the plans and staff recommendations for approval at the May 23, 2024, Planning Commission meeting.
- 2. The applicant must obtain all other permits as may be required.
- 3. The applicant shall comply with all applicable federal, state, and local laws, rules and ordinances.
- 4. 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. 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.
- 5. This Resolution is subject to the condition that all representations, written and oral, made by the Applicant and its agents and representatives to the City contained in and concerning the Applicant's application for the site plan review must have been true, complete and accurate at

the time they were made, and that they remain true and accurate for the duration of the development.

6. By undertaking the activities approved by the requests, the Applicant agrees to all conditions.
7. 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.
8. Staff will need to perform an inspection of the installed erosion controls and tree protection before any construction activities begin on site. The applicant will be required to stake out the improvements on site prior to this inspection.

Variances:

Upon review of the planning report and application information, the Planning Commission found that the proposed request for a **10.1-foot variance to the 25 foot required side yard setback for the tree house should be denied**. The following findings support the Planning Commission's recommendation for denial of the variance.

1. This property has many mature trees on site, not all within a close proximity to the home. There is really nothing special about the property itself—it is a typical lot in Sunfish Lake with many trees.
2. The variance being requested is not due to economics.
3. The lot is a building parcel with many opportunities for the construction of a tree house in a location that meets setback requirements. No special circumstances or conditions are present on this site.
1. Staff is not aware of any other tree houses placed within the setback area in the city and the site can still be put to a reasonable use without the presence of the tree house in the proposed location.
2. The applicant is not responsible for the mature tree locations on the property but the property owners have the ability to choose a different tree for the structure.
3. Staff is not aware of other tree houses in the city that have been constructed within the setback nor has anyone applied for a variance for such treehouse. Granting of a variance for the treehouse would set a precedent for future treehouse construction on other lots.,
4. This is not a use variance.
5. Again, the variance would not be necessary if other trees would be utilized.
6. There is a potential to be a nuisance to neighbors through noise associated with the structure though there are a lot of trees between the proposed treehouse and the home to the north.
7. The purpose of the ordinance is to keep these types of structures out of the setback area.
8. This request is not really related to the comprehensive plan.
9. The proposed tree house will be visible from the lake and neighboring properties to the east which could have an effect on the character of the area.

Upon review of the planning report and application information for **the 27.6-foot variance from the 50-foot side yard setback requirement for an entrance monument/gate**, the Planning Commission found that the proposed request for a variance should be approved. The following findings support the Planning Commission's recommendation for approval of the variance:

1. With regard to the placement of structures and monuments/privacy gates, the property is unique in that the shared driveway for this lot is long, and only a small portion of the shared driveway is actually on this property.
2. The variance being requested is not due to economics.
3. The applicants received previous variances for structure setbacks for the home due to the size of the lot and it is reasonable to assume that the same rationale could but used for the construction of the monument/gate structure.
4. While staff is not aware of other monuments/gates within the structure setback, staff is aware of another property that may be considering this type of variance for a monument gate due to the size of the lot. Small lots and small driveways make locating monument/gates within the building setback.
5. The applicant is not responsible for location of the driveway and the short distance of the driveway on this property.
6. This is not a use variance.
7. The location of the proposed entrance monument/gate appears to be in a location that minimally reduces the view of the monument and gate, and the distance of the monument gate to the property line.
8. This proposal would not affect the neighboring properties as they would not be using the gate.
9. The purpose of the ordinance is to allow properties within the city to have entrance/monument gates.
10. This request will not alter the character of the locality due to other lots within the city having entrance monuments/gates.

Upon review of the planning report and application information, the Planning Commission found that the proposed request for a **150-foot variance to the 200-foot length requirement for fences and the 200-foot variance to the 200-foot Shoreland Ordinance setback requirement for the existing fence should be denied**. The following findings support the Planning Commission's recommendation for denial of the variance:

1. The topography of this property is not unique to the city. There are numerous lots that have a steeper slope to the lake within the city and fencing has not been allowed on these lots.
2. The variance being requested is not due to economics.
3. The variance being requested is not due to the lot size or building location. This was not part of the applicant's narrative for the variance. The applicant cites safety reasons for their small child as the reason for the variance. The applicant could provide a hedge that would also provide a security feature rather than a fence in this area.

4. The city has been very consistent over the years regarding the preservation of the natural condition of slopes adjacent to the lake and has prohibited improvements in these areas with other requests. This variance would confer a special privilege to these other property owners that was denied to others within the city. Furthermore, the property can still be used in a reasonable manner much like other properties with steep slopes along the shoreline within the city. Again, a landscape hedge could be used in place of a fence if safety is a concern.
5. This variance request is the direct result of the actions of the applicant. The applicant did not follow the proper procedures for doing the work along the shoreline and installing the fencing. This process could have been avoided if the applicant had followed the proper procedures.
6. The city has been very consistent over the years regarding the preservation of the natural condition of slopes adjacent to the lake and has prohibited improvements in these areas with other requests. This variance would confer a special privilege to these other property owners that was denied to others within the city.
7. This is not a use variance.
1. 8. Again, the variance would not be necessary if the applicant had followed property procedures prior to installation of the fence as a fence would not be allowed. The City could have worked with the applicants at the time to install landscaping rather than fencing.
8. There is no real inconvenience to neighboring properties other than viewing the fence from the lake and adjacent properties.
9. The purpose of the ordinance is to keep fences out of the setback area and to keep shorelines in their natural state. This request goes directly against the purpose and intent of the ordinance, particularly the Shoreland Ordinance. The intent of the ordinance is to keep views of the residential lots as natural as possible rather than allowing fully landscaped areas along the lake. The reason for the Shoreland Ordinance is also to protect the environmental integrity of the lake by keeping shorelines natural. When the applicant constructed the house, the city was able to ensure proper protection of the lake by inspecting erosion controls. That was not the case with the construction of the new walls and fence.
10. This request is not really related to the comprehensive plan.
11. The fence greatly alters the character of the locality and could have a future effect on the character of lake lots within the city by setting a precedence for fences within the setback requirement from the Ordinary High Water Level.

Conditions of Variance Denial:

1. The applicant will be required to remove the fence prior to administrative site plan approval for the remainder of the proposed work. The applicant will need to supply a site plan indicating such removal. The site plan should also remove the tree house from the plans if the variance for the tree house setback is denied.

Please note that separate motions should be made for each request.

Motion 1—Major Site Plan

Motion 2—Conditional Use Permit

Motion 3—Variance—Treehouse

Motion 4—Variance—Monument/Gate

Motion 5—Variance—Fence

One final note on the variances, it may seem odd that staff is recommending approval of one variance and not the others. In addition to all of the information outlined in this report as evidence, or lack thereof, of practical difficulties, staff determined that the installation of a driveway monument/gate is a more common request, and reasonable request with regard to the ordinance requirements. There are several entry monuments/gates within the city. There are no tree houses or fences that violate setback requirements and these uses could be a detriment to surrounding properties and to the health and view of the lake.

Location Map for 2570 Delaware Avenue



Aerial for 2570 Delaware Avenue



Segal Residence
2570 Delaware Ave
Sunfish Lake, MN 55118

Owner: Jeremy + Rachel Segal
Landscape Architect: Amber Hill, PLA – PEBL

WRITTEN NARRATIVES (resubmittal 4/19/2024)

Conditional Use Permit / Major and Site Plan Review:

Please consider this designed outdoor project for the Segal Residence which includes amenities to enhance outdoor living and create enjoyable recreational spaces surrounded by greenspace. This comprehensive proposal encompasses a pool, a pergola with integrated storage, a dedicated golf area, an automatic gate at the driveway, and a treehouse. Other elements of the design include a small lawn with fitness equipment, planting beds, a stormwater pond, and an evergreen screen hedge.

Our vision necessitates applying for a Conditional Use Permit (CUP), specifically required for more than one accessory structure/use. We are seeking approval for a swimming pool, bocce court, and golf area, all of which fall under the purview of the CUP.

Acknowledging the property's configuration, we propose utilizing the front yard for recreational amenities. This is supported by a meticulously planned approach to privacy, setbacks, and lighting design to ensure compliance with city regulations. All site features respect the 100' front yard setback, are at least 25' away from the wetland onsite, and provide screening as needed to ensure privacy for neighboring properties.

Features:

1. Pool: The focal point of this project is a pool centered in the space. Given its location in the front yard, we are prepared to apply for a Conditional Use Permit, justifying the choice by emphasizing ample space and setback from the private road, assuring that these features won't encroach upon or disturb neighboring properties.

See Pool Discharge Maintenance Plan which ensures chlorinated water does not enter the wetland or lake.

2. Pergola with Storage: The pergola, featuring integrated storage solutions, is designed to support pool use.
3. Golf Area: Incorporating a golf area in the front yard requires a Conditional Use Permit, and we are committed to demonstrating that this feature will harmoniously coexist with the surrounding landscape. The design incorporates natural seeding restoration and plantings along with a privacy hedge to blend the course into the natural environment.
4. Hedge for Privacy: To address privacy concerns, we propose a hedge as a natural barrier, providing seclusion and aligning with city zoning regulations. It contributes to the project's overall aesthetic while addressing privacy considerations.
5. Automatic Gate: We are proposing a 24' wide gate (including stone pillars) within the 50'

building setback. Please see variance narrative.

6. Lighting Design: Additionally, our lighting design adheres to city codes, ensuring that all outdoor lighting meets regulatory requirements and contributes to a safe and welcoming environment. No 1 foot candle crosses the property line.
7. Stormwater Design: See attached stormwater report provided by our Civil Engineer.
8. Privacy Screen – 6' Privacy Screen at edge of pool to block view from street.
9. Wood Fence to screen pool equipment and utilities.
10. Permit for Existing Fence: This project includes a fence previously constructed on the property as a fall barrier to the lake. It is located at the lakeside and provides protection for falls greater than 30". Please see variance language below.

Variance:

The Segal Project is requesting a variance for an automatic driveway gate and a treehouse within the 50' side yard setback on the north side of the property.

Automatic Gate:

We are designing a 2-door automatic swinging gate with no more than 50% material and 24' length to the edge of the stone pillars. For the client to be able to have this feature, it is necessary to place the gate within the 50' setback. This is due to the location of the driveway in proximity to the private entry drive and the only location possible on site.

The below items provide reasoning and justification to meet Sunfish Lake criteria:

- a. Special Conditions – The location of the driveway as it relates to the property line and setback requires that a gate be located within the 50' setback.
- b. Practical Difficulties – It would be impractical to put a gate within the 50' setback because it would need to be over 50' long and oriented in a strange and impractical configuration on the site. To meet the 24' length requirements, the gate must encroach on the 50' setback.
- c. Not Result of Lot Size or Building Location – This is not a result of the lot size or building location, but rather the driveway configuration in proximity to the setback.
- d. Compliance Would Deprive Applicant of Common Rights – Providing a secure entrance in Sunfish Lake is a common right enjoyed by many neighboring properties. This resident would be deprived of that right if required to comply with the setback requirement.
- e. Special Conditions and Circumstances Do Not Result from the Action of the Applicant – The applicant is not responsible for the current site conditions of driveway and set back configuration.
- f. Granting Request Does Not Confer Special Privilege Denied to Others – Granting this request is confers no special privilege denied to others. Many others have the privilege to have a secure access point to their property.
- g. Not a Use Variance – This is not a use variance.
- h. Minimum Necessary to Accomplish Intent – We are proposing the minimum necessary encroachment into the 50' setback to achieve the intent. This encroachment also considers the need to respect the 24' maximum length requirement for the gate.
- i. Does Not Create an Inconvenience to Neighboring Properties – The automatic gate is set more than 100' from the private drive and does not create any justifiable inconvenience for any neighbor.
- j. Harmony with Intent of Ordinance – The gate placement is in harmony with the intent of the

- ordinance. The gate is located very close to the property itself and far from the private drive.
- k. Consistent with the Comprehensive Plan – The automatic gate does not interfere with the comprehensive plan.
 - l. Consistent with Essential Character of Locality - The gate design is very clean and simple and matches the character of the natural environment and the quality of living in Sunfish Lake.

Treehouse:

We are proposing a 120 SF treehouse on the north side of the property within the 50' building setback. The location of the treehouse, because of its use as a child's play element needs to be near the home for child safety and surveillance. Additionally, the other options for trees that could support a tree house are closer to a neighboring property than the location we selected. The location to the north of the property is not in view of any home and would not disturb any neighbor.

The below items provide reasoning and justification to meet Sunfish Lake criteria:

- a. Special Conditions – In order to have a treehouse close to the property for child safety it is necessary to encroach on the 50' setback.
- b. Practical Difficulties – It would be impractical to have a treehouse far from the home in the woods because this would not be a safe location for monitoring child safety while using this feature. Additionally, it would be impractical to put this feature on the south side of the home because it would also encroach on the 50' setback but in doing so would actually be in view of the neighboring property. The proposed location is not in view of any neighbor.
- c. Not Result of Lot Size or Building Location – This is not a result of the lot size or building location, but rather the proximity potential for the treehouse to be near the home.
- d. Compliance Would Deprive Applicant of Common Rights – Providing a treehouse is a very common right of any resident in any neighborhood. Depriving the client of a common right to provide a play element for their child that does not interfere with any other neighbor is not the intent of Sunfish Lake regulations.
- e. Special Conditions and Circumstances Do Not Result from the Action of the Applicant – The applicant is not responsible for the current site conditions of trees and house.
- f. Granting Request Does Not Confer Special Privilege Denied to Others – Granting this request confers no special privilege denied to others. Having a treehouse is a common privilege many families enjoy in many neighborhoods.
- g. Not a Use Variance – This is not a use variance.
- h. Minimum Necessary to Accomplish Intent – We are proposing the minimum necessary encroachment into the 50' setback to achieve the intent. This encroachment locates the treehouse close to the home, in a tree that can support the structure, and does not interfere with any neighboring view.
- i. Does Not Create an Inconvenience to Neighboring Properties – The treehouse is over 400 feet from a neighboring property. There is no justifiable inconvenience to any neighbor.
- j. Harmony with Intent of Ordinance – The tree house placement is in harmony with the ordinance's intent. The tree house is located very close to the property itself and is far from the private drive and far from any neighboring view.
- k. Consistent with the Comprehensive Plan – The treehouse does not interfere with the comprehensive plan.
- l. Consistent with Essential Character of Locality - The treehouse design complements the character

of the natural environment with wood materials and is surrounded by plantings.

Existing Fence:

We are proposing a permit for an existing fence.

The below items provide reasoning and justification to meet Sunfish Lake criteria:

- a. Special Conditions – The property is uniquely situated on the lake, the proximity of the house to the edge of the water creates a fall hazard of more than 30". A fence along the lake was constructed for safety purposes.
- b. Practical Difficulties – The unique property location in proximity to the lake's edge, combined with the significant grade drop creates a safety concern if a fence is not present.
- c. Not Result of Lot Size or Building Location – The fence is not a result of the building location or lot size, the property was purchased as-is.
- d. Compliance Would Deprive Applicant of Common Rights – Safety at the lakeside is a common right, not allowing a fence would deprive the applicant of a common right.
- e. Special Conditions and Circumstances Do Not Result from the Action of the Applicant – The applicant is not responsible for the current site conditions lakeside slope and house proximity to the lake.
- f. Granting Request Does Not Confer Special Privilege Denied to Others – Granting this request confers no special privilege denied to others. Safety at the lakeside is a common privilege.
- g. Not a Use Variance – This is not a use variance.
- h. Minimum Necessary to Accomplish Intent – The minimum necessary to meet safety intent is the fence directly around the back yard. Additionally, a portion of fence has been installed along the side yard.
- i. Does Not Create an Inconvenience to Neighboring Properties – There is no inconvenience to neighboring properties. The fence blends in well with the landscape. Neighbors have complimented the current owners on how nice the home and landscape from the lake looks. There have been zero complaints regarding the fence.
- j. Harmony with Intent of Ordinance – The existing fence is in harmony with the intent of the ordinance. The fence provides safety without creating a disruptive view at the lake. The fence design is subtle and blends into the landscape. The color is muted and the design was chosen to minimize visual impact.
- k. Consistent with the Comprehensive Plan – The fence does not interfere with the comprehensive plan.
- l. Consistent with Essential Character of Locality – The fence design complements the character of the natural environment with dark metal that is very open and is surrounded by plantings.

Conclusion: This thoughtfully designed outdoor project, while necessitating a Conditional Use Permit for additional accessory uses, and variances for a few elements is envisioned to enhance the quality and safety of outdoor living while respecting the unique character of Sunfish Lake. This unique lot and house location close to the lake combined with the slope to the lake create a unique safety concern. The fence provides required safety without imposing on any point of view. We hope you will respectfully consider our proposal and we appreciate your consideration.

LEGAL DESCRIPTION:

The north 150.00 feet of the south 450.00 feet, except the west 735 feet thereof, and the north 50.00 feet of the South 300.00 feet except the West 980 feet thereof, of the west 50.00 acres of the South Half of the Southwest Quarter of Section 31, Township 28, Range 22, Dakota County, Minnesota.

*Description per Title Commitment by Watermark Title Agency as agents for Old Republic National Title Insurance Company File No. 15127 2nd Amended with an effective date of April 6, 2015.

AREA:

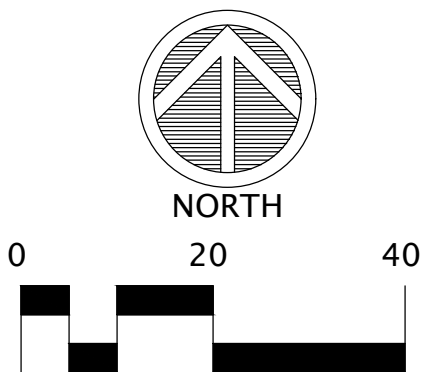
LOT AREA TO OHW LESS DRIVE EASE =123,193 SF / 2.83 ACRES
DRIVE EASEMENT AREA = 6,310 SF / 0.14 ACRES
LOT AREA TO OHW =129,503 SF / 2.97 ACRES
LOT AREA HORNBEAM LAKE = 40,860 SF / 0.94 ACRES
TOTAL LOT AREA =170,363 SF / 3.91 ACRES

TOPOGRAPHIC DETAIL

TITLE NOTES:

- * Title Notes per Title Commitment by Watermark Title Agency as agents for Old Republic National Title Insurance Company File No. 15127 2nd Amended with an effective date of April 6, 2015.
9. Terms and conditions of Agreement, filed in Book 36 of Miscellaneous Records, Page 291. (Not Shown - appears to be an old ditch maintenance agreement).
10. Subject to Terms and conditions of Restriction Agreement, filed in Book 66 of Miscellaneous Records, Page 7. (Covers entire property,)
11. Subject to Easement for power and telephone lines in favor of Northern States Power Company and Northwestern Bell Telephone Company, as contained in Book 66 of Miscellaneous Records, Page 165. (Shown Graphically)
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13. Subject to Terms and conditions of Road Easement, filed in Book 66 of Miscellaneous Records, Page 431. (Shown Graphically).
14. Terms and conditions of Agreement, filed in Book 68 of Miscellaneous Records, Page 582. (Not Shown).
15. Terms and conditions of Agreement, filed in Book 68 of Miscellaneous Records, Page 584. (Not Shown).
16. Terms and conditions of Agreement for Restriction, filed in Book 70 of Miscellaneous Records, Page 156. (Not Shown).
17. Terms and conditions of Access Easement, filed in Book 82 of Miscellaneous Records, Page 352.
18. Terms and conditions of restrictions contained in Warranty Deed, filed as Document No. 856899. (Noted on Survey).

* Boundary discrepancies between properties to the north and the plat of THIRTY OAKS ADDITION appear to have been resolved by a Boundary Line Agreement per Doc. No. 786608. It appears the same overlaps/gaps occur on this parcel. The Easterly Lot line per the agreement, as well as the existing description line, East 30 acres line and plat line for THIRTY OAKS ADDITION have been shown for reference. Please consult legal council for advice regarding this discrepancy.



SURVEY NOTES:

1. BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE DAKOTA COUNTY SURVEYORS OFFICE.
2. UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES.
3. THERE MAY SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.
4. THERE MAY BE EASEMENTS OF WHICH WE ARE UNAWARE WHICH ARE NOT SHOWN.
5. WETLAND LOCATIONS BY BOPRAY ENVIRONMENTAL DECEMBER 2023.
6. TREE INVENTORY AND LOCATION BY REHDER FORESTRY JANUARY 2024.
7. SEPTIC TANK AND LINE INFORMATION SHOWN IS APPROXIMATE AND GRAPHIC IN NATURE BASED ON ROUGH SKETCHES AVAILABLE FROM CITY FILES TAKEN FROM SUNFISH LAKE ARCHIVES ON 03/05/2024.

BENCHMARKS

ELEVATIONS BASED ON INFORMATION AS SHOWN ON THE MNDOT GEODETIC WEBSITE. SURVEY DISK 1985 AC WITH AN ELEVATION OF 889.93 WAS USED TO ESTABLISH VERTICAL CONTROL FOR THIS SURVEY (NAVD 88)

EXISTING IMPROVEMENTS:

MAIN HOUSE 4303
DETACHED HOUSE 804
DRIVEWAY 3681
ENTRY CONCRETE 459
PAVER ENTRY 599
PAVER PATIO/PATHS 2372
FRONT PAVER PATH 317
CENTRAL DECK (NOT COVERING PAVEMENT) 1602
NW DEC 53
SOUTH DECK 215
GENERATOR 9
STEPS 7
CONCRETE STOOP 40
WALL 950
TOTAL IMPROVED 14461

LOT AREA TO OHW LESS ROAD EASEMENT 123193
TOTAL % IMPROVED 11.7%

PAVED PRIVATE ROAD AREA = 2935

UNDERGROUND UTILITIES NOTES:

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CONTACT:

JEREMY SEGAL
2570 DELAWARE AVENUE
SUNFISH LAKE, MN 55118
TEL: 651-348-9542
EMAIL: jeremy@proozy.com

COUNTY/CITY:

DAKOTA COUNTY

CITY OF SUNFISH LAKE

REVISIONS:

DATE	REVISION
06-10-16	INITIAL ISSUE
10-20-21	UPDATED TOPO
12-21-23	WETLAND LOCATION
02-07-24	TREE INVENTORY
03-07-24	SEPTIC FROM CITY

CERTIFICATION:

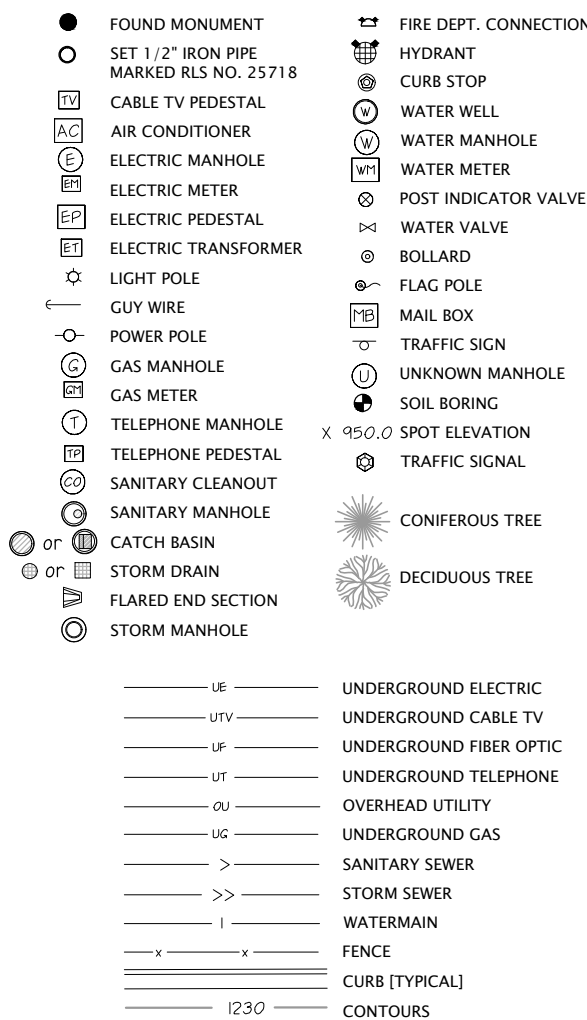
I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

Daniel L. Thurmes
Daniel L. Thurmes Registration Number: 25718
Date: 06-10-16

PROJECT LOCATION:

2570
DELAWARE AVENUE
PID#380310053020

LEGEND:



Suite #200
1970 Northwestern Ave
Stillwater, MN 55082
Phone 651.275.8969
Fax 651.275.8976
dan@cssurvey.net

CORNERSTONE
LAND SURVEYING, INC.

FILE NAME 1-SURVZZ4048-2021 TOPO
PROJECT NO. ZZ16404A

BOUNDARY/TOPOGRAPHIC
SURVEY

SEGAL RESIDENCE

SUNFISH LAKE, MINNESOTA

CONTACT:

JEREMY SEGAL
2570 DELAWARE AVENUE
SUNFISH LAKE, MN 55118
TEL: 651-348-9542
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1970 Northwestern Ave
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CORNERSTONE
LAND SURVEYING, INC.

FILE NAME 1-SURVZ24048-2021 TOPO
PROJECT NO. Z216404A

BOUNDARY/TOPOGRAPHIC
SURVEY

SHEET 1 OF 2 SHEETS

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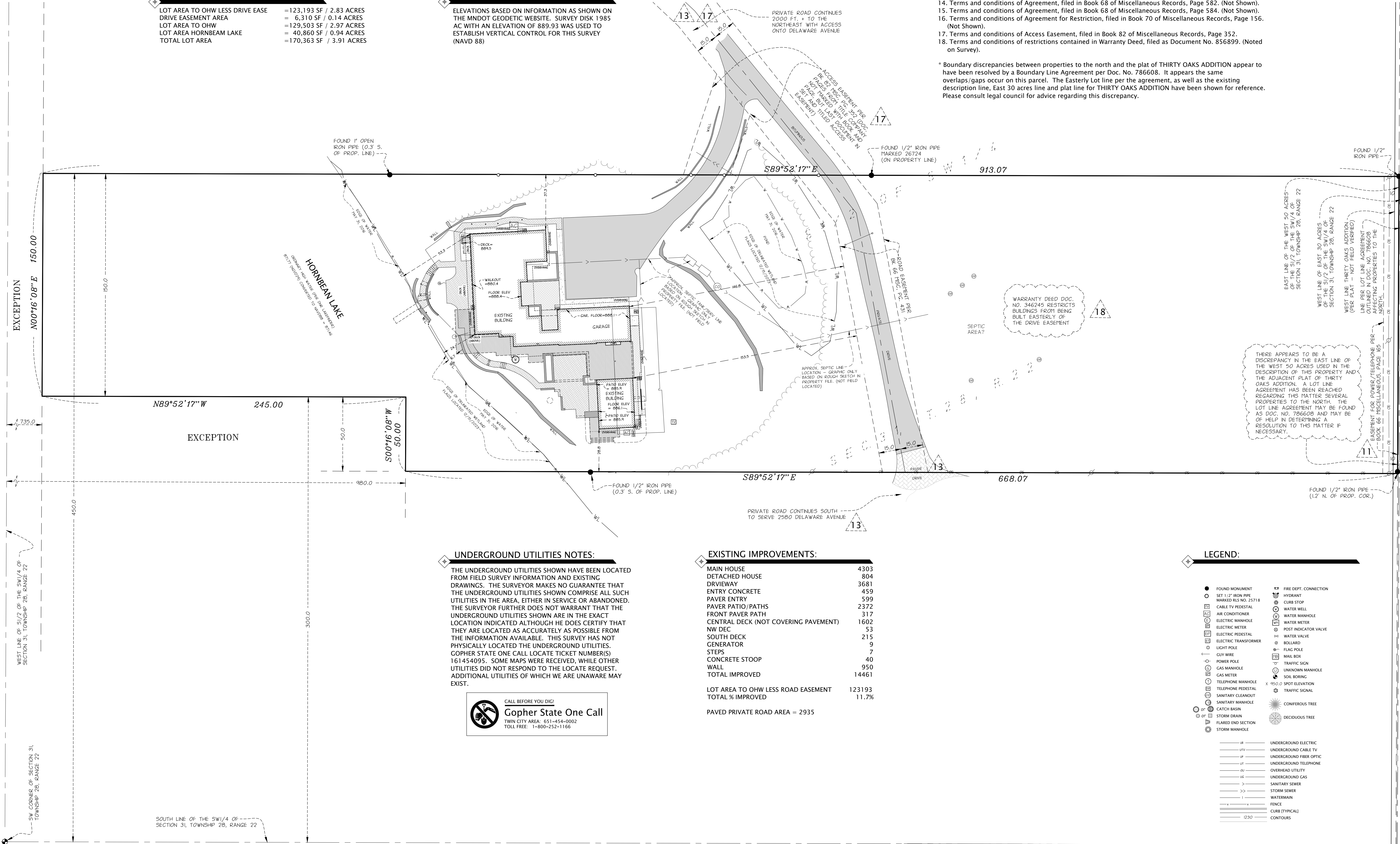
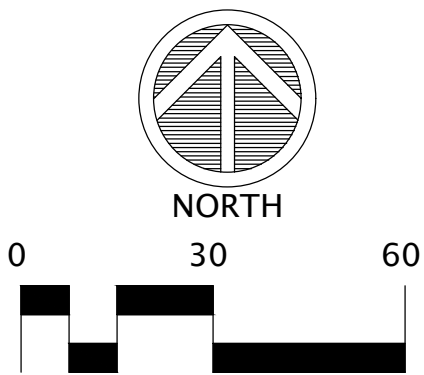
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EXISTING IMPROVEMENTS:

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DETACHED HOUSE	804
DRIVEWAY	3681
ENTRY CONCRETE	459
PAVER ENTRY	599
PAVER PATIO/PATHS	2372
FRONT PAVES PATH	317
CENTRAL DECK (NOT COVERING PAVEMENT)	1602
NW DEC	53
SOUTH DECK	215
GENERATOR	9
STEPS	7
CONCRETE STOOP	40
WALL	950
TOTAL IMPROVED	14461
LOT AREA TO OHW LESS ROAD EASEMENT	123193
TOTAL % IMPROVED	11.7%
PAVED PRIVATE ROAD AREA =	2935

LEGEND:

● FOUND MONUMENT	✂ FIRE DEPT. CONNECTION
○ SET 1/2" IRON PIPE MARKED RLS NO. 25718	✂ HYDRANT
□ CABLE TV PEDESTAL	⊙ CURB STOP
⊙ AIR CONDITIONER	⊙ WATER WELL
⊙ ELECTRIC MANHOLE	⊙ WATER MANHOLE
⊙ ELECTRIC METER	⊙ WATER METER
⊙ ELECTRIC PEDESTAL	⊙ POST INDICATOR VALVE
⊙ ELECTRIC TRANSFORMER	⊙ WATER VALVE
⊙ LIGHT POLE	⊙ BOLLARD
⊙ POWER POLE	⊙ FLAG POLE
⊙ GAS MANHOLE	⊙ MAIL BOX
⊙ GAS METER	⊙ TRAFFIC SIGN
⊙ TELEPHONE MANHOLE	⊙ UNKNOWN MANHOLE
⊙ TELEPHONE PEDESTAL	⊙ SOIL BORING
⊙ SANITARY CLEANOUT	⊙ SPOT ELEVATION
⊙ SANITARY MANHOLE	⊙ TRAFFIC SIGNAL
⊙ CATCH BASIN	☀ CONIFEROUS TREE
⊙ STORM DRAIN	☀ DECIDUOUS TREE
⊙ FLARED END SECTION	
⊙ STORM MANHOLE	
— U# — UNDERGROUND ELECTRIC	
— UTV — UNDERGROUND CABLE TV	
— UF — UNDERGROUND FIBER OPTIC	
— UT — UNDERGROUND TELEPHONE	
— BU — OVERHEAD UTILITY	
— UG — UNDERGROUND GAS	
— > — SANITARY SEWER	
— >> — STORM SEWER	
— I — WATERMAIN	
— F — FENCE	
— C — CURB (TYPICAL)	
— 230 — CONTOURS	

SEGAL RESIDENCE

LANDSCAPE AND SITE WORK PERMIT SET RESUBMITTAL APRIL 19, 2024

1. USE OF THE WORD 'CONTRACTOR' IN THE DRAWINGS INDICATES BOTH THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ON THE PROJECT.
2. ALL CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE WORK OF OTHERS. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR COORDINATION OF THE WORK. NO ADDITIONAL COMPENSATION WILL BE MADE TO ANY CONTRACTOR FOR EXTRA WORK RESULTING FROM FAILURES OF COORDINATION.
3. THE CONTRACTOR MUST ASSURE COMPLIANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK OR MATERIALS SUPPLIED.
4. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR, OBTAINING, AND PAYING FOR ALL NECESSARY PERMITS UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR SHALL HAVE A COPY OF ALL DRAWINGS WITH THEM ON SITE AT ALL TIMES AND SHALL RECORD ALL MODIFICATIONS/CHANGES TO THE WORK ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE A COMPLETE AS-BUILT SET OF DRAWINGS TO THE OWNER AND LANDSCAPE ARCHITECT AT PROJECT COMPLETION.
6. EXCEPT FOR ITEMS SPECIFICALLY MARKED AS 'BY OTHERS' OR 'NOT IN CONTRACT' OR 'NIC', IT IS THE INTENT OF THESE DRAWINGS TO DESCRIBE A COMPLETE PROJECT. THE CONTRACTOR MUST THOROUGHLY REVIEW THE DRAWINGS PRIOR TO SUBMITTING A BID AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ERRORS OR OMISSIONS DISCOVERED. NO ADDITIONAL COMPENSATION WILL BE MADE FOR ITEMS OF WORK NOT SHOWN OR DESCRIBED ON THE DRAWINGS THAT COULD BE REASONABLY INFERRED FROM THE DRAWINGS. IN PROVIDING THE OWNER WITH COMPLETE SYSTEMS AND A COMPLETE PROJECT.
7. EXISTING CONDITIONS SHOWN ON THE DRAWINGS ARE FROM A SURVEY PERFORMED BY OTHERS. EXISTING FEATURES MAY NOT BE EXACT AS TO THEIR LOCATION, CHARACTER, OR NUMBER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE CONDITIONS OF THE SITE PRIOR TO BIDDING AND CONSTRUCTION AND FOR IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR VARIATIONS FROM THE DRAWINGS.
8. THE CONTRACTOR MUST MAINTAIN AND PROTECT ALL BENCH MARKS, SURVEY MONUMENTS, PROPERTY IRONS, LAYOUT STAKES AND OTHER REFERENCE POINTS. ALL FINES AND REPLACEMENT COSTS FOR DAMAGE TO ANY OF THESE ITEMS THAT IS DUE TO THE CONTRACTOR'S ACTS OR NEGLIGENCE ARE THE CONTRACTOR'S RESPONSIBILITY AT NO COST TO THE OWNER.
9. THE CONTRACTOR SHOULD EXPECT TO FIND TELEPHONE, ELECTRIC, GAS, CABLE TELEVISION, AND FIBER OPTIC LINES, IRRIGATION SYSTEMS, AND OTHER PUBLIC AND PRIVATE UTILITIES. THE CONTRACTOR, IN COOPERATION WITH THE APPROPRIATE UTILITY COMPANY, IS RESPONSIBLE TO VERIFY THE LOCATION, SIZE, AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITY. AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR MUST CONTACT OR TO NOTIFY THE APPROPRIATE UTILITY COMPANIES AND VERIFY THE EXACT LOCATION, SIZE, AND DEPTH OF ALL UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES.
10. PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND SUBMIT A TRAFFIC CONTROL PLAN COMPLYING WITH THE LOCAL MUNICIPALITY..
11. REFERENCE ARCHITECTURAL DRAWINGS FOR BUILDING INFORMATION.
12. ELECTRICAL CONTRACTOR, MECHANICAL CONTRACTOR AND IRRIGATION CONTRACTOR TO COORDINATE WITH PAVING, CONCRETE AND WALL CONTRACTORS ON SLEEVE LOCATIONS UNDER HARDSCAPED SURFACES AND WALLS.
13. ALL CONSTRUCTION STAKING MUST BE PERFORMED BY A REGISTERED LAND SURVEYOR.
14. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ARE TO BE USED FOR ALL LAYOUT WORK.
15. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY LAYOUT DISCREPANCIES.
16. AUTOCAD FILE AVAILABLE TO CONTRACTOR UPON REQUEST FOR FIELD LAYOUT.

LANDSCAPE CODES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL AND STATE CODES AND ALL OTHER GOVERNING AUTHORITIES HAVING JURISDICTION.
2. APPLICABLE CODES: THIS PROJECT IS TO COMPLY WITH COUNTY AND CITY MUNICIPAL CODE AND SUB-CODE REQUIREMENTS. CONTRACTOR TO CONFIRM CODE JURISDICTION.

LANDSCAPE GRADING NOTES

1. PROVIDE AND MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AT ALL TIMES.
2. ALL DESIGN CONTOURS AND PROPOSED ELEVATIONS INDICATED ARE TO FINISH GRADE UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL ACCOUNT FOR ALL IMPORTED SURFACE AND PLANTING MATERIALS IN DETERMINING EARTHWORK REQUIREMENTS.
4. GRADING OPERATIONS MUST MINIMIZE THE POTENTIAL FOR EROSION.
5. NO GRADING, STOCKPILING OF MATERIALS, OR STAGING IS PERMITTED OUTSIDE THE LIMITS OF WORK.
6. PRIOR TO ROUGH GRADING THE SITE, THE CONTRACTOR MUST REMOVE ALL TOPSOIL IN AREAS TO BE DISTURBED AND STOCKPILE ON SITE FOR FUTURE USE. EXCESS TOPSOIL MUST BE REMOVED FROM THE SITE AFTER FINISH GRADING AT THE CONTRACTOR'S EXPENSE.
7. IF THE EARTHWORK FOR THE SITE IS ANTICIPATED TO PRODUCE AN EXCESS OF MATERIAL, THE CONTRACTOR MUST REMOVE ALL EXCESS MATERIAL FROM THE SITE AND DISPOSE OF IT AT THE CONTRACTOR'S EXPENSE.
8. NO TOPSOIL SHALL BE REMOVED FROM RESTORATION AREAS WITHOUT APPROVAL FROM THE LANDSCAPE ARCHITECT AND RESTORATION CONTRACTOR.
9. TOPSOIL COMPACTED BY CONSTRUCTION TRAFFIC IN RESTORATION AREAS SHALL BE LOOSENEED UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT AND RESTORATION CONTRACTOR.

ADA	AMERICANS WITH DISABILITIES ACT
ALG	ALIGN
ADJ	ADJACENT
ALUM	ALUMINUM
ANNOD	ANNODIZED
ARCH	ARCHITECT
BLDG	BUILDING
BOT	BOTTOM
BOF	BOTTOM OF FOOTING
BOS	BOTTOM OF STAIRS
BOW	BOTTOM OF WALL
PEBL	PEBL LANDSCAPE ARCHITECTS
CB	CATCH BASIN
CJ	CONTROL JOINT
CL, L	CENTER LINE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CIVIL	CIVIL ENGINEER
DIA	DIAMETER
DN	DOWN
DWGS	DRAWINGS
(E) EXTG	EXISTING
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EX	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
F.F.	FILTER FABRIC
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
FND	FOUNDATION
GA	GAGE
GALV	GALVANIZED
GEO	GEOTECHNICAL
HB	HOSE BIB
HC	HOUSE CORNER
HOR	HORIZONTAL
HP	HIGH POINT
I.D.	INSIDE DIAMETER
INSUL	INSULATION
LA	LANDSCAPE ARCHITECT
LP	LOW POINT
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MFR	MANUFACTURER
MIN	MINIMUM
MTL	METAL
NIC	NOT IN CONTRACT
N.F.C.	NOT FOR CONSTRUCTION
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OH	OVERHEAD
PAR	PARALLEL
P.A.	PLANTING AREA
PL, L	PROPERTY LINE
PLWD	PLYWOOD
POB	POINT OF BEGINNING
QTY	QUANTITY
R	RISER
(R)	RADIUS
RD	ROOF DRAIN
REM	REMOVE
REQD	REQUIRED
SF	SQUARE FEET
SIM	SIMILAR
SS	STAINLESS STEEL
STRUCT	STRUCTURAL
SY	SQUARE YARD
T	TREAD
TBD	TO BE DETERMINED
TOC	TOP OF CURB, TOP OF CONCRETE
TOD	TOP OF DECK
TOP	TOP OF PAVING SURFACE
TOS	TOP OF STAIRS
TOW	TOP OF WALL
TYP	TYPICAL
VAR	VARIES
VERT	VERTICAL
VIF	VERIFY IN FIELD
W.P.M.	WATER PROOF MEMBRANE
W.PT	WORKING POINT
W/O	WITHOUT
#	NUMBER, POUND
&	AND
@	AT
°	DEGREES
±	PLUS / MINUS
Ø	DIAMETER

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4	04.19.2024	PERMIT SET RESUBMITTAL

OVERVIEW

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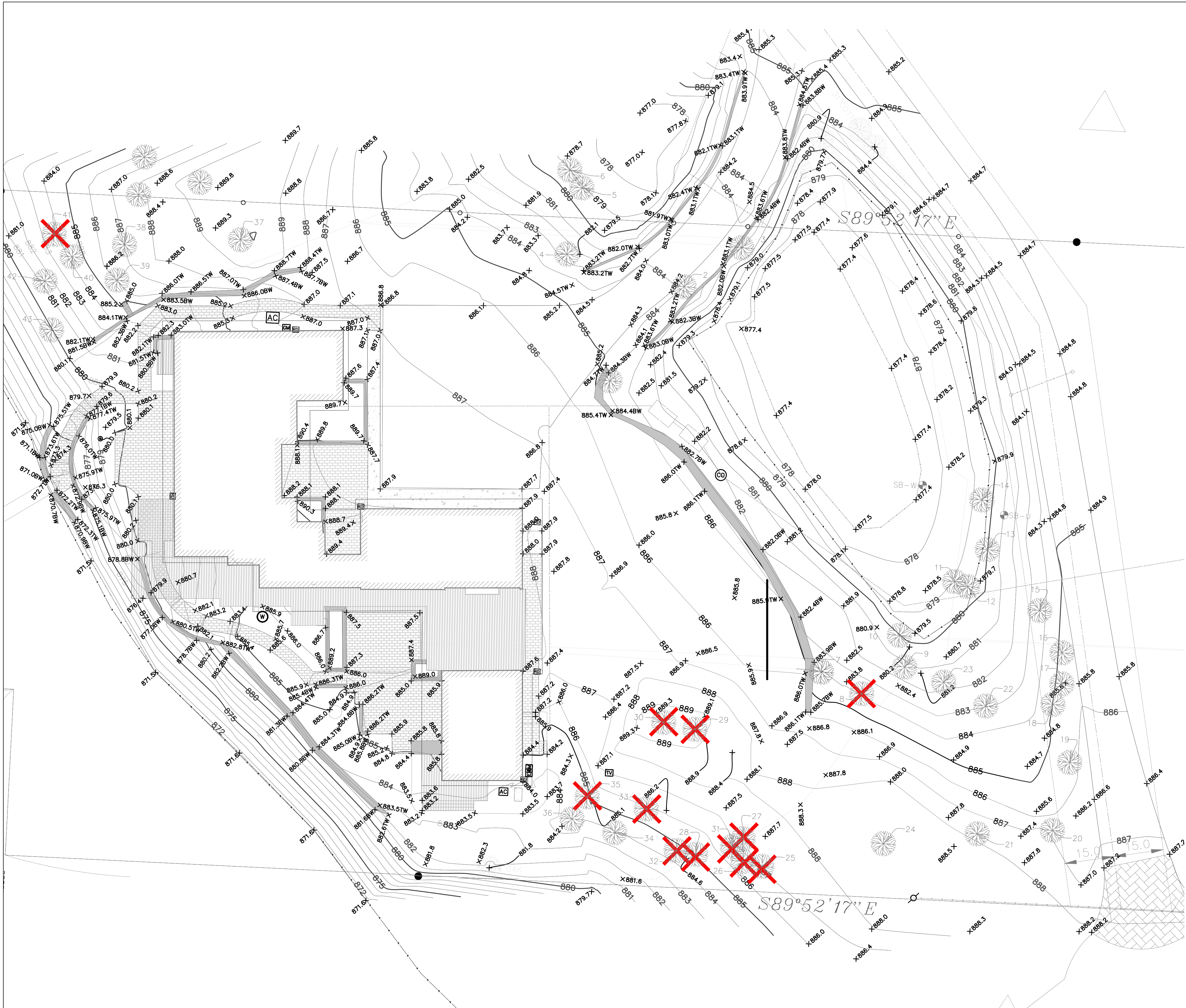
DRAWN BY: AH
CHECKED BY: JB

SHEET NAME

COVER SHEET & NOTES

SHEET NUMBER

G001



01 TREE REMOVALS PLAN

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

0 32' 64'

1

SYMBOL CODE BOTANICAL NAME

DEMO

 DEMO DEMO TREE



Sun Fish Lake Tree Inventory requirements have been provided verbally.

"Capture all 6 inch and above, healthy, trees on site."

A 2X in the notes denotes a 2-stem tree with respective diameters, etc.

All coordinates are in Dakota County US Survey Feet.

Species	DBH	Cond	Tag	Notes
Oak, red	21	Good	1	
Cottonwood, eastern	41	Good	2	
Willow, black	20	Average	3	
Oak, bur	36	Average	4	3x 17 13 6
Elm, american	13	Average	5	neighbors property
Boxelder	9	Average	6	neighbors property
Cherry, black	13	Good	7	
Boxelder	11	Average	8	
Oak, red	15	Good	9	
Oak, red	15	Average	10	
Oak, red	6	Average	11	
Oak, red	13	Good	12	
Oak, red	13	Average	13	
Cherry, black	7	Average	14	
Ironwood	7	Average	15	
Oak, bur	28	Good	16	
Oak, bur	16	Average	17	
Boxelder	10	Average	18	
Cherry, black	8	Average	19	
Cherry, black	9	Average	20	
Oak, red	12	Average	21	
Oak, red	14	Good	22	
Basswood, american	15	Good	23	
Cherry, black	12	Average	24	
Cherry, black	6	Average	25	
Cherry, black	6	Average	26	
Elm, american	7	Good	27	
Cherry, black	8	Good	28	
Oak, bur	18	Average	29	
Oak, bur	22	Good	30	
Oak, bur	20	Good	31	
Oak, red	9	Good	32	
Ironwood	7	Good	33	
Oak, red	13	Good	34	
Cherry, black	13	Good	35	
Oak, red	10	Good	36	
Cottonwood, eastern	36	Good	37	
Oak, bur	19	Good	38	
Cedar, red	13	Average	39	2x 8 5
Birch, paper	7	Good	40	
Aspen, quacking	6	Average	41	
Cherry, black	7	Average	42	
Cherry, black	38	Average	43	5x 9 9 8 8 4
Oak, red	7	Average		neighbors property
Cherry, black	9	Average		neighbors property
Oak, bur	20	Good		neighbors property

INDICATES SIGNIFICANT TREES REMOVED (6" CAL +)

12

SEE PLAN L200 FOR REPLACEMENT TREES

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OVERVIEW

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PROJECT NAME: SEGAL RESIDENCE

PROJECT NUMBER: 2324

DRAWN BY: AH

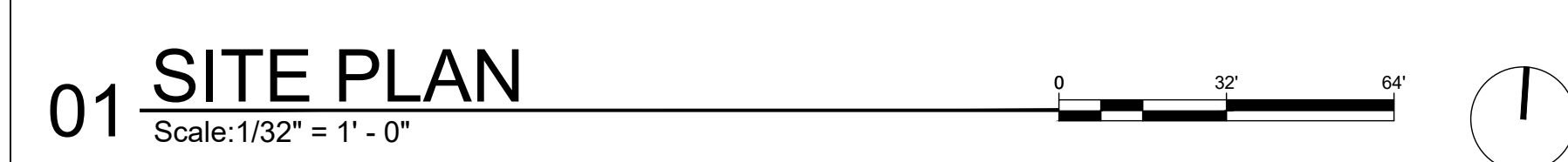
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SHEET NAME

TREE REMOVALS

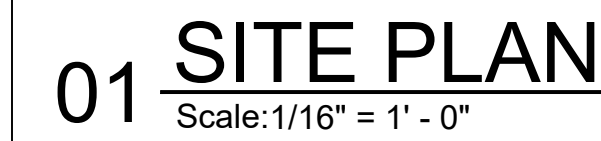
SHEET NUMBER

L001



CITY ORDINANCE ALLOWS NO MORE THAN 25% OF THE FRONT YARD FOR ACCESSORY USES. THE POOL, GOLF, BOCCIE AND FITNESS LAWN TAKE UP 6.1% OF THE FRONT YARD.

L100



SYMBOL	EDGING DESCRIPTION	QTY	MATERIAL	
ED-01	EDGING	299 LF	ALUMINUM	
SYMBOL	FENCE DESCRIPTION	QTY	HEIGHT	MATERIAL
F-01	FENCE - POOL EQUIP SCREENING	18 LF	6'	CEDAR
SYMBOL	GATE DESCRIPTION	QTY	MATERIAL	PRODUCT/MODEL
G-01	GATE- AUTOMATIC SWINGING DOORS		METAL	TBD, PER CODE
SYMBOL	LANDSCAPE AMENITIES DESCRIPTION	QTY	NOTES	
LA-01	STONE WATER FEATURE		4' H STONE, BEACH PEBBLES	
LA-02	FIRE BOWL		2' DIA FIRE BOWL END CAP WATER FEATURE	
LA-03	PERGOLA		WOOD PERGOLA WITH STORAGE	
LA-04	TREE HOUSE		120 SF MAX TREE HOUSE	
LA-05	BASKETBALL HOOP			
LA-06	BOULDER WITH HOUSE NUMBERS			
SYMBOL	PAVING DESCRIPTION	QTY	MATERIAL	MFR
P-01	CONCRETE - SPECIALTY	1,153 SF	ACID ETCH / INTEGRALE COLOR / SAW CUT JOINTS	
P-02	AGGREGATE PATHWAY	238 SF	3/4" TRAP ROCK	
P-03	STEPPER		GRAND XL DISCOVER PAVER - ALLLURE	COUNTY MATERIALS
P-05	GOLF SAND	133 SF	SAND	PER GOLF MANF.
P-06	GOLF TURF	1,220 SF		
P-07	RIP RAP PER CIVIL	147 SF		
SYMBOL	STAIRS DESCRIPTION	QTY	MATERIAL	
ST-01	STAIR - 01	85 LF	CONCRETE 6" H	
SYMBOL	WALLS DESCRIPTION	QTY	HEIGHT	MATERIAL
W-01	WALL - 01	29 LF	1.5' H	2"W CONCRETE SEAT WALL
W-03	WALL - 03	158 LF	1.5' H MAX	GITCHE GUMMI BOULDER WALL
EXISTING WALLS (NOT IN PROJECT CONSTRUCTION ZONE)				
PROPERTY LINE				
LIMITS OF PROJECT CONSTRUCTION				

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[illegible]

OVERVIEW

ISSUANCE: PERMIT SET
PROJECT NAME: SEGAL RESIDENCE
PROJECT NUMBER: 2324

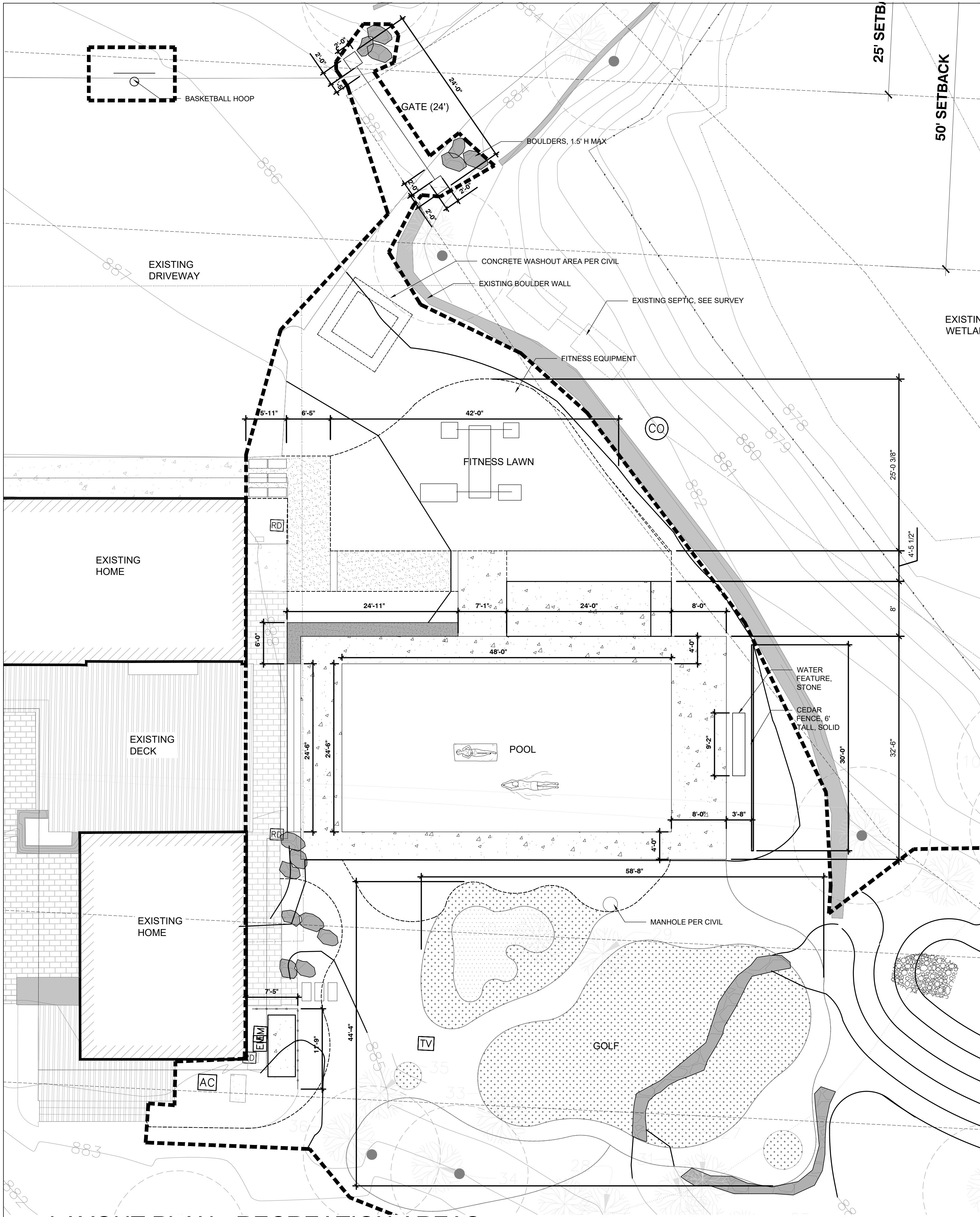
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CHECKED BY: JB

SHEET NAME

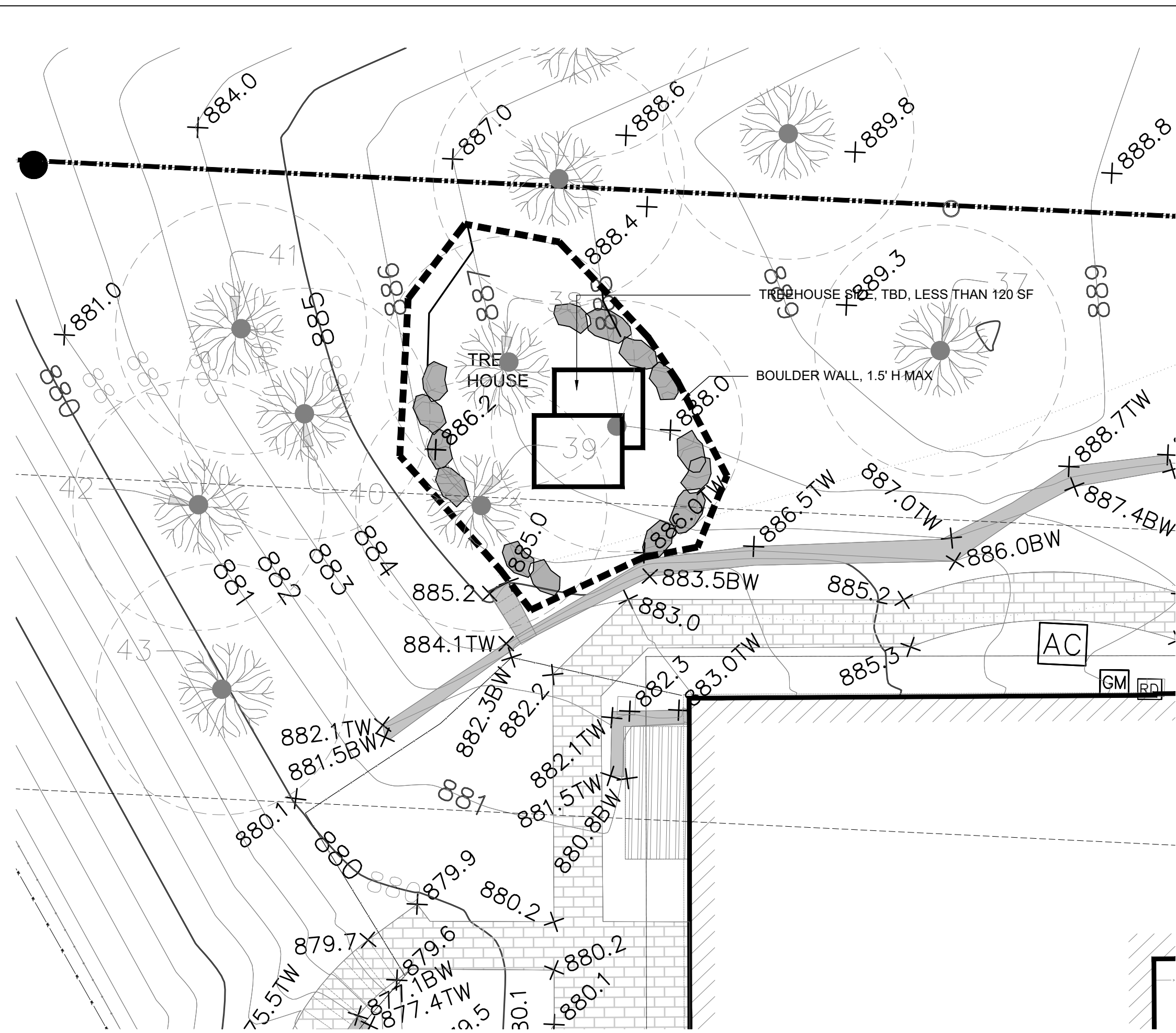
SITE ELEMENTS PLAN

SHEET NUMBER

L110



01 LAYOUT PLAN - RECREATION AREAS



02 LAYOUT PLAN - TREE HOUSE

SYMBOL	PAVING DESCRIPTION	QTY	MATERIAL
	P-01 CONCRETE - SPECIALTY	1,153 SF	ACID ETCH / INTEGRALE COLOR / SAW CUT JOINTS
	P-02 AGGREGATE PATHWAY	238 SF	3/4" TRAP ROCK
	P-03 STEPPER		GRAND XL DISCOVER PAVER - ALLURE
	P-05 GOLF SAND	133 SF	SAND
	P-06 GOLF TURF	1,220 SF	
	P-07 RIP RAP PER CIVIL	147 SF	
SYMBOL	STAIRS DESCRIPTION	QTY	MATERIAL
	ST-01 STAIR - 01	85 LF	CONCRETE 6" H
SYMBOL	WALLS DESCRIPTION	QTY	HEIGHT
	W-01 WALL - 01	29 LF	1.5' H
	W-03 WALL - 03	158 LF	1.5' H MAX
	EXISTING WALLS (NOT IN PROJECT CONSTRUCTION ZONE)		
	PROPERTY LINE		
	LIMITS OF PROJECT CONSTRUCTION		

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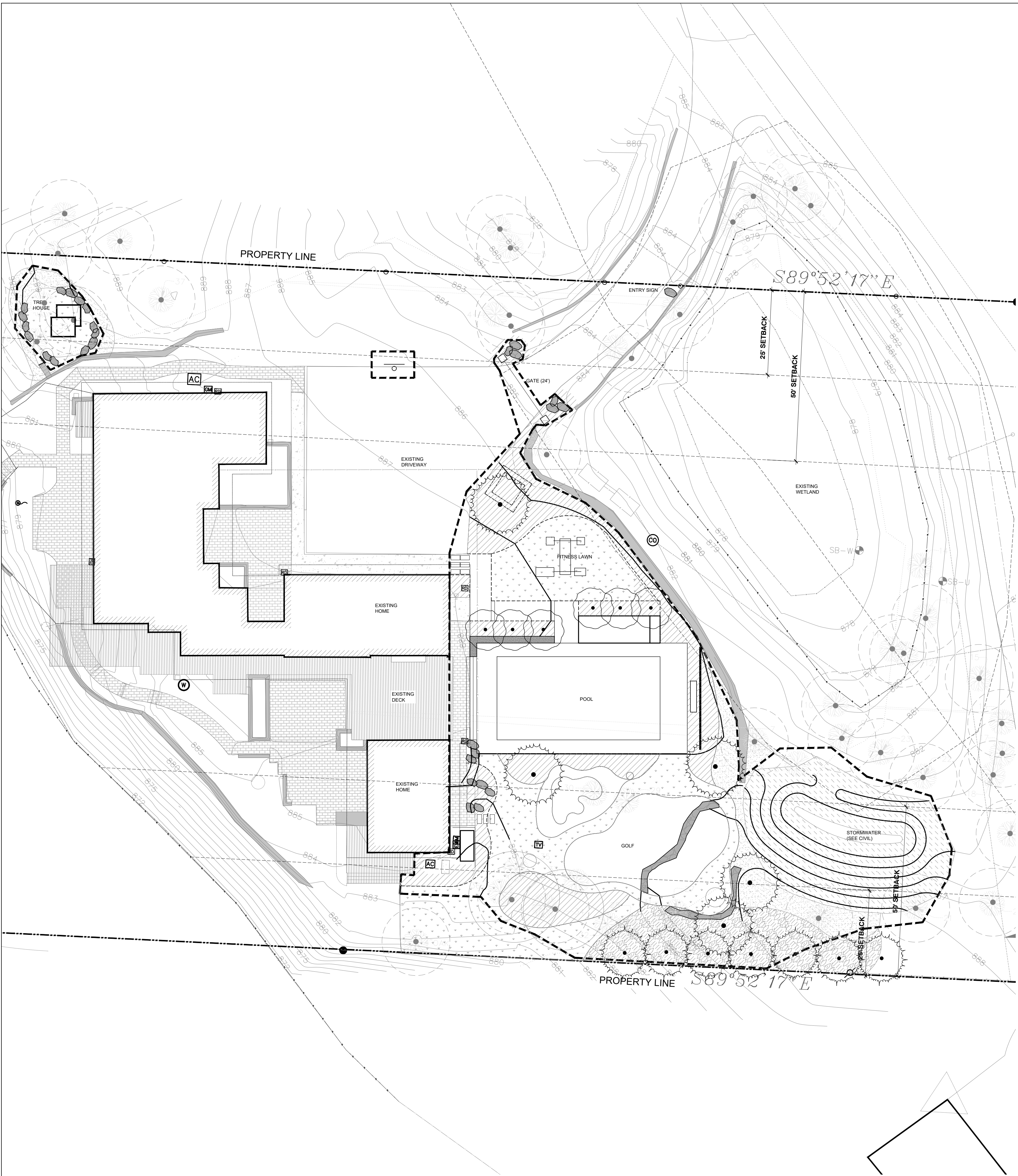
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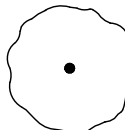
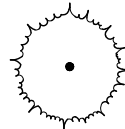
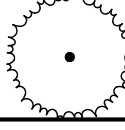
LAYOUT PLAN

SHEET NUMBER

L111



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
CONCEPT PLANTING						
	BW	BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE GRAY BIRCH	2" CAL.	6	
REPLACEMENT TREES						
	PA	PICEA ABIES	NORWAY SPRUCE	6' HT.	7	
	PS2	PINUS STROBUS	WHITE PINE	6' HT.	5	
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
CONCEPT PLANTING						
	G	GARDENS	SHRUBS AND PERENNIALS	---		3,006 SF
CONCEPT PLANTING						
	S-02	MEADOW	MNL - ECONOMY BACKYARD MIX	---		989 SF
	S-04	STORMWATER BASIN	MNL - STORMWATER BASIN MIX	---		1,964 SF
	TURF	TURF		---		4,771 SF
	S-01	WOODLAND	MNL - BUCKTHORN REPLACEMENT MIX	---		1,205 SF

NOTE:
- REPLACEMENT TREES ARE ACCURATELY DESCRIBED, ADDITIONAL TREES NOT NEEDED FOR REPLACEMENT MAY CHANGE QUANTITY OR SPECIES.
- PER DISCUSSION WITH FORESTER, THE GARDENS ARE NOT YET DETERMINED BUT IDENTIFIED IN THE LOCATION WE WOULD DEVELOP THESE IF ALL USES ARE APPROVED.

	W-01	WALL - 01	29 LF	1.5' H
	W-03	WALL - 03	158 LF	1.5' H MAX
	EXISTING WALLS (NOT IN PROJECT CONSTRUCTION ZONE)			
	PROPERTY LINE			
	LIMITS OF PROJECT CONSTRUCTION			

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OVERVIEW
ISSUANCE: PERMIT SET
PROJECT NAME: SEGAL RESIDENCE
PROJECT NUMBER: 2324

DRAWN BY: AH
CHECKED BY: JB

SHEET NAME

PLANTING PLAN

SHEET NUMBER

L200



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DRAWN BY: AH
CHECKED BY: JB

SHEET NAME

ILLUSTRATIVE PLAN

SHEET NUMBER

L500



- POOL NOTES:
- POOL SIZE: 25' X 48'
 - 4' DEPTH TYP
 - CORNER STEPS WITH BENCH
 - VINYL POOL WITH AUTOMATIC COVER

01 SWIMMING POOL

Scale:NTS



- PERGOLA NOTES:
- SIZE: 24' X 8'
 - 10' HEIGHT
 - WOOD PERGOLA WITH INTEGRATED STORAGE
 - CANVAS DRAPES

02 PERGOLA

Scale:NTS



03 SITE STAIRS + SEAT WALL

Scale:NTS

04 WATER FEATURE

Scale:NTS



- WATER AND FIRE FEATURE NOTES:
- STONE WATER FEATURE SIZE: 2'W X 24'L X 3-6'H (TBD)
 - METAL FIRE BOWLS 2'DIA
 - WATER FALL INTO BEACH PEBBLES

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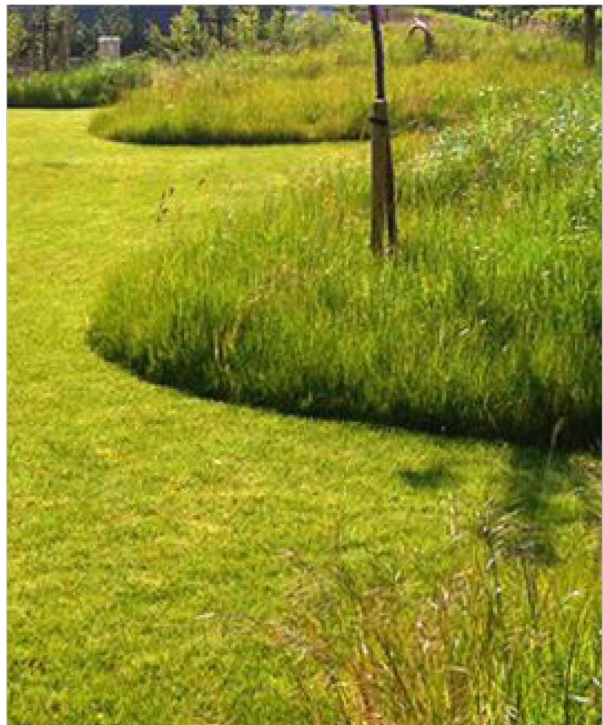
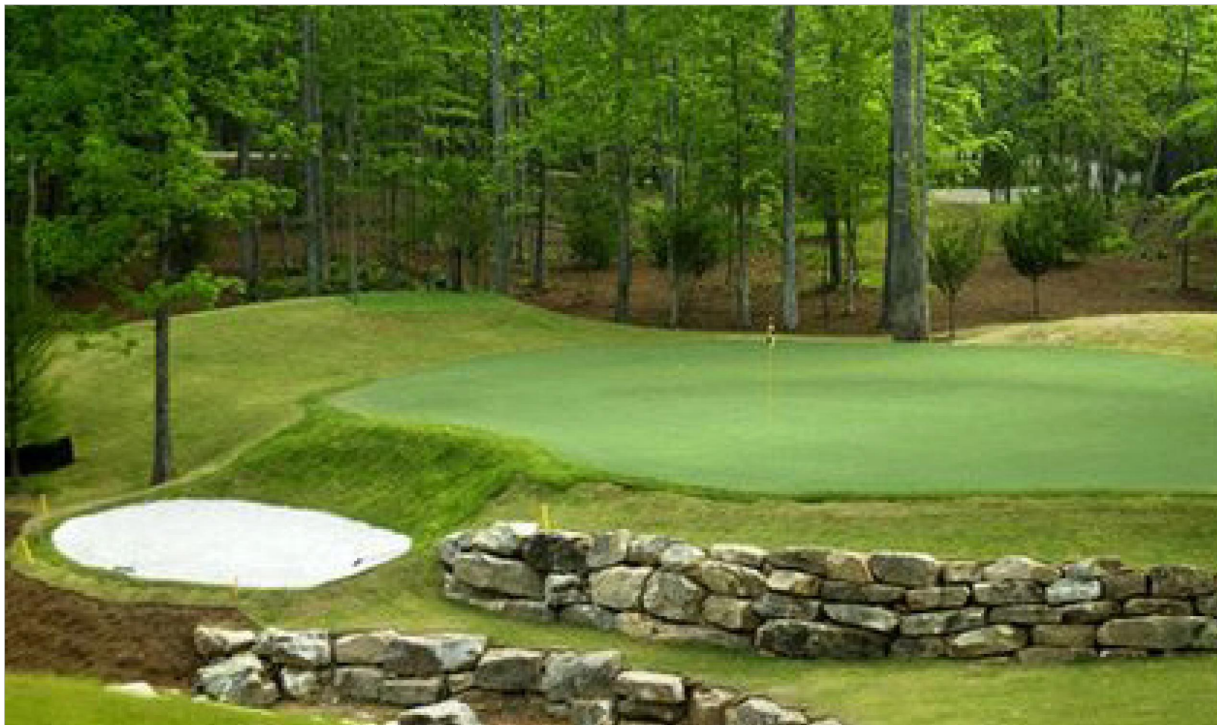
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SHEET NAME

RENDERINGS +
PRECEDENTS

SHEET NUMBER

L501



GOLF NOTES:
- GOLF TURF AREA: 850 SF
- GOLF SAND AREA: 60 SF
- FINAL LAYOUT DESIGN PER GOLF CONSULTANT
- REFERENCE SITE PLAN FOR LAYOUT

01 GOLF AREA

Scale:NTS



GATE NOTES:
- AUTOMATIC 2-DOOR SWINGING GATE
- MECHANICAL TO BE BEHIND GATE, NOT STREET FACING
- 24" WIDE INCLUDING 2" STONE PILLARS ON EITHER SIDE
- METAL GATES TO BE 50% METAL MATERIAL
- WILL INCLUDE EMERGENCY VEHICLE ACCESS SIREN DETECTOR
- WILL INCLUDE LIGHTING, SEE LIGHTING PLAN

03 AUTOMATIC GATE

Scale:NTS



PRIVACY SCREEN NOTES:
- 6' HT
- 4" X 4" POSTS
- SOLID WOOD
- HORIZONTAL LOUVERS

03 PRIVACY SCREEN WOOD FENCE

Scale:NTS



FITNESS LAWN NOTES:
- FITNESS EQUIPMENT WITHIN LAWN AREA, TO INCLUDE SIMILAR ITEMS AS SHOWN IN THE PRECEDENT IMAGE

05 FITNESS LAWN

Scale:NTS



TREEHOUSE NOTES:
- 120 SF MAX
- DESIGN TBD PER PRECEDENTS

04 TREEHOUSE

Scale:NTS

SEGAL RESIDENCE
2570 DELAWARE AVE
MENDOTA HEIGHTS, MN 55118
PERMIT SET

pebl.

PEBL DESIGN
1819 DUPONT AVE S
MINNEAPOLIS, MN 55403
t: 612.226.3063
www.pebl.design

STAMP

FOR CONSTRUCTION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the state of Minnesota.

SIGNATURE:
PRINTED NAME: AMBER HILL
LICENSE NUMBER: 61052

REVISIONS

NO.	DATE	DESCRIPTION
1	02.12.2024	PERMIT SET
2	03.15.2024	PERMIT SET RESUBMITTAL
3	03.29.2024	PERMIT SET RESUBMITTAL
4	04.19.2024	PERMIT SET RESUBMITTAL

OVERVIEW

ISSUANCE: PERMIT SET
PROJECT NAME: SEGAL RESIDENCE
PROJECT NUMBER: 2324

DRAWN BY: AH
CHECKED BY: JB

SHEET NAME

RENDERINGS +
PRECEDENTS

SHEET NUMBER

L501

SEGAL RESIDENCE

2570 DELAWARE AVENUE
SUNFISH LAKE, MINNESOTA

PIERCE PINI &
ASSOCIATES, INC.
Consulting Civil Engineers

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

GRADING, STORMWATER MANAGEMENT AND EROSION CONTROL PLANS

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

PROPERTY INFORMATION

ADDRESS: 32 UPPER 55th ST. W., SUNFISH LAKE, MN 55077
PARCEL ID: 38-03100-53-020
LOT AREA: 170,363 SQ. FT. (3.91 ACRES)
WATERSHED: LOWER MISSISSIPPI RIVER

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

LANDSCAPE ARCHITECT

PEEL DESIGN
1819 DUPONT AVENUE SOUTH
MINNEAPOLIS, MN 55403
CONTACT: Amber Hill
TEL: 651-368-1074

CONSTRUCTION NOTES

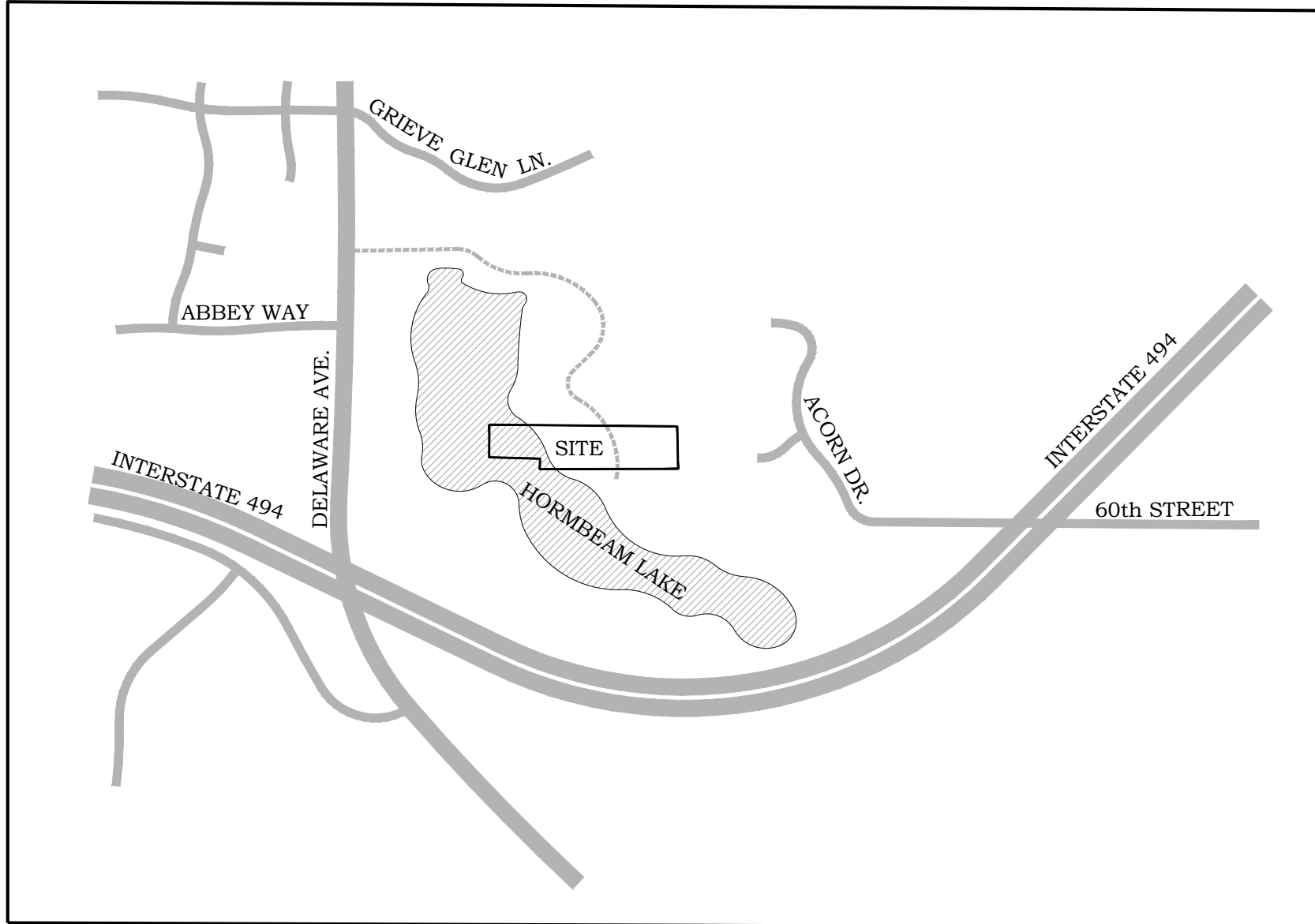
- ALL EXISTING INFORMATION AND PROPOSED SITE IMPROVEMENTS TAKEN FROM CERTIFICATE OF SURVEY BY CORNERSTONE LAND SURVEYING, DATED JUNE 10, 2016.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES, AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
- 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.

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

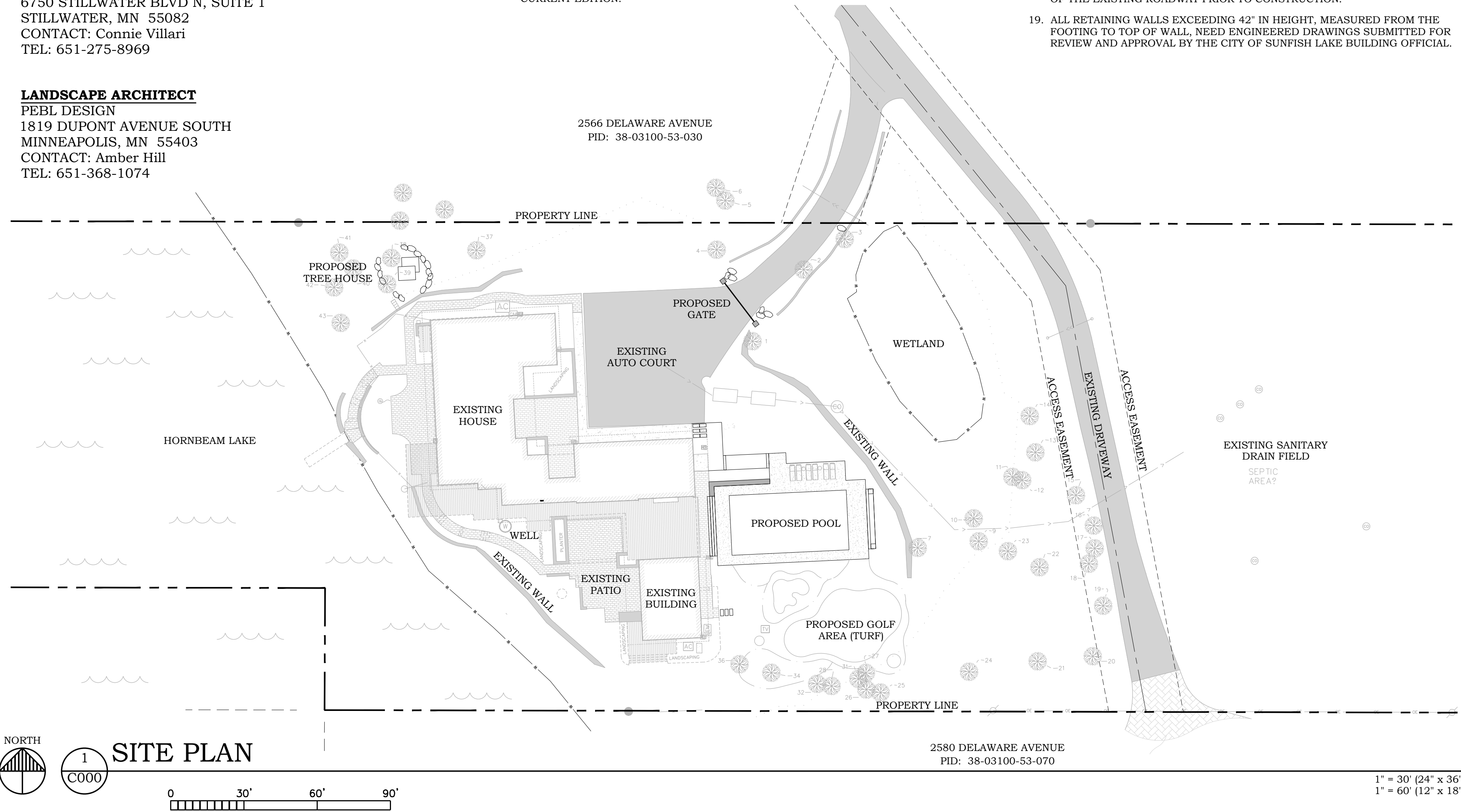
- OBTAIN PERMITS FOR SITE WORK FROM CITY OF SUNFISH LAKE AND ALL GOVERNING AUTHORITIES WITH JURISDICTION IN THIS CONSTRUCTION AREA.
- INSTALL PERIMETER EROSION CONTROL AND TREE PROTECTION WITHIN AND ADJACENT TO LIMITS OF CONSTRUCTION. INSTALL EROSION CONTROL INSERTS AT ALL CATCH BASINS AND MANHOLES AND 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



SEGAL RESIDENCE
2570 DELAWARE AVENUE
SUNFISH LAKE, MINNESOTA 55118

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: *Kevin Gardner*

Name: Kevin Gardner

Date: 03/28/2024

Reg. No: 45815

Issued for

Date

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Comm. No. 23-038

Drawn JR

Checked KG

Date 03/27/2024

City Review

Drawing Title

COVER SHEET

C000

SEGAL RESIDENCE

2570 DELAWARE AVENUE
SUNFISH LAKE, MINNESOTA 55118

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.

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Date	03/27/2024

City Review

Drawing Title

SITE REMOVALS PLAN



PROJECT DESCRIPTION:

A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS NOT REQUIRED AS PART OF THE GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)/STATE DISPOSAL SYSTEM (SDS) CONSTRUCTION STORMWATER PERMIT FOR THE PROJECT SINCE THE DISTURBED AREA IS LESSE THAN ONE ACRE, HOWEVER ALL SITE WORK SHALL FOLLOW THE PERMIT GUIDELINES.

THE GOAL OF POLLUTION PREVENTION EFFORTS DURING PROJECT CONSTRUCTION IS TO CONTROL SOIL AND POLLUTANTS ON THE SITE AND PREVENT THEM FROM LEAVING THE PROJECT SITE AND FLOWING TO SURFACE WATERS. THE PURPOSE OF THIS SWPPP IS TO PROVIDE GUIDELINES FOR ACHIEVING THAT GOAL. THE SWPPP MUST BE KEPT ONSITE AND UPDATED AS NECESSARY DURING THE COURSE OF CONSTRUCTION TO KEEP IT CURRENT WITH ANY MODIFICATIONS TO THE POLLUTION CONTROL MEASURES BEING UTILIZED.

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW POOL, POOL DECK, FENCE, DRIVEWAY GATE AND LAWN GAME AREA AT THE RESIDENCE OF 2570 DELAWARE AVENUE ON THE NORTHEAST SIDE OF HORNBEAM LAKE IN THE CITY OF SUNFISH LAKE.

THE PROPOSED STORMWATER MANAGEMENT DESIGN WILL MEET THE REQUIREMENTS OF THE CITY OF SUNFISH LAKE AND THE LOWER MISSISSIPPI RIVER WATERSHED MANAGEMENT ORGANIZATION. THIS PROJECT IS NOT REQUIRED TO MEET THE MPCA PERMANENT STORMWATER MANAGEMENT REQUIREMENTS BECAUSE THE DISTURBED AREA IS LESS THAN ONE ACRE.

REGULATORY CONTEXT:

DISCHARGE TO SPECIAL OR IMPAIRED WATERS WITHIN ONE MILE OF SITE:

-THIS PROJECT DISCHARGES TO HORNBEAM LAKE - THIS LAKE IS NOT IDENTIFIED AS AN IMPAIRED WATER ON THE MPCA'S 303(D) IMPAIRED WATERS LIST.

PLACEMENT OF FILL IN WATERS OF THE STATE:

-N/A

DRINKING WATER SUPPLY MANAGEMENT AREA:

-N/A

THE PROJECT STORMWATER DISCHARGE IS NOT ANTICIPATED TO IMPACT ANY OF THE FOLLOWING:

-OUTSTANDING RESOURCE VALUE WATERS, TROUT WATERS, WETLANDS, CALCAREOUS FENS, PROPERTIES LISTED BY THE NATIONAL REGISTER OF HISTORIC PLACES OR ARCHAEOLOGICAL SITES

THE PROJECT STORMWATER DISCHARGE IS NOT SUBJECT TO ADDITIONAL REGULATION DUE TO ANY OF THE FOLLOWING:

-OTHER FORMAL ENVIRONMENTAL REVIEWS, ENDANGERED OR THREATENED SPECIES

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IMPLEMENTATION RESPONSIBILITIES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
- CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPs TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPs AND IMPLEMENTATION OF THE SWPPP.
- FOLLOWING FINAL STABILIZATION, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

STORMWATER DISCHARGE DESIGN REQUIREMENTS:

THE FOLLOWING SIZING CRITERIA APPLY TO THE DESIGN OF STORMWATER TREATMENT FACILITIES. N/A INDICATES NOT APPLICABLE OR NOT CONSTRUCTED AS PART OF THIS PROJECT.

- TEMPORARY SEDIMENTATION BASINS: N/A
- PERMANENT WET SEDIMENTATION BASINS: N/A
- PERMANENT INFILTRATION/FILTRATION : SEE GRADING PLAN AND STORMWATER MANAGEMENT PLAN
- PERMANENT REGIONAL POND: N/A
- ALTERNATIVE METHODS: N/A

SEQUENCE OF CONSTRUCTION:

THE FOLLOWING SEQUENCE DESCRIBES, IN GENERAL, THE WORK ON THE SITE:

- CONTRACTOR SHALL VERIFY THAT ALL PERMITS HAVE BEEN OBTAINED AND/OR OBTAIN THE NECESSARY PERMITS.
- CONTRACTOR SHALL PERFORM SITE INSPECTIONS, RECORD KEEPING AND RECORD RETENTION IN ACCORDANCE WITH ALL PERMITS.
- CONTRACTOR SHALL INSTALL ALL PERIMETER AND DOWN-GRADIENT EROSION CONTROL AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs), CONSTRUCTION ENTRANCES AND INLET PROTECTION DEVICES PRIOR TO SITE GRADING, EXCAVATION, STOCKPILING OR DISTURBING EXISTING VEGETATIVE COVER.
- CONTRACTOR SHALL PERFORM SITE GRADING, EXCAVATION, STOCKPILING WORK IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- CONTRACTOR SHALL INSTALL, INSPECT, MONITOR AND MAINTAIN TEMPORARY AND PERMANENT EROSION CONTROL BMPs AS SHOWN ON PLANS & IN CONFORMANCE WITH NPDES PERMIT, CONTINUOUSLY DURING THE WORK. CONTRACTOR SHALL STABILIZE ALL EXPOSED SOILS NO LATER THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
- CONTRACTOR SHALL REPLACE OR REPAIR EROSION CONTROL AND SEDIMENT CONTROL BMPs THAT ARE NOT FUNCTIONING PROPERLY.
- CONTRACTOR SHALL PERFORM SITE RESTORATION ACTIVITIES FOR PERMANENT VEGETATIVE ESTABLISHMENT.
- CONTRACTOR SHALL REMOVE SEDIMENT CONTROL DEVICES PRIOR TO FINAL COMPLETION.

1. CONSTRUCTION ACTIVITY FIELD REQUIREMENTS:

- ALL FIELD REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NPDES PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- THE CONTRACTOR MUST IMPLEMENT THE SWPPP AND PROVIDE BMPs IDENTIFIED IN THE SWPPP IN AN APPROPRIATE AND FUNCTIONAL MANNER.
 - THE CONTRACTOR SHALL RESPOND TO CHANGING SITE CONDITIONS AND IMPLEMENT/SUPPLEMENT EROSION PREVENTION AND SEDIMENT CONTROL MEASURES UTILIZED TO PROVIDE ADEQUATE PROTECTION OF DISTURBED SOILS AND ADEQUATE PREVENTION OF SEDIMENT TRANSPORT OFF-SITE. AT A MINIMUM, THE FOLLOWING STORM WATER POLLUTION PREVENTION CONSTRUCTION ACTIVITY FIELD REQUIREMENTS SHALL BE FURNISHED BY THE CONTRACTOR.

2. EROSION PREVENTION PRACTICES

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING EROSION PREVENTION PRACTICES:
- THE CONTRACTOR SHALL ATTEMPT TO PHASE ALL WORK TO MINIMIZE EROSION AND MAINTAIN VEGETATIVE COVER TO THE EXTENT POSSIBLE. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE DELINEATED ON THE SITE BEFORE CONSTRUCTION BEGINS.
 - STABILIZATION ON ALL EXPOSED SOILS MUST BE INITIATED IMMEDIATELY WHENEVER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS, INCLUDING STOCKPILES WITH SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS. STABILIZATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS.
 - THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH THAT DRAINS WATER FROM A CONSTRUCTION SITE OR DIVERTS WATER AROUND A SITE MUST BE STABILIZED BY CONTRACTOR WITHIN 200 FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER. TEMPORARY OR PERMANENT DITCH SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DO NOT NEED TO BE STABILIZED UNTIL THEY ARE NO LONGER USED AS A SEDIMENT CONTAINMENT SYSTEM, AFTER WHICH THEY MUST BE STABILIZED WITHIN 24 HOURS.
 - TEMPORARY OR PERMANENT ENERGY DISSIPATION AT PIPE OUTLETS MUST BE PROVIDED WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER.
 - THE CONTRACTOR MUST DIRECT DISCHARGES FROM BMPs TO VEGETATED AREAS OF THE SITE IN ORDER TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE INFILTRATION UNLESS INFEASIBLE. THE CONTRACTOR MUST UTILIZE VELOCITY DISSIPATION DEVICES IF NECESSARY TO PREVENT EROSION WHEN DIRECTING STORMWATER TO VEGETATED AREAS.

3. SEDIMENT CONTROL PRACTICES

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING SEDIMENT CONTROL PRACTICES:
- CONTRACTOR MUST INSTALL ALL DOWN GRADIENT PERIMETER CONTROLS BEFORE ANY UP GRADIENT DISTURBANCE BEGINS. CONTRACTOR SHALL MAINTAIN PERIMETER CONTROLS UNTIL FINAL STABILIZATION HAS BEEN ESTABLISHED.
 - CONTRACTOR SHALL PROVIDE GRADING AND BMP INSTALLATION TO LIMIT ALL SLOPES OF 3H:1V OR STEEPER TO AN UNBROKEN LENGTH OF 75 FEET OR LESS.
 - IF DOWN GRADIENT SEDIMENT CONTROLS ARE OVERLOADED, THE CONTRACTOR MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPs TO ELIMINATE OVERLOADING. THE SWPPP MUST BE AMENDED TO IDENTIFY THESES ADDITIONAL PRACTICES.

- TIMING AND INSTALLATION OF SEDIMENT CONTROL DEVICES CAN BE ADJUSTED BY CONTRACTOR TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING AND GRUBBING OR VEHICLE PASSAGE. ANY SHORT-TERM ACTIVITY MUST BE COMPLETED AS QUICKLY AS POSSIBLE AND THE SEDIMENT CONTROL PRACTICES MUST BE INSTALLED IMMEDIATELY AFTER THE ACTIVITY IS COMPLETED AND IN ALL CASES PRIOR TO THE NEXT PRECIPITATION EVENT.
- ALL PUBLIC AND PRIVATE STORM SEWER INLETS AND OUTLETS SHALL BE PROTECTED BY CONTRACTOR WITH APPROPRIATE BMPs DURING THE WORK. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL THE POTENTIAL SOURCES FOR DISCHARGING SEDIMENT TO INLETS HAVE BEEN STABILIZED BY CONTRACTOR.
- TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN SURFACE WATERS OR STORMWATER CONVEYANCES. ACCEPTABLE PROTECTION INCLUDES COVER OF MULCH, EROSION CONTROL MATS, OR PLASTIC SHEETING.
- ROCK CONSTRUCTION ENTRANCES OR EQUIVALENT SYSTEM MUST BE INSTALLED BY CONTRACTOR TO MINIMIZE TRACKING FROM SITE. CONTRACTOR SHALL PROVIDE STREET SWEEPING AS NECESSARY IF BMPs ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET.
- CONTRACTOR SHALL PROVIDE TEMPORARY SEDIMENTATION BASINS AS NEEDED.
- CONTRACTOR MUST MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL UNLESS INFEASIBLE. MINIMIZING SOIL COMPACTION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA OF THE SITE DICTATES THAT IT BE COMPACTED.
- THE CONTRACTOR MUST PRESERVE A 50 FOOT NATURAL BUFFER OR PROVIDE REDUNDANT SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT DISTURBANCE LIMITS AND STORMWATER FLOWS TO THE SURFACE WATER.
- IF POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS ARE USED ON SITE, THE CONTRACTOR MUST COMPLY WITH THE FOLLOWING REQUIREMENTS.
 - THE CONTRACTOR MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION TO ENSURE EFFECTIVE TREATMENT. CHEMICALS MAY ONLY BE APPLIED WHERE TREATED STORMWATER IS DIRECTED TO A SEDIMENT CONTROL SYSTEM WHICH ALLOWS FOR THE SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.
 - CHEMICALS MUST BE SELECTED THAT ARE APPROPRIATELY SUITED TO THE TYPES OF SOILS LIKELY TO BE EXPOSED DURING CONSTRUCTION. CHEMICALS MUST BE USED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, AND WITH DOSING SPECIFICATION AND SEDIMENT REMOVAL DESIGN SPECIFICATION PROVIDED BY THE MANUFACTURER.

4. DEWATERING AND BASIN DRAINING

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING DEWATERING REQUIREMENTS:
- CONTRACTOR'S DEWATERING ACTIVITIES THAT HAVE SEDIMENT-LADEN DISCHARGE WATER MUST BE DISCHARGED INTO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN WHENEVER POSSIBLE. OTHERWISE IT MUST BE DISCHARGED THROUGH SOME FORM OF BEST MANAGEMENT PRACTICE (BMP) BY CONTRACTOR TO LIMIT SEDIMENT FROM LEAVING THE SITE. PRIOR TO DISCHARGE, THE CONTRACTOR SHALL PERFORM A VISUAL TEST TO ENSURE ADEQUATE TREATMENT IS OBTAINED IN THE BASIN OR BMP AND APPLY ADDITIONAL TREATMENT AS REQUIRED TO ENSURE ADEQUATE TREATMENT.
 - THE CONTRACTOR SHALL DISCHARGE WATER FROM DEWATERING IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS. THE DISCHARGE WATER SHALL BE DISPERSED OVER AN ACCEPTED ENERGY DISSIPATION MEASURE AND NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM LANDOWNERS OR WETLANDS.
 - IF CONTRACTOR IS USING FILTERS WITH BACKWASH WATER, THE CONTRACTOR SHALL HAUL THE BACKWASH WATER AWAY FOR DISPOSE. RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

5. INSPECTIONS AND MAINTENANCE

- CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING THE FOLLOWING INSPECTIONS AND MAINTENANCE:
- WHEN INSPECTIONS FIND EROSION PREVENTION AND SEDIMENT CONTROL BMPs THAT ARE NONFUNCTIONAL, ALL NONFUNCTIONAL BMPs MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPs WITHIN 24 HOURS AFTER DISCOVERY. THE CONTRACTOR SHALL ALSO PLACE ANY ADDITIONAL EROSION CONTROL MEASURES DEEMED NECESSARY WITHIN 24 HOURS OF NOTICE FROM CITY INSPECTORS.
 - THE CONTRACTOR MUST ROUTINELY INSPECT THE SITE ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS.
 - ALL INSPECTIONS AND MAINTENANCE CONDUCTED DURING CONSTRUCTION MUST BE RECORDED IN WRITING BY CONTRACTOR AND RETAINED WITH THE SWPPP BY CONTRACTOR. MAINTENANCE MUST BE COMPLETED BY CONTRACTOR. CONTRACTOR'S RECORDS MUST INCLUDE:
 - DATE AND TIME OF INSPECTION.
 - NAME OF PERSON CONDUCTING INSPECTION.
 - FINDING OF INSPECTION INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTION.
 - DETAILS OF CORRECTIVE ACTION TAKEN (DATE, TIME, PARTY COMPLETING MAINTENANCE ACTIVITIES).
 - DATE AND AMOUNT OF RAINFALL GREATER THAN 0.5 INCHES IN 24 HOURS.
 - IF ANY DISCHARGE IS OBSERVED TO BE OCCURRING DURING THE INSPECTION, A RECORD OF ALL POINTS OF THE PROPERTY FROM WHICH THERE IS A DISCHARGE MUST BE MADE, AND THE DISCHARGE SHALL BE DESCRIBED (COLOR, ODOR, FLOATING, SETTLED, OR SUSPENDED SOLIDS, FOAM, OIL SHEEN, AND OTHER INDICATORS) AND PHOTOGRAPHED.
 - DOCUMENTATION OF CHANGES MADE TO SWPPP.
 - IN AREAS OF PROJECT WHERE FINAL STABILIZATION IS COMPLETE INSPECTIONS CAN BE REDUCED TO ONCE A MONTH. THESE AREAS SHALL BE INSPECTED BY CONTRACTOR FOR MINIMUM PERIOD OF 12 NON-WINTER MONTHS AND WITHIN 24 HOURS OF FIRST SPRING RUNOFF OR PRIOR TO RESUMING CONSTRUCTION FOLLOWING ANY WINTER STOPPAGE, WHICHEVER COMES FIRST.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF BMPs UNTIL THE PROJECT HAS UNDERGONE FINAL STABILIZATION.
 - ALL EROSION CONTROL MEASURES MUST BE INSTALLED AND MAINTAINED BY CONTRACTOR ACCORDING TO THE DETAILS INCLUDED IN THE CONSTRUCTION DOCUMENTS AND IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S RECOMMENDATIONS.
 - ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED OR SUPPLEMENTED BY THE CONTRACTOR WHEN THEY BECOME NON-FUNCTIONAL OR THE SEDIMENT REACHES ONE-HALF THE HEIGHT OF THE DEVICE. CONTRACTOR SHALL REPAIR OR REPLACE DEVICE THAT IS NONFUNCTIONAL BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR THEREAFTER AS SOON AS FIELD CONDITIONS ALLOW.
 - TEMPORARY AND PERMANENT SEDIMENTATION BASINS MUST BE DRAINED AND SEDIMENT REMOVED BY CONTRACTOR ONCE THE SEDIMENT COLLECTED REACHES ONE HALF THE STORAGE VOLUME WITH 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
 - ALL SEDIMENT DEPOSITS WITHIN SURFACE WATERS OR STORMWATER CONVEYANCES MUST BE REMOVED AND RESTABILIZED BY CONTRACTOR WITHIN 7 DAYS OF DISCOVERY OR SOONER IF IT PRESENTS A FLOOD RISK, INCLUDING DELTAS AND STORM SEWER SEDIMENT DEPOSITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED, IF NECESSARY, FOR SUCH SEDIMENT REMOVAL.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING EXISTING PAVED SURFACES CLEAN OF SEDIMENT. CONSTRUCTION ENTRANCES SHALL BE CHECKED DAILY BY CONTRACTOR. IF THE ENTRANCE BECOMES INDICATED WITH SEDIMENT, THE ENTRANCE WILL BE CLEANED OR REPLACED AS APPROPRIATE BY CONTRACTOR. STREETS LEADING TO AND FROM THE CONSTRUCTION ENTRANCE SHALL BE CHECKED DAILY BY CONTRACTOR FOR OFF-SITE SEDIMENT TRACKING ONTO PAVED SURFACES. THESE AREAS WILL BE SWEEP CLEAN OF ANY TRACKED MATERIALS BY CONTRACTOR AS SOON AS POSSIBLE AND WITHIN 24 HOURS OF DISCOVERY AND AS DIRECTED BY THE CITY. CONTRACTOR SHALL EXTEND SWEEPING TO THE EXTREMITY OF ANY SEDIMENT TRACKING THAT OCCURS OFF-SITE.
 - CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ANY OFF-SITE SEDIMENT ACCUMULATIONS IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.
 - ALL INFILTRATION/FILTRATION AREAS MUST BE INSPECTED BY CONTRACTOR TO ENSURE THAT NO SEDIMENT FROM ONGOING CONSTRUCTION IS ACCUMULATING OVER THE INFILTRATION/FILTRATION AREA. SEDIMENT ACCUMULATED OVER INFILTRATION /FILTRATION MUST BE REMOVED BY CONTRACTOR.
 - CONTRACTOR SHALL PROTECT INFILTRATION/FILTRATION AREAS FROM SEDIMENTATION AND OVER-COMPACTION. DURING EXCAVATION, SEDIMENT AND EROSION CONTROL DEVICES MUST BE UTILIZED BY CONTRACTOR TO PREVENT SEDIMENTATION AND THE AREA MUST BE STAKED OFF AND MARKED SO THAT HEAVY CONSTRUCTION EQUIPMENT WILL NOT COMPACT THE SOIL.
 - INSPECTIONS CAN BE SUSPENDED DUE TO FROZEN GROUND CONDITIONS UNTIL FIRST RUNOFF OCCURS OR CONSTRUCTION ACTIVITIES RESUME.

6. POLLUTION PREVENTION MEASURES

- CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE FOLLOWING POLLUTION PREVENTION MANAGEMENT MEASURES ON THE SITE:
- THE CONTRACTOR SHALL MINIMIZE THE EXPOSURE OF ALL PRODUCTS, MATERIALS, AND WASTES FROM STORMWATER WHICH MAY BE A SOURCE OF CONTAMINATION TO STORMWATER OR ARE NOT DESIGNED TO BE EXPOSED TO STORMWATER.
 - BUILDING PRODUCTS THAT MAY LEACH POLLUTANTS MUST BE UNDER COVER (PLASTIC SHEETING, TEMPORARY ROOFS, ETC.) TO PREVENT THE DISCHARGE OF POLLUTANTS OR PROTECTED BY A SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.

- PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPE MATERIALS MUST BE UNDER COVER (PLASTIC SHEETING, TEMPORARY ROOFS, ETC.) TO PREVENT THE DISCHARGE OF POLLUTANTS OR PROTECTED BY A SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
- HAZARDOUS MATERIALS, TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) MUST BE STORED IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS MATERIALS MUST COMPLY WITH ALL STATE REQUIREMENTS.
- SOLID WASTE MUST BE STORED, COLLECTED, AND DISPOSED IN COMPLIANCE WITH ALL STATE REQUIREMENTS.
- PORTABLE TOILETS MUST BE POSITIONED SO THAT THEY ARE SECURE AND WILL NOT BE TIPPED OVER. SANITARY WASTE MUST BE DISPOSED OF IN ACCORDANCE WITH ALL STATE REQUIREMENTS.
- THE CONTRACTOR SHALL TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ALL AREAS WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED. THE CONTRACTOR MUST CONDUCT FUELING IN A CONTAINED AREA UNLESS INFEASIBLE. THE CONTRACTOR MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. ALL SPILLS MUST BE CLEANED UP AND REPORTED IN ACCORDANCE WITH STATE REQUIREMENTS. DRY CLEAN UP MEASURES SHALL BE USED WHERE POSSIBLE.
- THE CONTRACTOR MUST LIMIT VEHICLE AND EQUIPMENT WASHING TO A DEFINED AREA WHEN COMPLETED ON THE PROJECT SITE. RUNOFF FROM THE WASHING AREA MUST BE CONTAINED IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND WASTE FROM THE WASHING ACTIVITY MUST BE PROPERLY DISPOSED OF. THE CONTRACTOR MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS. NO ENGINE DEGREASING IS ALLOWED ONSITE.
- THE CONTRACTOR MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS, AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE PROJECT CONSTRUCTION ACTIVITY. NO WASHOUT WASTES MAY CONTACT THE GROUND, AND THE CONTAINMENT MUST BE DESIGNED SO THAT IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR ARE LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH ALL MPCA RULES. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY THAT REQUIRES SITE PERSONNEL TO UTILIZE PROPER FACILITIES FOR DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES.

7. FINAL STABILIZATION

- THE CONTRACTOR SHALL ENSURE FINAL STABILIZATION OF THE SITE. FINAL STABILIZATION REQUIRES THE FOLLOWING:
- ALL SOIL DISTURBING ACTIVITIES ARE COMPLETE AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE PREVIOUS SURFACE HAS BEEN ACHIEVED, INCLUDING STABILIZATION OF ALL DITCHES AND SWALES.
 - CONTRACTOR SHALL ENSURE THAT ALL PERMANENT STORMWATER TREATMENT SYSTEMS ARE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF CONSTRUCTION DOCUMENTS.
 - CONTRACTOR SHALL REMOVE ALL TEMPORARY SYNTHETIC AND STRUCTURAL BMPs.

RECORD AVAILABILITY AND RETENTION:

-THE CONTRACTOR SHALL MAKE THE SWPPP, INCLUDING ALL CERTIFICATES, REPORTS, RECORDS, OR OTHER INFORMATION, AVAILABLE TO FEDERAL, STATE, OR LOCAL OFFICIALS WITHIN 72 HOURS UPON REQUEST FOR THE DURATION OF THE PROJECT AND FOR THREE YEARS FOLLOWING FINAL STABILIZATION.

INSPECTION AND ENTRY:

-THE CONTRACTOR MUST ALLOW ACCESS FOR REPRESENTATIVES OF THE CITY OR ANY MEMBER THEREOF WHEN AUTHORIZED BY IT, TO ENTER UPON THE PROJECT SITE FOR THE PURPOSE OF OBTAINING INFORMATION, EXAMINATION OF RECORDS, OR CONDUCTING SURVEYS OR INVESTIGATIONS.

8. CHANGES TO SWPPP

-THE CONTRACTOR MUST AMEND THE SWPPP AS NECESSARY TO INCLUDE ADDITIONAL REQUIREMENTS, SUCH AS ADDITIONAL OR MODIFIED BMPs, DESIGNED TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER:

- THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT HAVE SIGNIFICANT EFFECT ON DISCHARGE. INSPECTION IS REQUIRED WITHIN 24 HOURS OF A RAINFALL EVENT GREATER THAN ONE-HALF INCH.
- INSPECTION OR INVESTIGATION BY SITE OPERATORS, LOCAL, STATE OR FEDERAL OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE.
- THE SWPPP IS NOT ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS.

9. SWPPP CERTIFICATION:

- THIS STORMWATER POLLUTION PREVENTION PLAN WAS PREPARED BY INDIVIDUAL(S) TRAINED IN ACCORDANCE WITH TRAINING REQUIREMENTS FOR PREPARATION OF SWPPPS. INDIVIDUAL(S) PREPARING THIS SWPPP:

PREPARED BY:
KEVIN GARDNER, P.E.
PIERCE PINI AND ASSOCIATES
KEVIN@PIERCEPINI.COM
763-537-1311

TRAINING/CERTIFICATION:

YEAR OF TRAINING/CERTIFICATION: 2023
CERTIFICATION PROGRAM: UNIVERSITY OF MINNESOTA - DESIGN OF CONSTRUCTION SWPPP
ARDEN HILLS, MN
INSTRUCTOR(S): JOHN CHAPMAN
CERTIFICATION EXPIRATION: MAY 31, 2026

PIERCE PINI &
ASSOCIATES, INC.
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2570 DELAWARE AVENUE
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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: <i>Kevin Gardner</i>	
Name: Kevin Gardner	
Date: 03/28/2024	Reg. No: 45815
Issued for	Date
Copyright 2023 Pierce Pini & Associates, Inc.	
Comm. No.	23-038
Drawn	JR
Checked	KG
Date	03/27/2024

City Review

Drawing Title

STORMWATER
POLLUTION
PREVENTION NOTES

C200

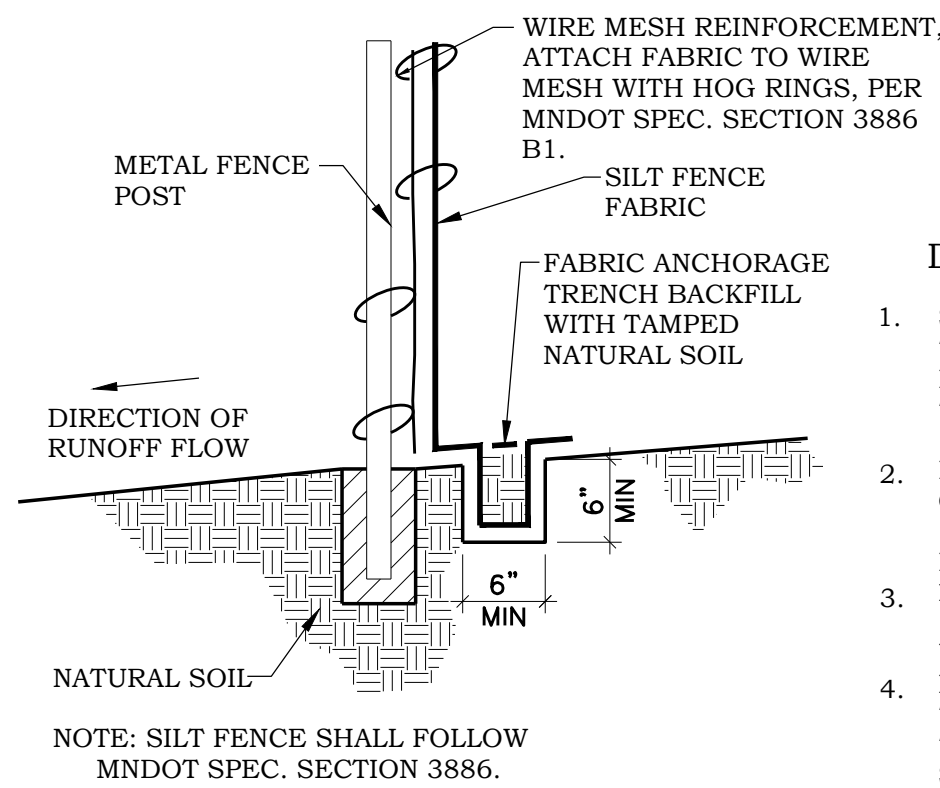


FIGURE 1 TYPICAL INSTALLATION FOR SILT FENCE

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

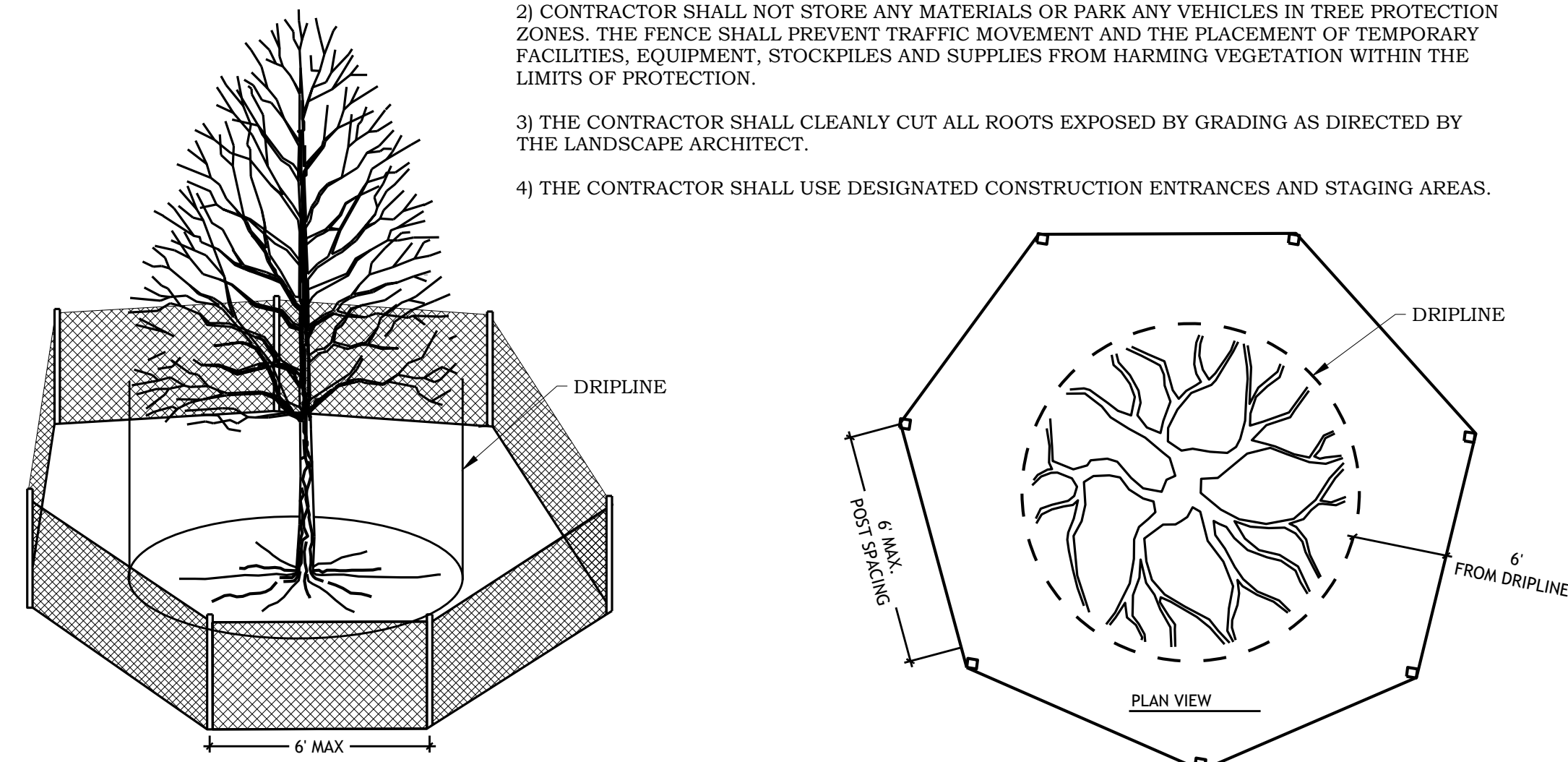
HEAVY DUTY SILT FENCE

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

DESIGN RECOMMENDATIONS

1. SILT FENCES SHOULD BE INSTALLED ON THE CONTOUR (AS OPPOSED TO UP AND DOWN A HILL) AND CONSTRUCTED SO THAT FLOW CANNOT BYPASS THE ENDS.
2. ENSURE THAT THE DRAINAGE AREA IS NO GREATER THAN 1/4 ACRE PER 100 FT OF FENCE.
3. MAKE THE FENCE STABLE FOR THE 10-YEAR PEAK STORM RUNOFF.
4. WHERE ALL RUNOFF IS TO BE STORED BEHIND THE SILT FENCE, ENSURE THAT THE MAXIMUM SLOPE LENGTH BEHIND THE FENCE DOES NOT EXCEED THE SPECIFICATIONS SHOWN IN TABLE 1.

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:

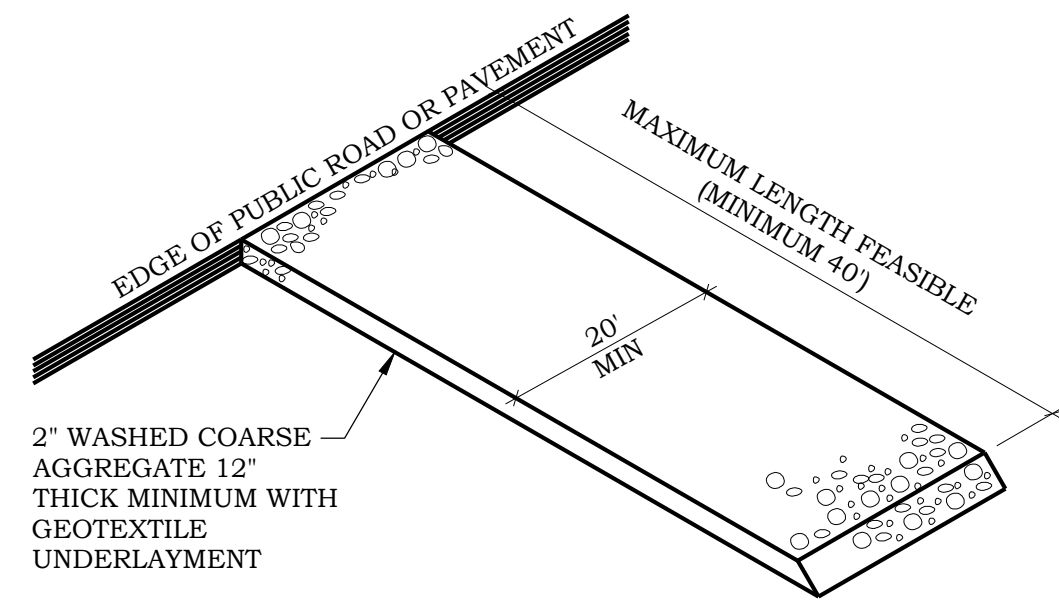
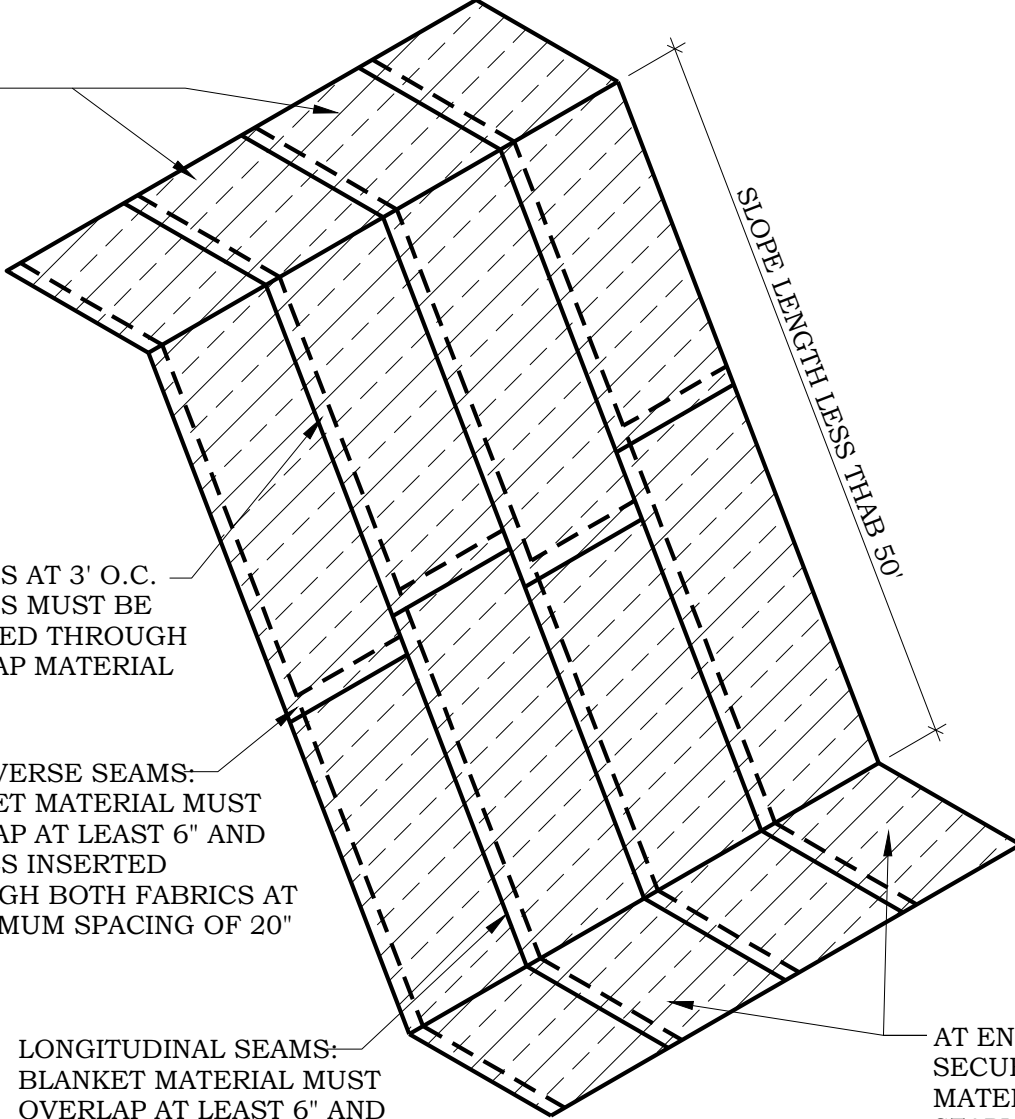
1. EROSION CONTROL BLANKET TO BE CATEGORY 4-COCONUT 2S FOR SLOPES GREATER THAN 5:1 AND SIDES AND BOTTOM OF ALL DRAINAGE SWALES AND PONDING AREAS AND CATEGORY 2-STRAW 2S FOR ALL SLOPES LESS THAN 5:1 PER MNDOT SPEC. SECTION 3885.
2. INSTALL PER MNDOT SPEC. SECTION 2575

2

EROSION CONTROL BLANKET

NO SCALE

C300



3

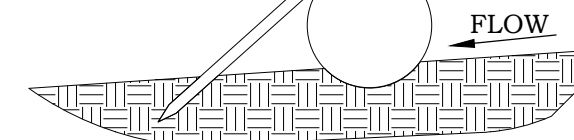
GRAVEL CONSTRUCTION ENTRANCE

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.

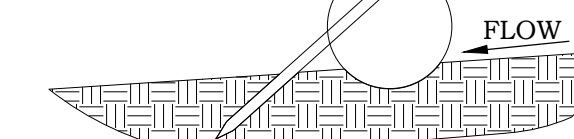
8"-12" DIA LOG WITH ENDS LAPPED 6". FOR INSTALLATION ON BARE SOIL PLACE LOG IN A SMOOTH, ROUNDED TRENCH WITH A DEPTH EQUAL TO 1/4 THE LOG DIA.



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 1/4 THE LOG DIA.



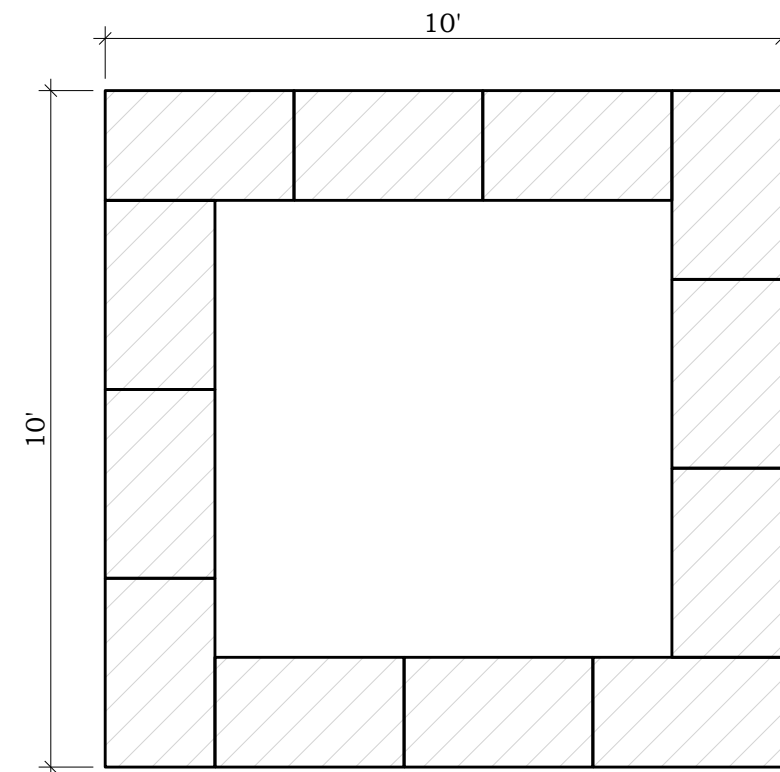
FIELD INSTALLATION USING STRAW OR WOOD FIBER

4

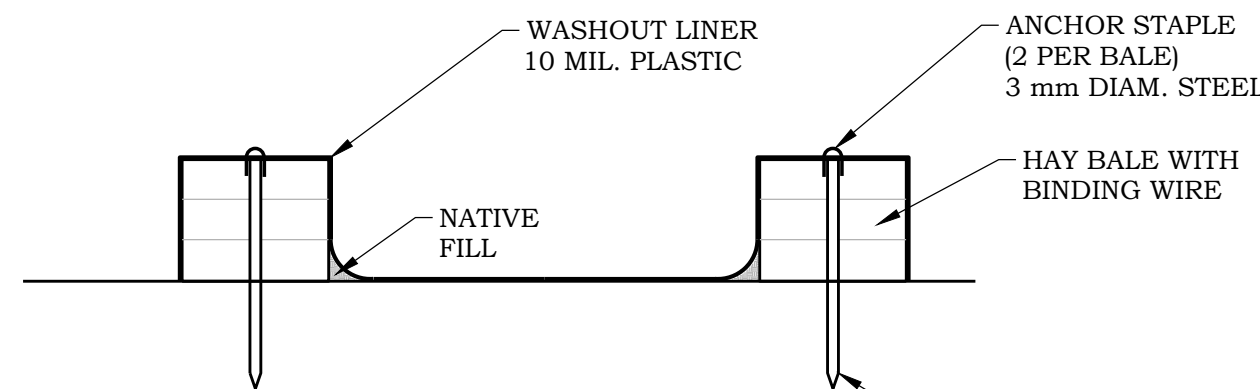
EROSION FILTER LOG

NO SCALE

C300



PLAN VIEW



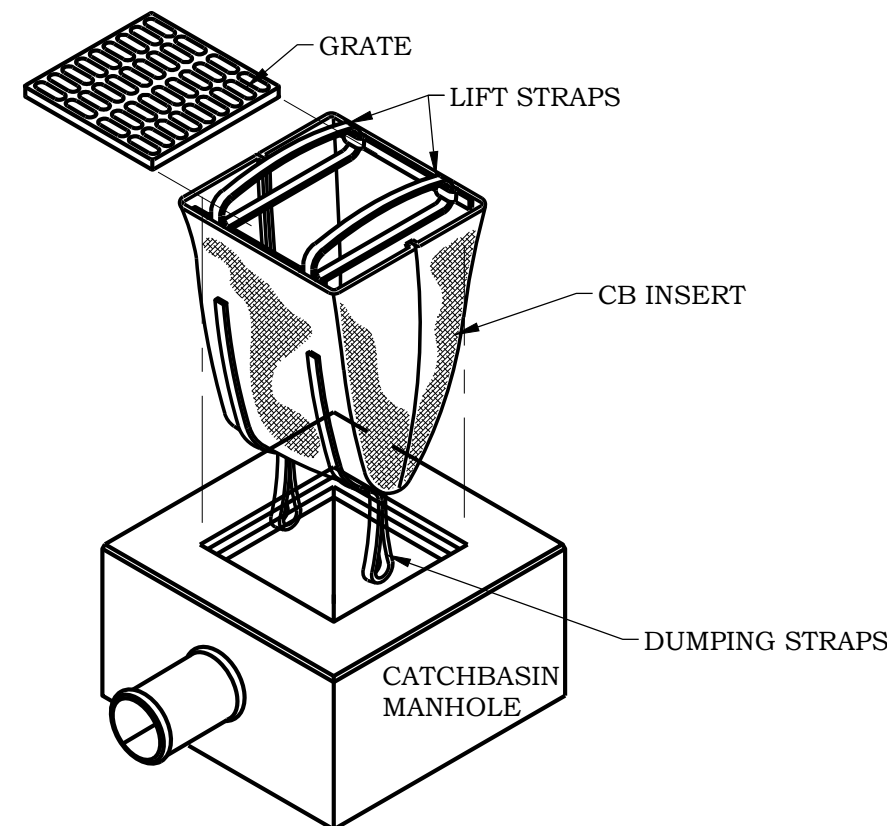
SECTION VIEW

6

CONCRETE WASHOUT AREA

NO SCALE

C300



2. USE DANDY® BAG II AS MANUFACTURED BY DANDY® PRODUCTS, INC.
3. AN EQUIVALENT CATCHBASIN EROSION CONTROL INSERT METHOD OR PRODUCT MAY BE USED WITH PRIOR APPROVAL FROM ENGINEER.

7

CATCH BASIN INSERT

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: *Kevin Gardner*

Name: Kevin Gardner

Date: 03/28/2024

Reg. No: 45815

Issued for

Date

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Comm. No. 23-038

Drawn JR

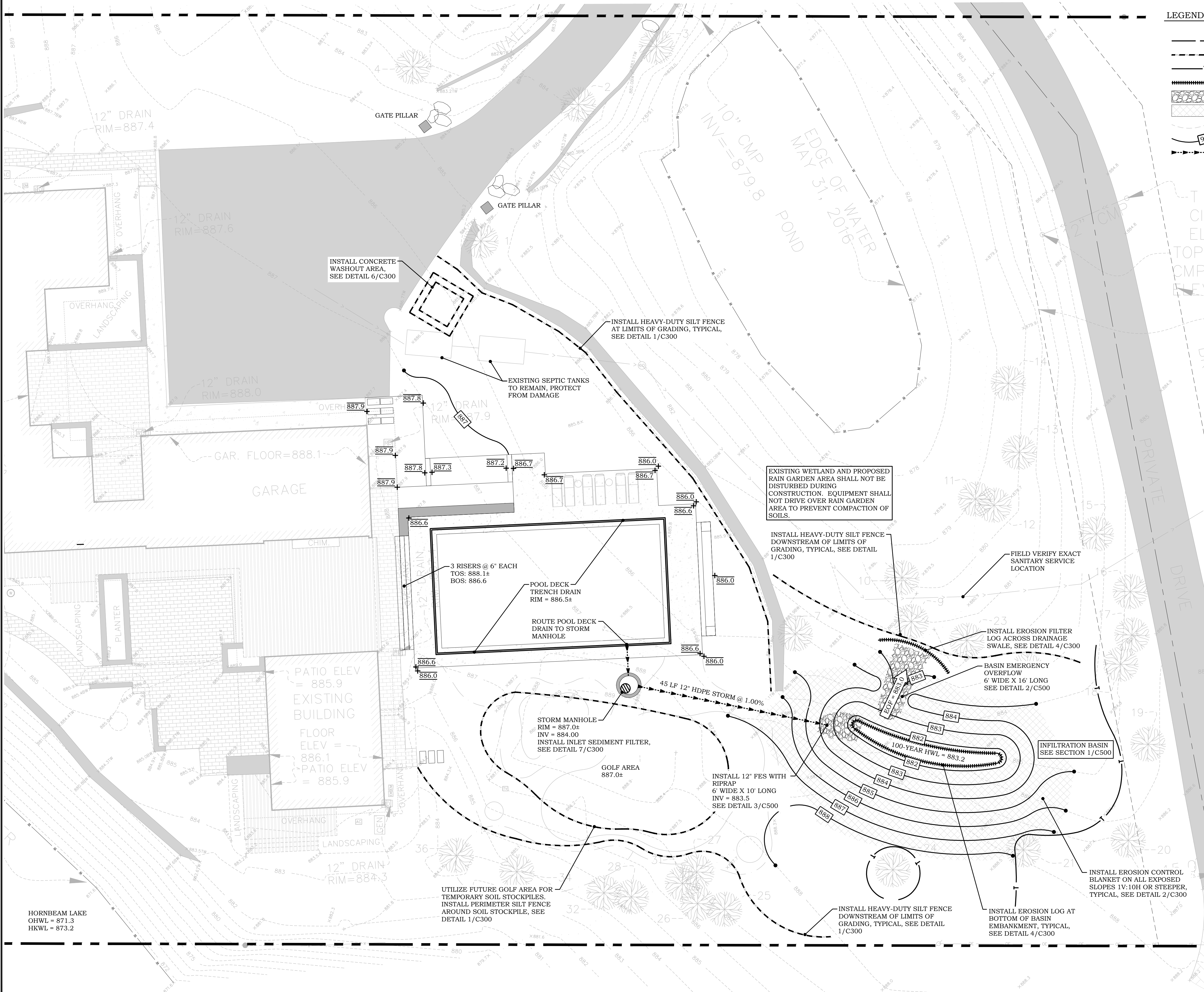
Checked KG

Date 03/27/2024

City Review

Drawing Title

STORMWATER
POLLUTION
PREVENTION DETAILS



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED HEAVY DUTY SILT FENCE
- PROPOSED TREE FENCING
- PROPOSED EROSION LOG
- PROPOSED RIPRAP
- PROPOSED EROSION CONTROL BLANKET
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM SEWER

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.

ACREAGE SUMMARY

TOTAL LOT AREA	3.91 ACRES
EXISTING IMPERVIOUS AREA	14,461 SQ. FT.
PROPOSED IMPERVIOUS AREA	17,209 SQ. FT.
DISTURBED AREA	0.2 ACRES ±

ESTIMATED BMP QUANTITIES

SILT FENCE	440 LF
ROCK CONSTRUCTION ENTRANCE	1 EACH
CONCRETE WASHOUT AREA	1 EACH
TREE PROTECTION FENCING	100 LF
EROSION CONTROL BLANKET	225 SY
RIPRAP	7 CY
EROSION LOG	90 LF
INLET SEDIMENT FILTER	1 EACH

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.

INFILTRATION BASIN TESTING AND OPERATION

- COMMENCE GRADING AND CONSTRUCTION OF THE INFILTRATION BASIN AS NOTED ON THE GRADING PLAN AND DETAILS 1/C500 AND 2/C500.
- AFTER CONSTRUCTION OF THE INFILTRATION BASIN IS COMPLETED, PERFORM (2) DOUBLE-RING INFILTROMETER TESTS ON THE BASIN TO VERIFY MEDIA HAS BEEN PROPERLY PLACED AND THAT THE AS-CONSTRUCTED FILTRATION RATE IS AT LEAST 0.25 INCHES PER HOUR.

STORMWATER CALCULATION SUMMARY

Water Quality Summary	
New/Disturbed Impervious Area:	2,748 sq. ft.
Required Water Quality Depth:	1.0 inches
Required Water Quality Volume:	229 cu. ft.
Provided Water Quality Volume (Below Outlet):	300 cu. ft.

Rate Summary	
Rainfall Event	
2-year Event	2.748 cfs
10-year Event	4.70 cfs
100-year Event	11.16 cfs

Existing Runoff to SE Wetland	
2.40 cfs	2.35 cfs
4.84 cfs	4.70 cfs
11.16 cfs	10.80 cfs

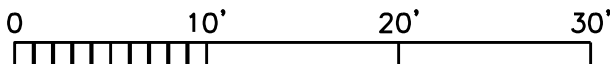
Existing Runoff to NW Wetland	
1.90 cfs	1.90 cfs
3.82 cfs	3.82 cfs
8.80 cfs	8.80 cfs

NORTH



1
C400

GRADING, DRAINAGE AND EROSION CONTROL PLAN



1" = 10' (24" x 36")
1" = 20' (12" x 18")

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2570 DELAWARE AVENUE
SUNFISH LAKE, MINNESOTA 55118

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: *Kevin Gardner*

Name: Kevin Gardner

Date: 03/28/2024

Reg. No: 45815

Issued for

Date

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Comm. No.

23-038

Drawn

JR

Checked

KG

Date

03/27/2024

City Review

Drawing Title

GRADING, DRAINAGE
AND EROSION
CONTROL PLAN

C400

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: *Kevin Gardner*

Name: Kevin Gardner

Date: 03/28/2024 Reg. No: 45815

Issued for	Date

Copyright 2023 Pierce Pini & Associates, Inc.

Comm. No. 23-038

Drawn JR

Checked KG

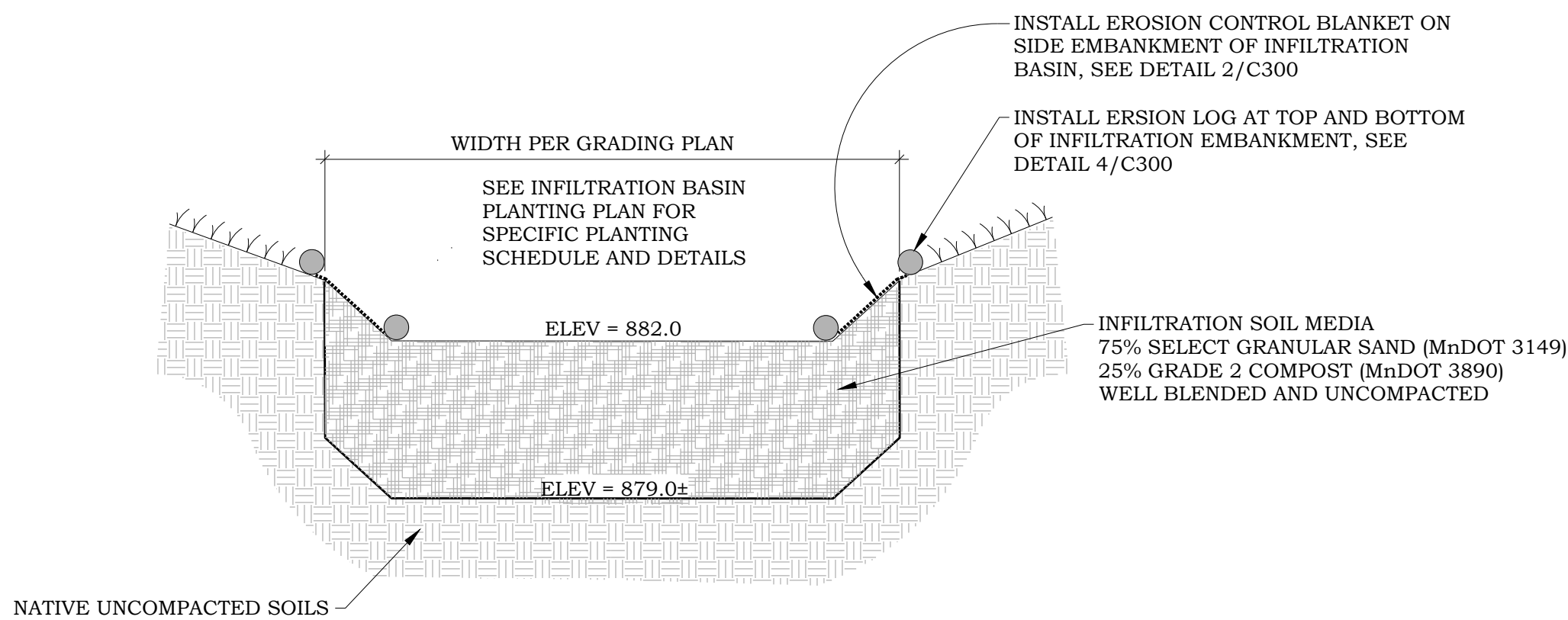
Date 03/27/2024

City Review

Drawing Title

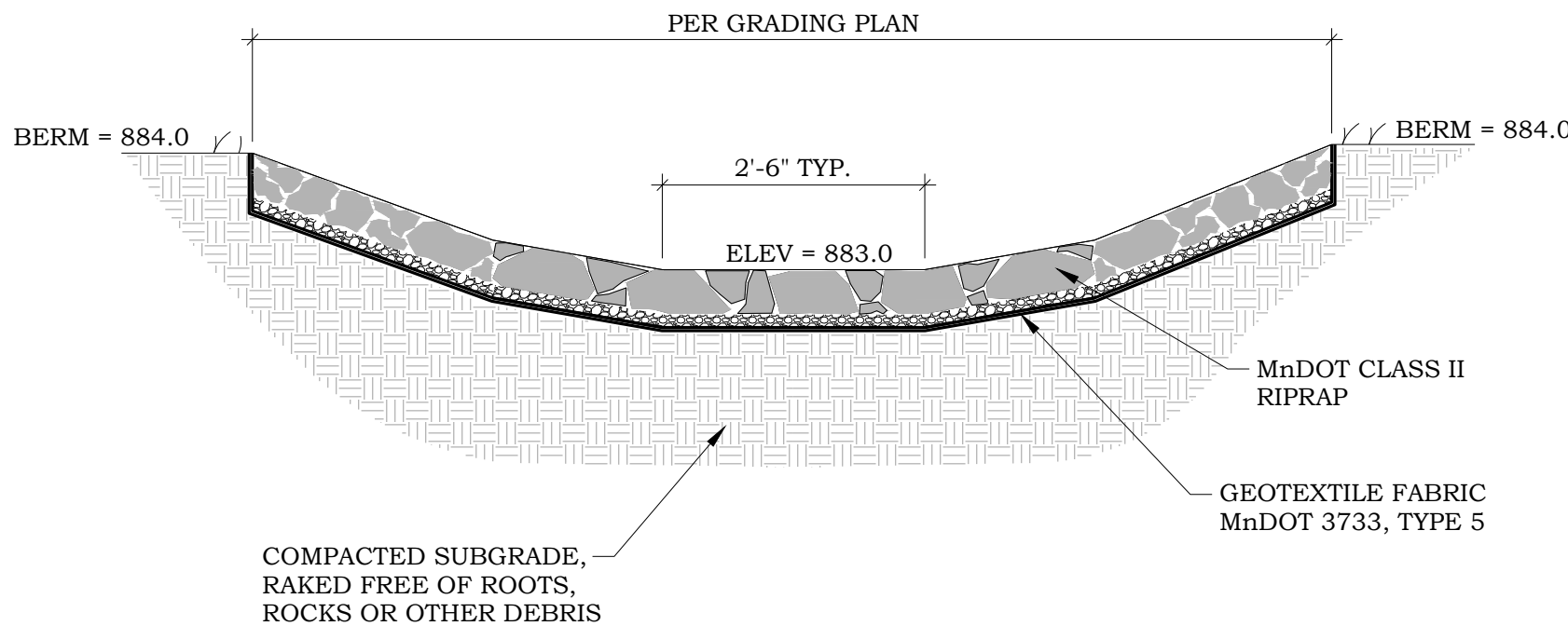
STORMWATER
MANAGEMENT
DETAILS

C500



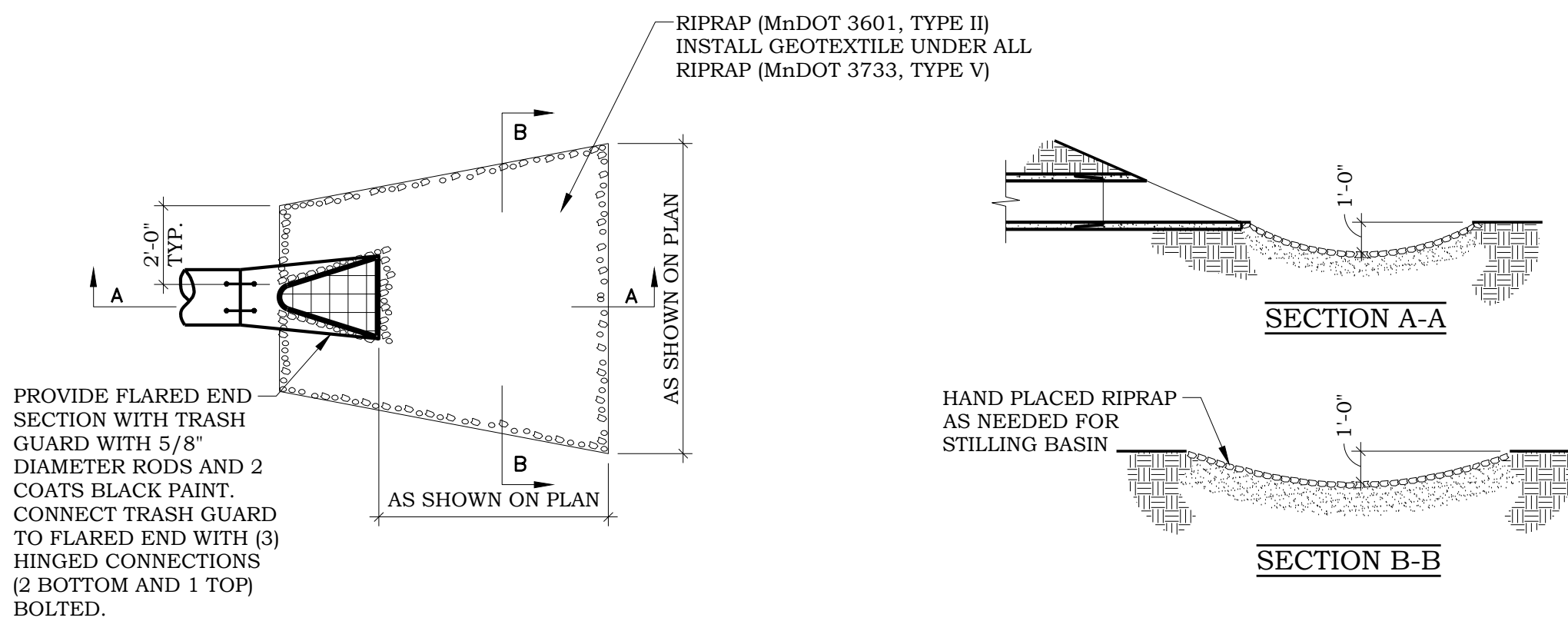
1 INFILTRATION BASIN SECTION
C500

NO SCALE



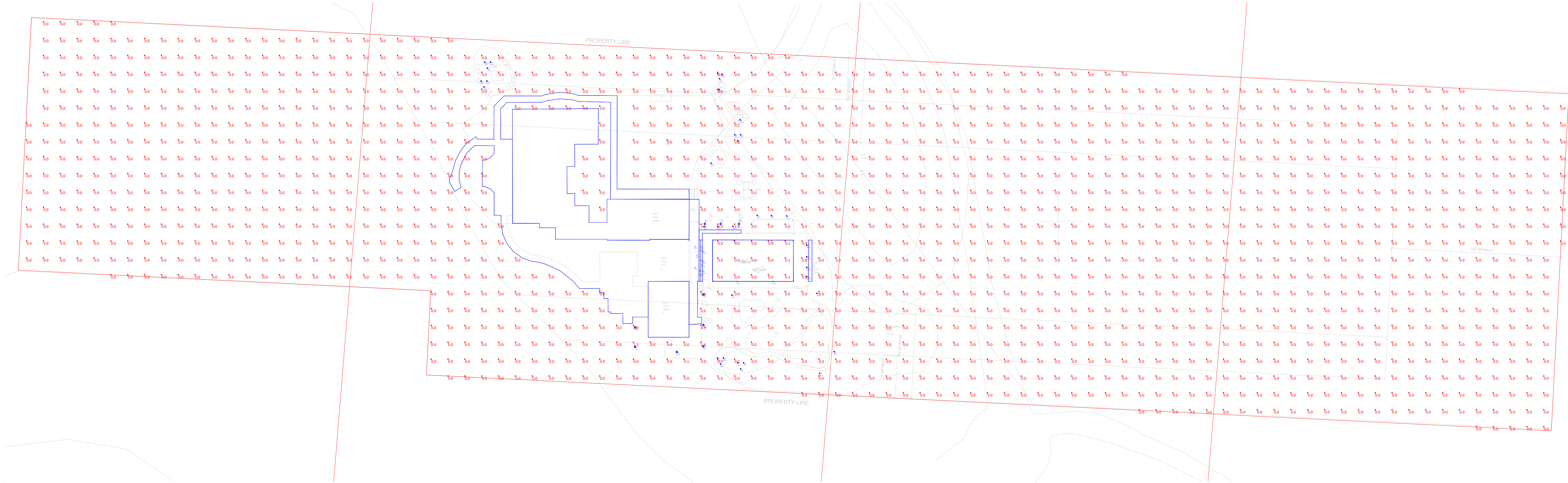
2 INFILTRATION BASIN OVERFLOW
C500

NO SCALE



3 FLARED END SECTION WITH RIPRAP
C500

NO SCALE

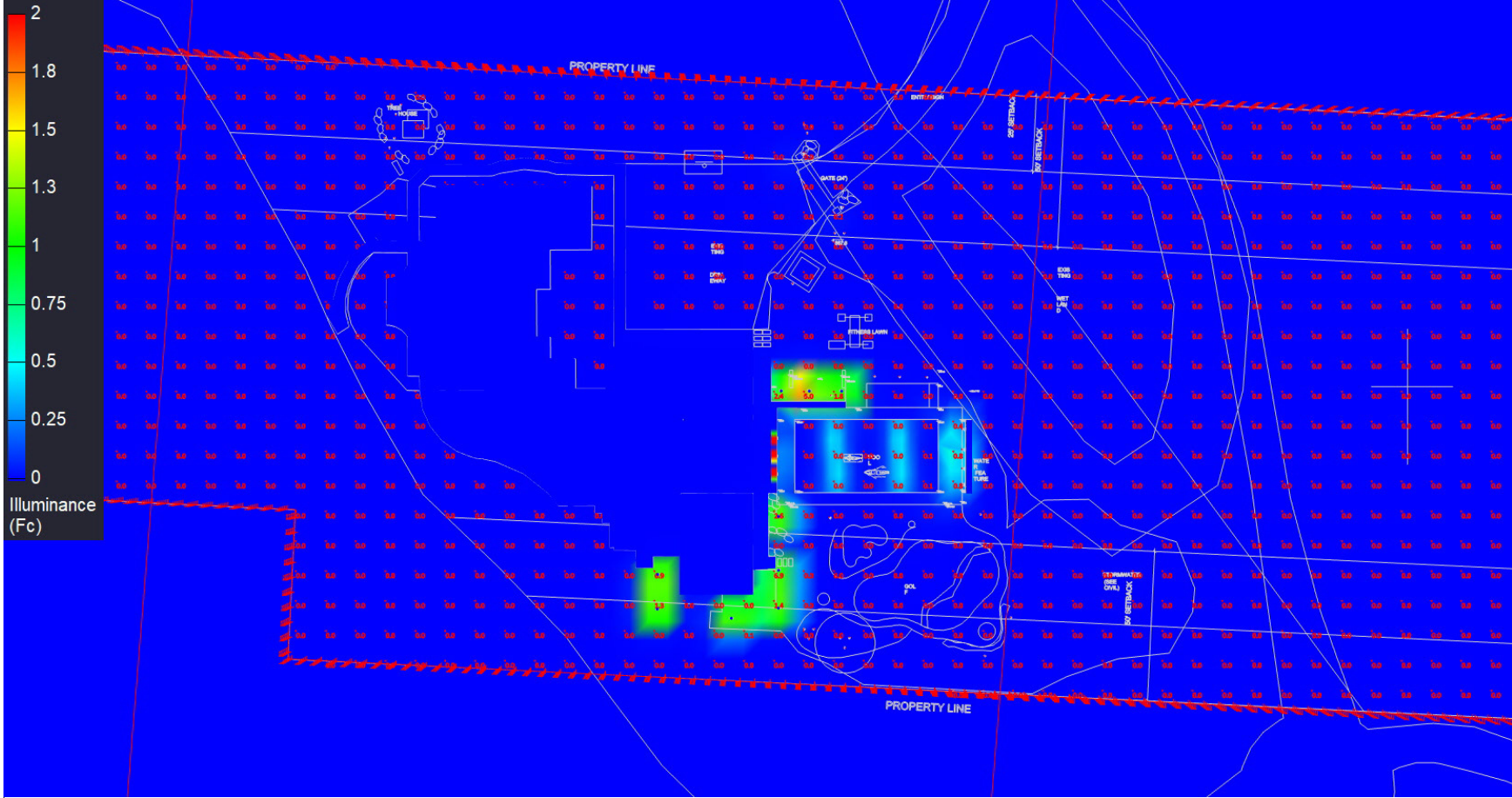


Scale: 1 inch= 30 Ft.

Design Notes:

Reflectance : Wall - 0.5

RENDER VIEWS:



General Notes:
The preparer of this study does not assume responsibility for the suitability of this design in accordance with IESNA recommendations.
Prior to placing an order, it is the customer's responsibility to carefully review and approve this study.
Please note that this analysis is based on a mathematical model and its accuracy is constrained by the limitations of the third-party software and the IES standards employed.

While the digital CAD data may appear to be precise, it is important to recognize that this apparent accuracy is a result of the techniques used to generate it and should not be interpreted as real-world accuracy.
Numerous factors will affect the actual performance of lighting in the constructed space. These factors include the accuracy of the original source files provided by the manufacturer (.ies files), variations in input voltage and ballast performance, the actual finishing values within the constructed environment, manufacturing discrepancies in both the light source (lamp) and the luminaire, the final placement of the luminaires, the presence of obstructions, and the quality of installation.

Furthermore, it is essential to acknowledge that field measurements themselves are susceptible to errors stemming from selected measurement methods or technology, as well as the expertise and capabilities of the measuring party. While the creator of this lighting study strives for accuracy, they cannot be held accountable for any errors that may occur.
The recipient of this lighting study acknowledges and accepts that the likelihood of scaling errors increases in the absence of a .DWG file or other properly dimensioned drawing provided to the designer.

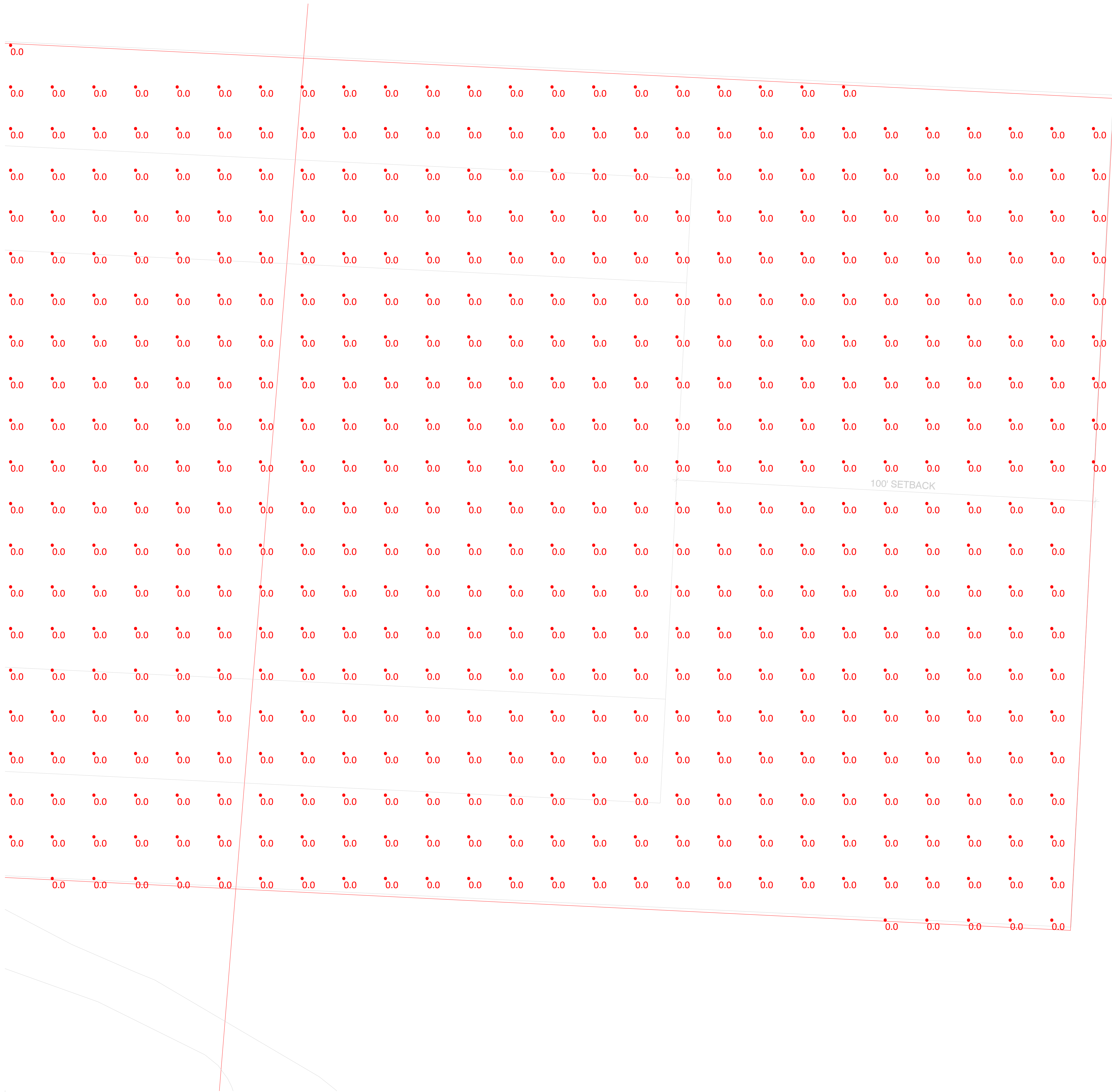
Given that reflective values have a significant impact on light levels, it is imperative for the end-user of this document to verify and confirm these values before accepting the results of any photometric report.

LIGHTING PARAMETERS:

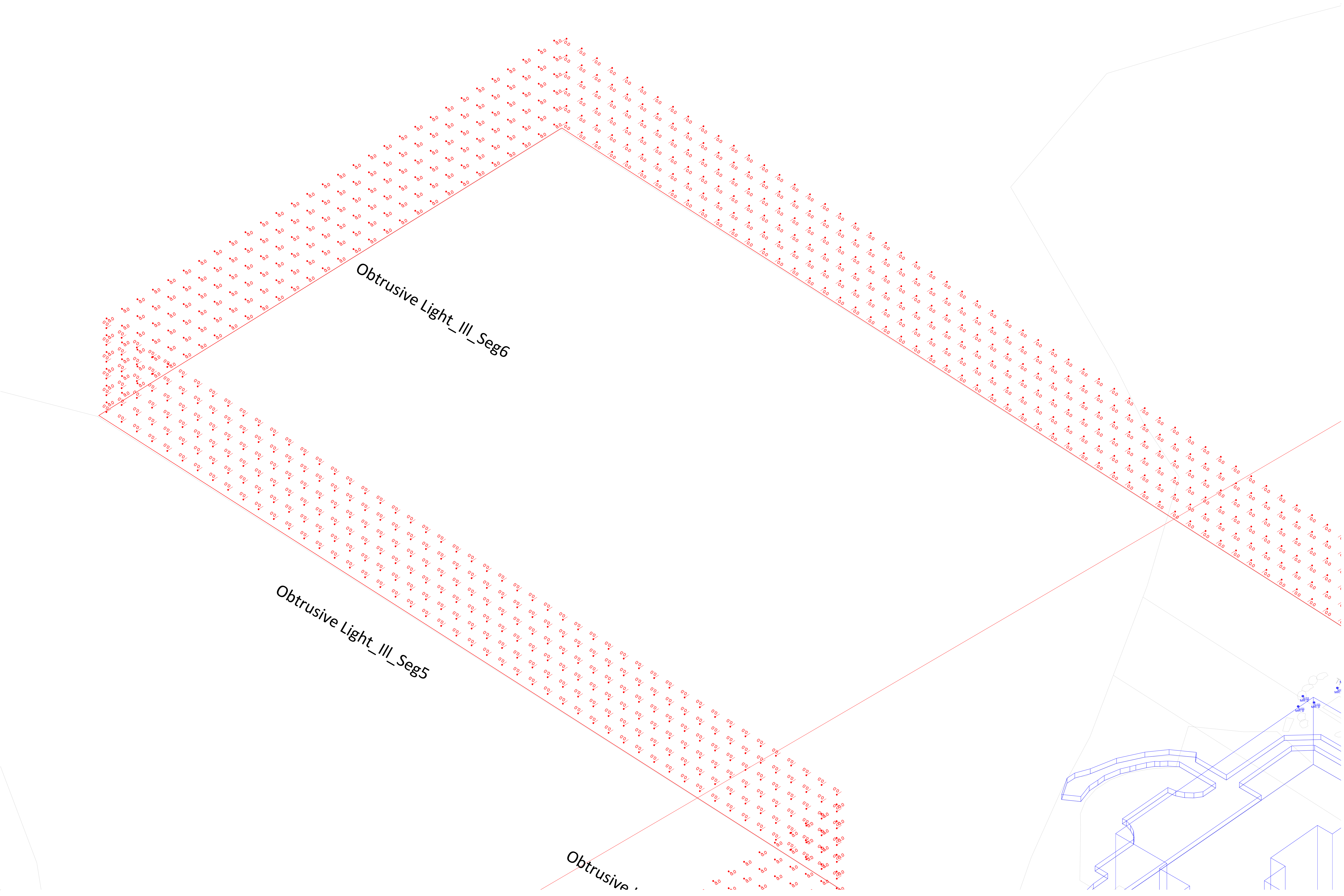
Luminaire Schedule									
Symbol	Label	Qty	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height	Manufacturer
	A	4	Single	0.900	LEDsp120W-E27-850-25D-DIM	2.975	119	-2	PAL Lighting
	SL01	29	Single	0.900	SL01 Up Light	10.637	775	0	Sterling Lighting LLC
	SL04	6	Single	0.900	SL04 Mini Flood Light	6.873	345	0.5	Sterling Lighting LLC
	SL05	9	Single	0.900	SL05 Step Light	5.18	22	0.3, 0.8, 1.3	Sterling Lighting LLC
	SL07	9	Single	0.900	SL07 Path Light	5.077	207	0	Sterling Lighting LLC

Calculation Summary									
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z	PtSpcLr	PtSpcTb
Obtrusive Light_Cd_Seg1	N.A.	10.79	284	0	N.A.	N.A.	N.A.	5	5
Obtrusive Light_Cd_Seg2	N.A.	5.00	7	3	1.67	2.33	N.A.	5	5
Obtrusive Light_Cd_Seg3	N.A.	9.76	331	0	N.A.	N.A.	N.A.	5	5
Obtrusive Light_Cd_Seg4	N.A.	0.00	0	0	N.A.	N.A.	N.A.	5	5
Obtrusive Light_Cd_Seg5	N.A.	0.00	0	0	N.A.	N.A.	N.A.	5	5
Obtrusive Light_Cd_Seg6	N.A.	0.00	0	0	N.A.	N.A.	N.A.	5	5
Obtrusive Light_Ill_Seg1	Fc	0.01	0.3	0.0	N.A.	N.A.	N.A.	5	5
Obtrusive Light_Ill_Seg2	Fc	0.00	0.0	0.0	N.A.	N.A.	N.A.	5	5
Obtrusive Light_Ill_Seg3	Fc	0.01	0.3	0.0	N.A.	N.A.	N.A.	5	5
Obtrusive Light_Ill_Seg4	Fc	0.00	0.0	0.0	N.A.	N.A.	N.A.	5	5
Obtrusive Light_Ill_Seg5	Fc	0.00	0.0	0.0	N.A.	N.A.	N.A.	5	5
Obtrusive Light_Ill_Seg6	Fc	0.00	0.0	0.0	N.A.	N.A.	N.A.	5	5
Site	Fc	0.02	6.9	0.0	N.A.	N.A.	0	10	10

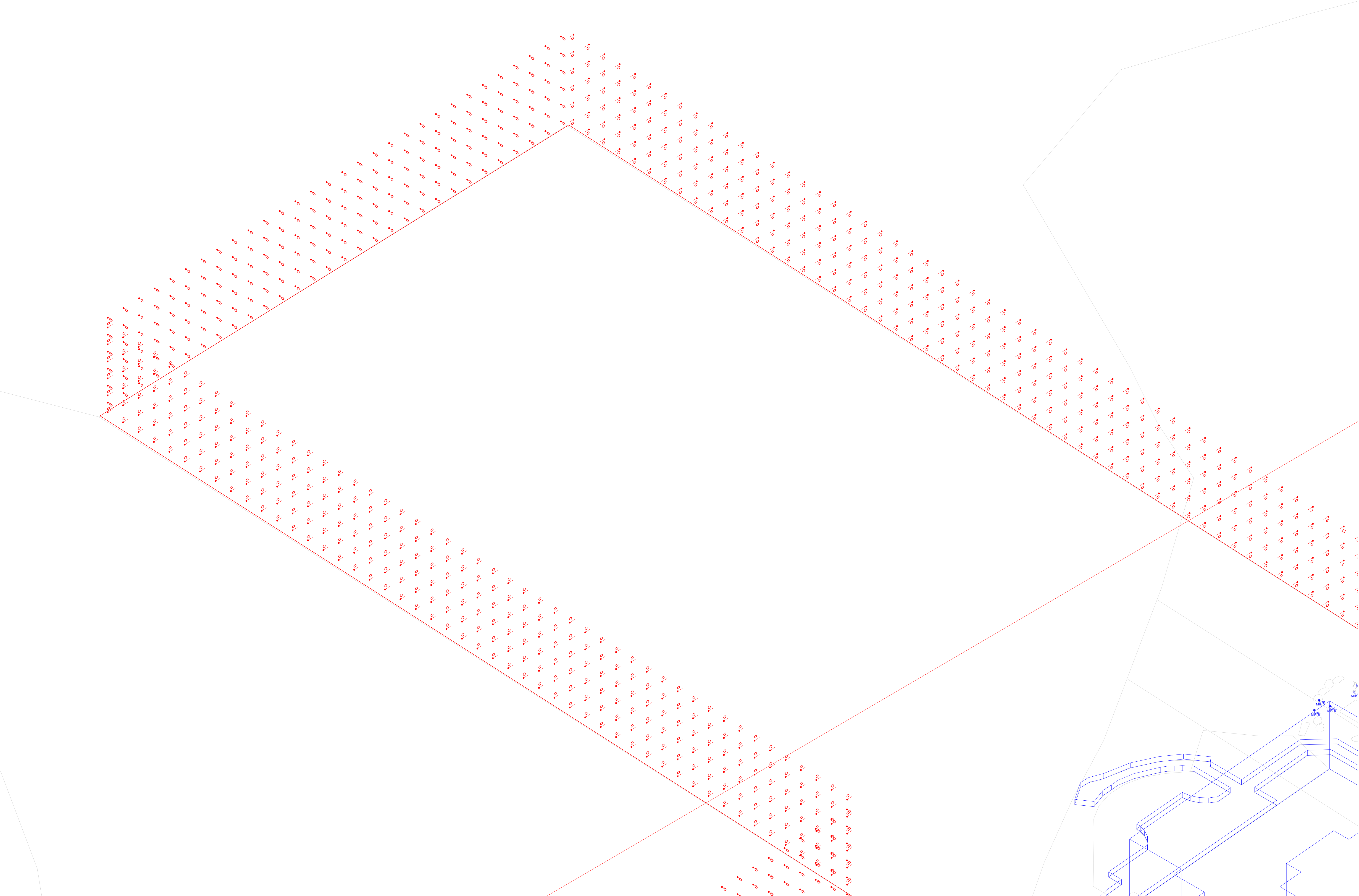




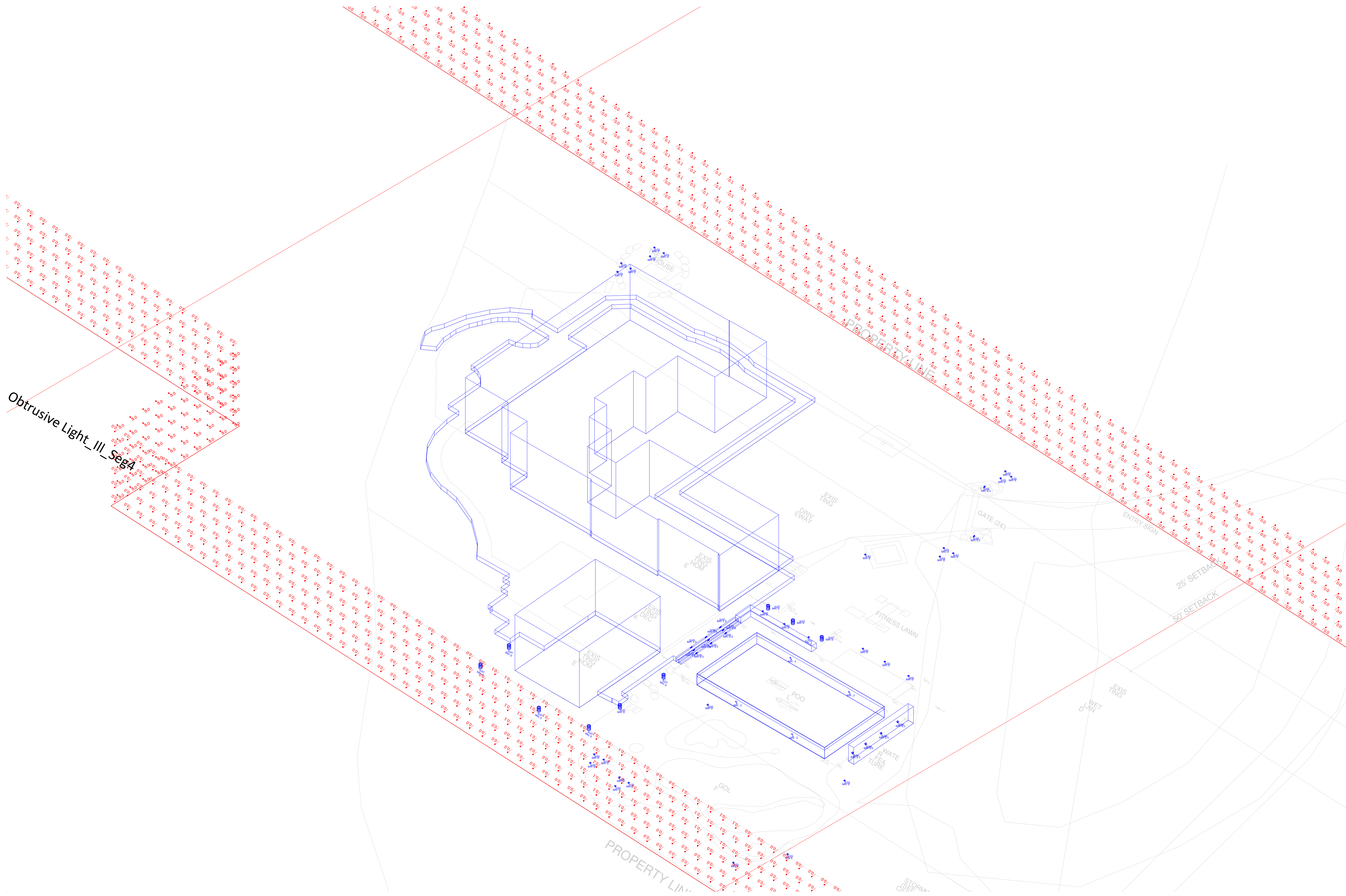
Scale: 1 inch= 12 Ft.



Obtrusive Light Illuminance
Scale: 1 inch= 10 Ft.

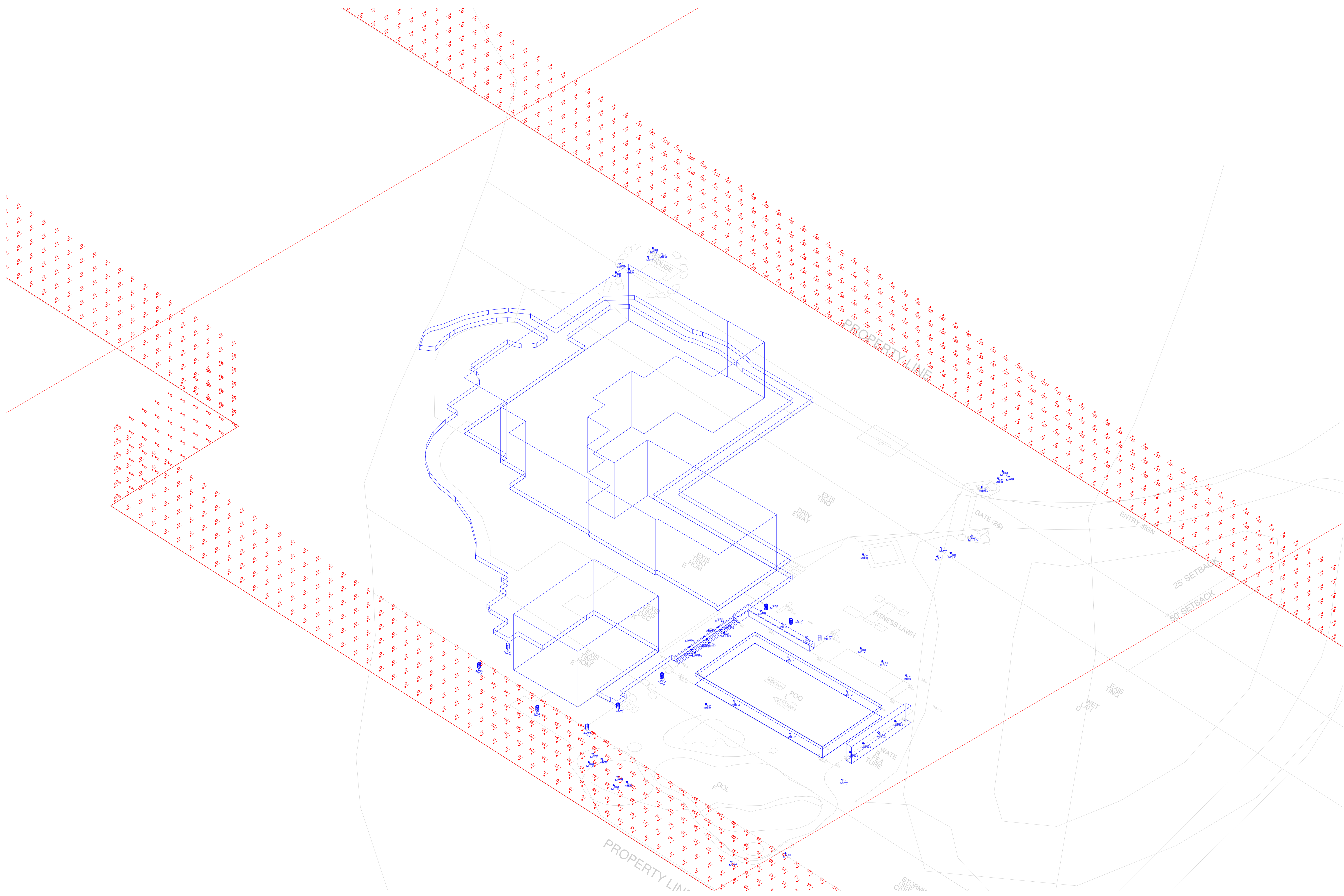


Obtrusive Light Candela
Scale: 1 inch= 10 Ft.

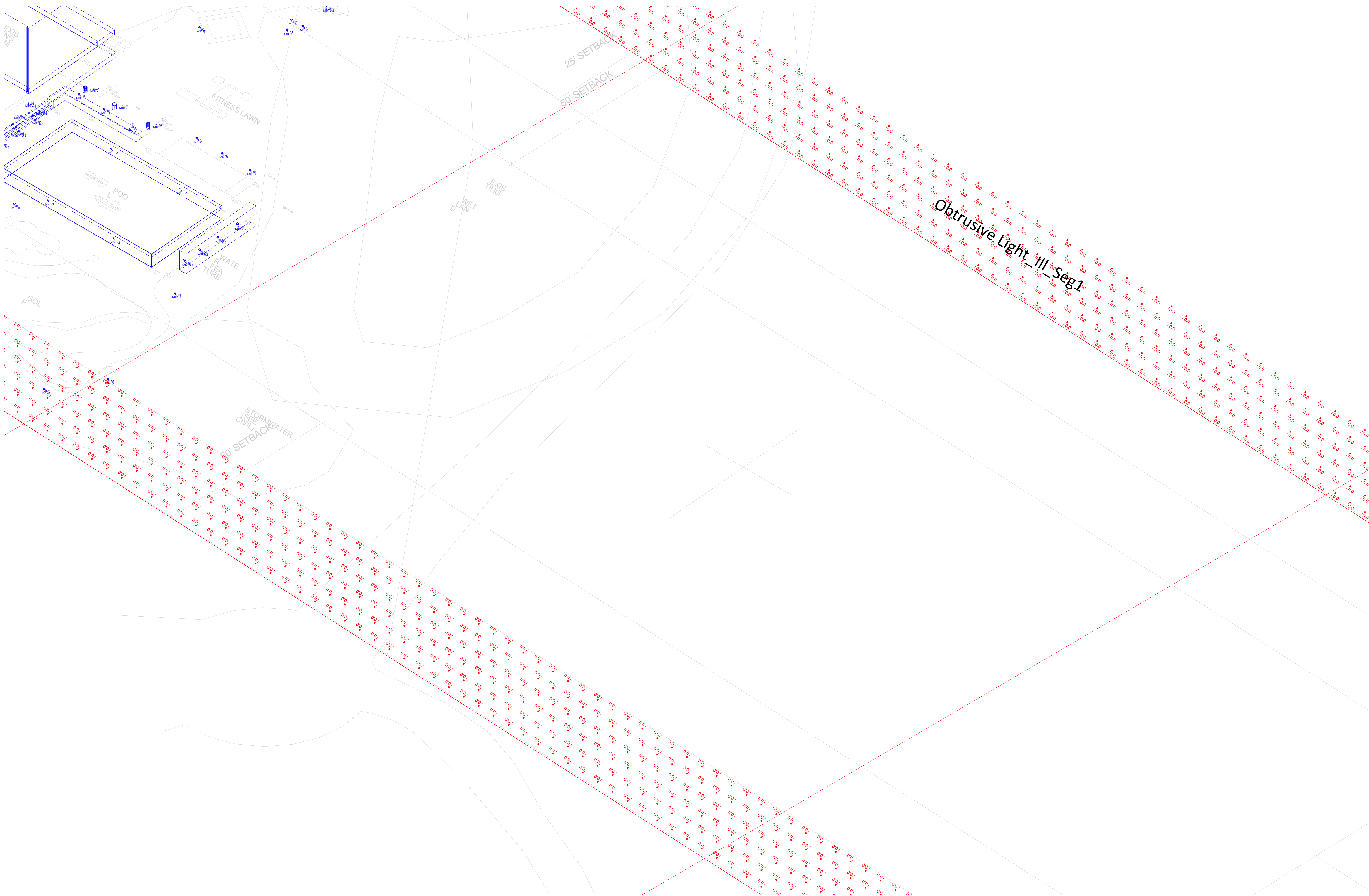


Obtrusive Light_Ill_Seg4

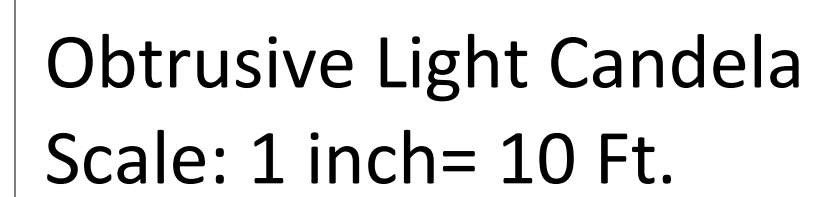
Obtrusive Light Illuminance
Scale: 1 inch= 12 Ft.

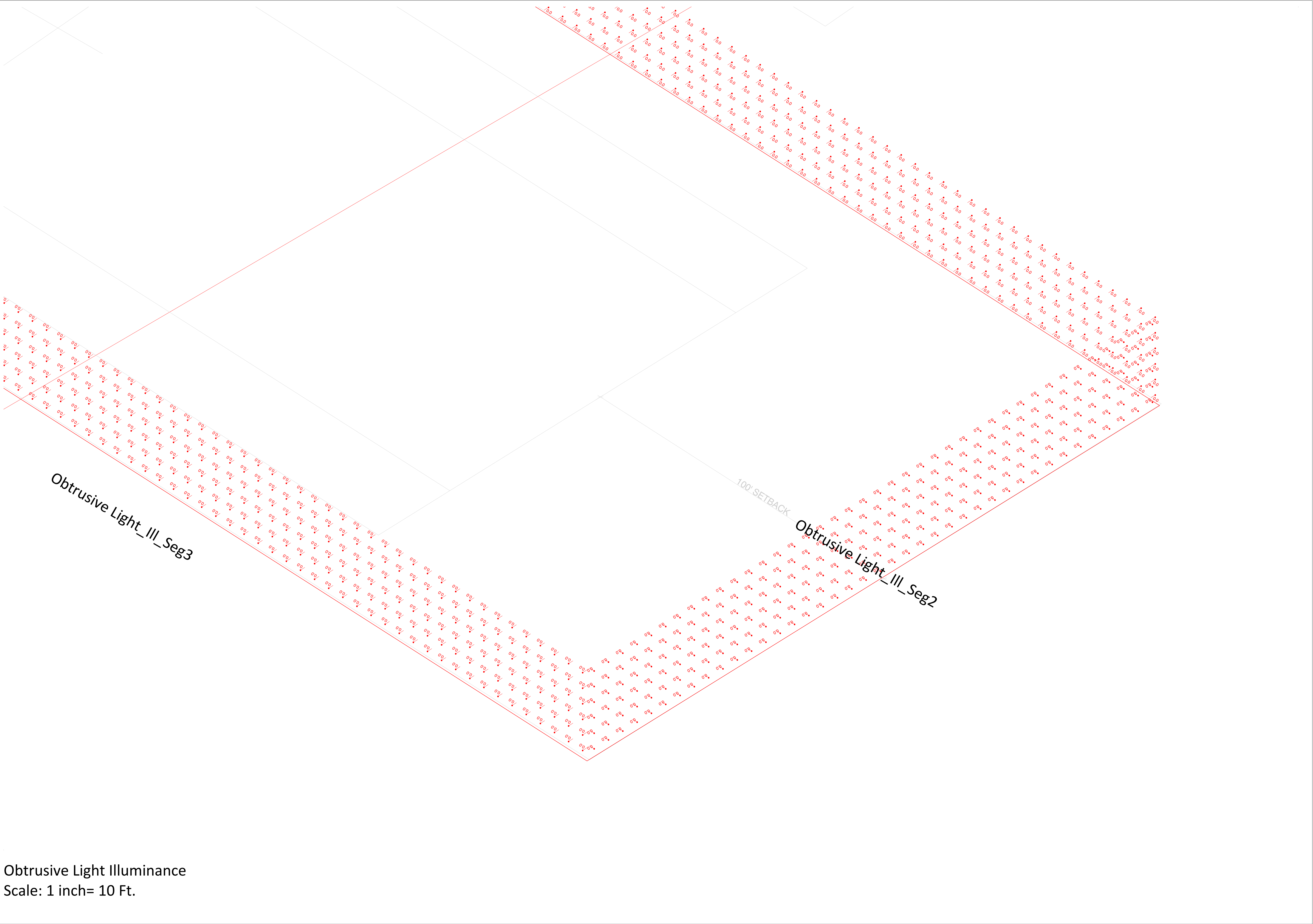


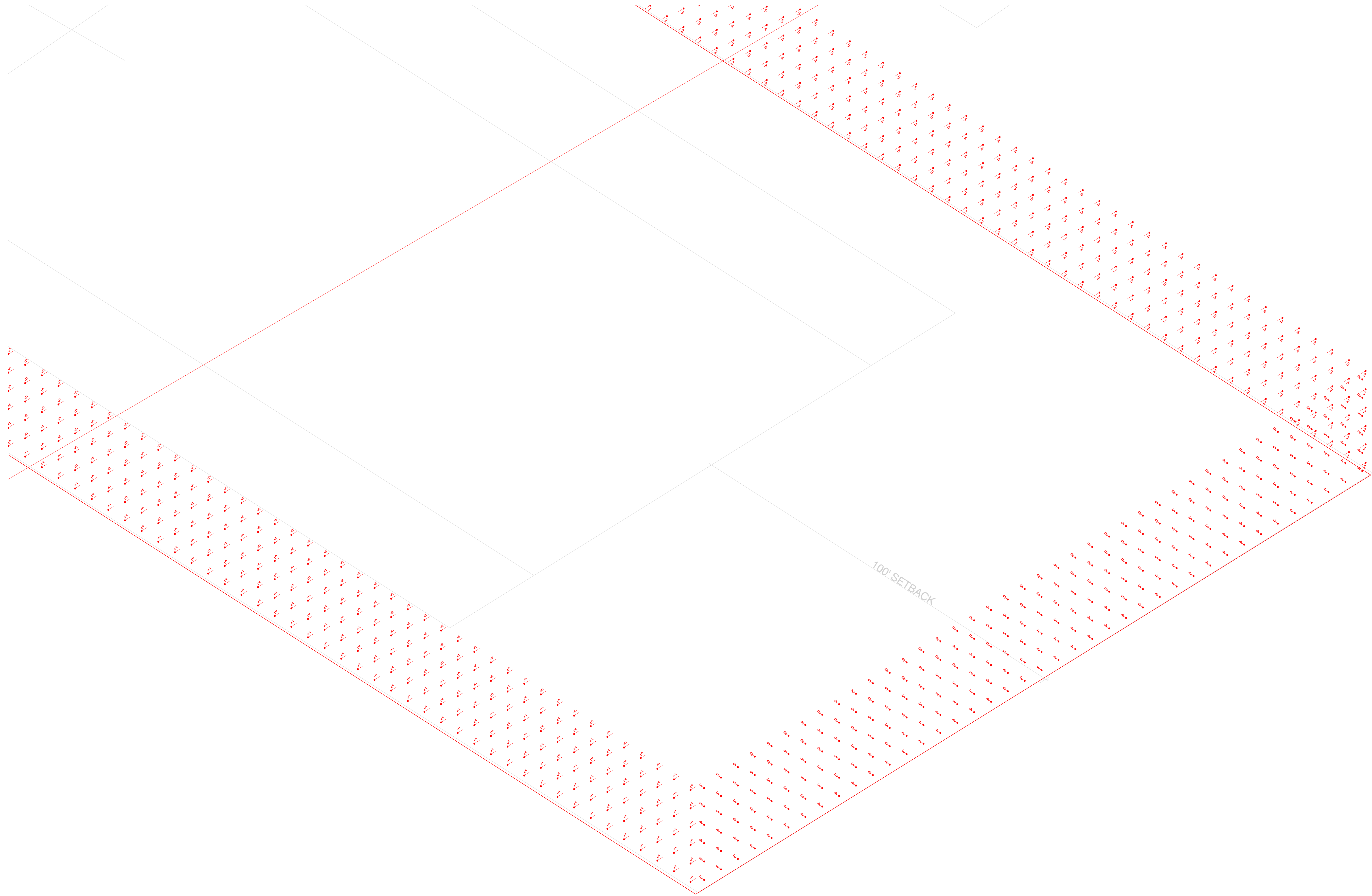
Obtrusive Light Candela
Scale: 1 inch= 12 Ft.



Obtrusive Light Illuminance
Scale: 1 inch= 10 Ft.

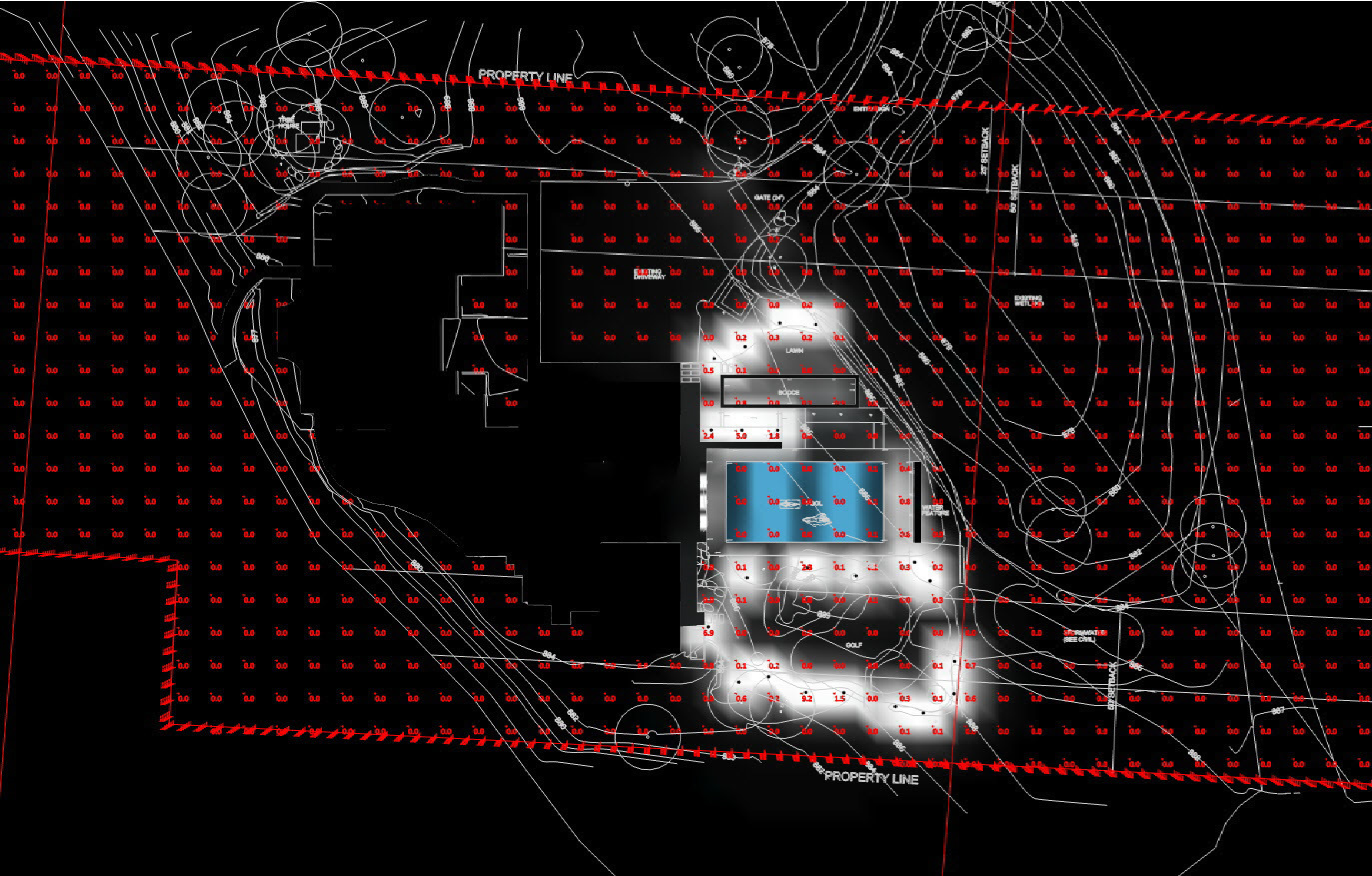




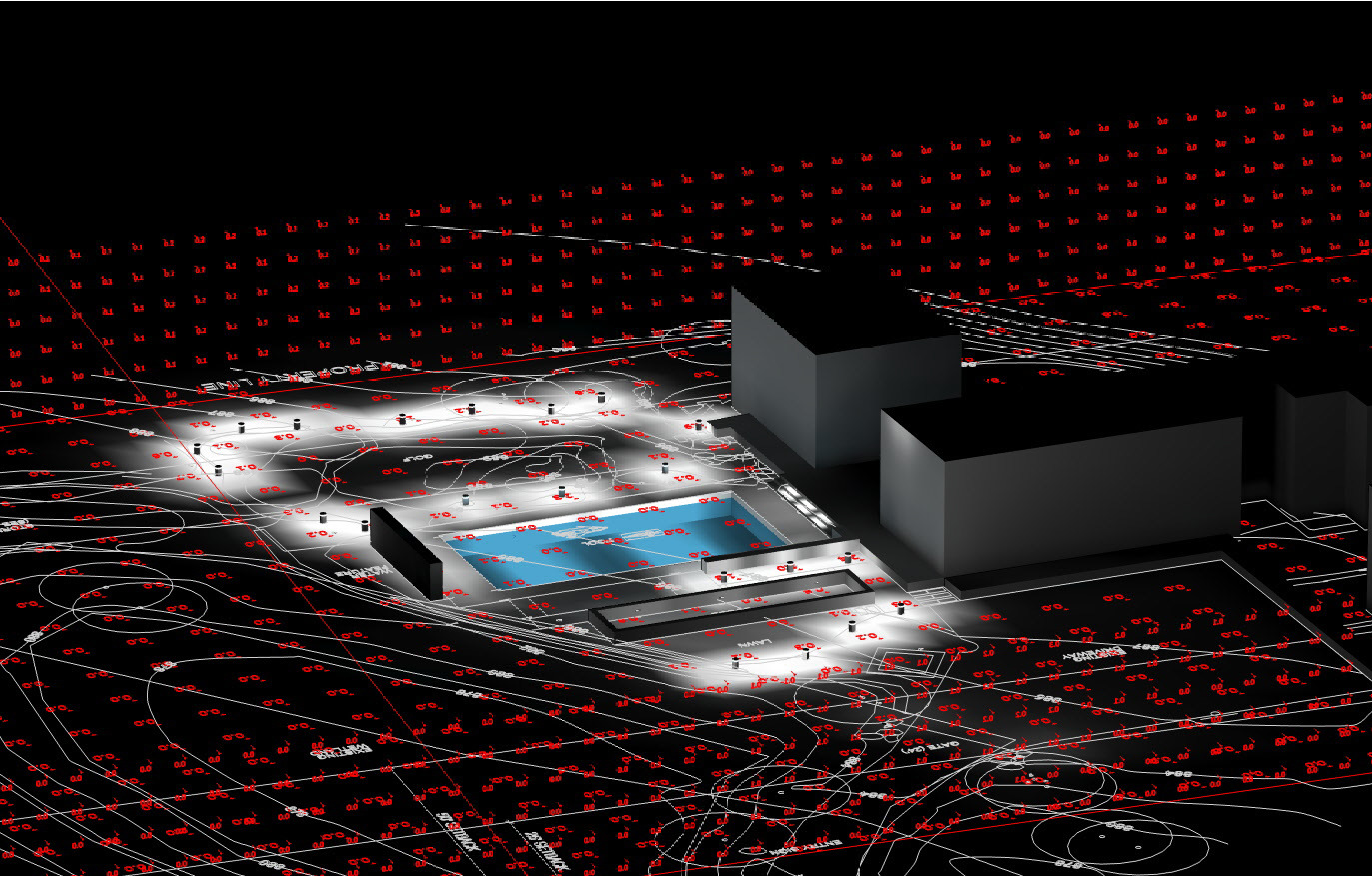


Obtrusive Light Candela
Scale: 1 inch= 10 Ft.

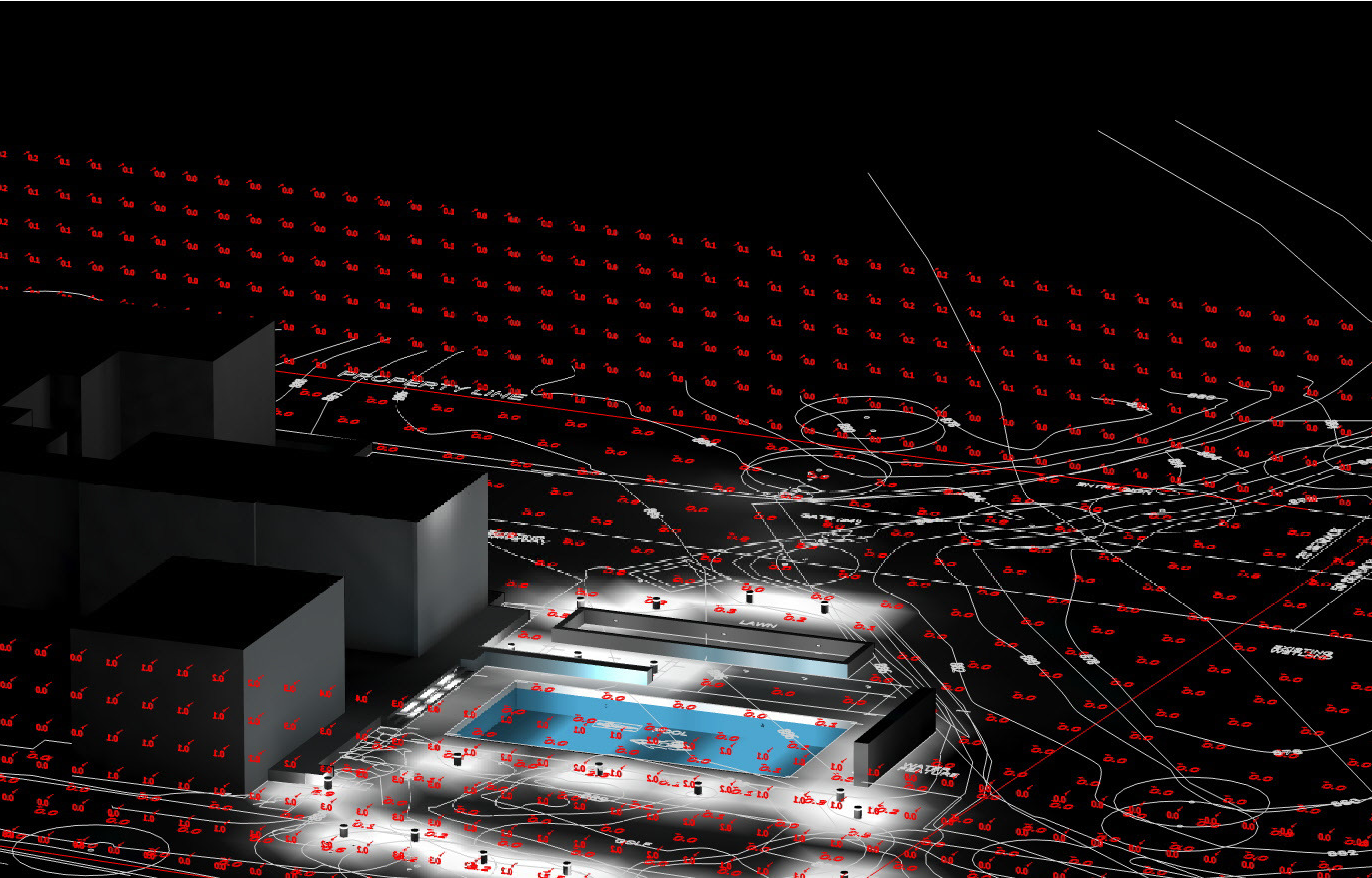
RENDER VIEW:



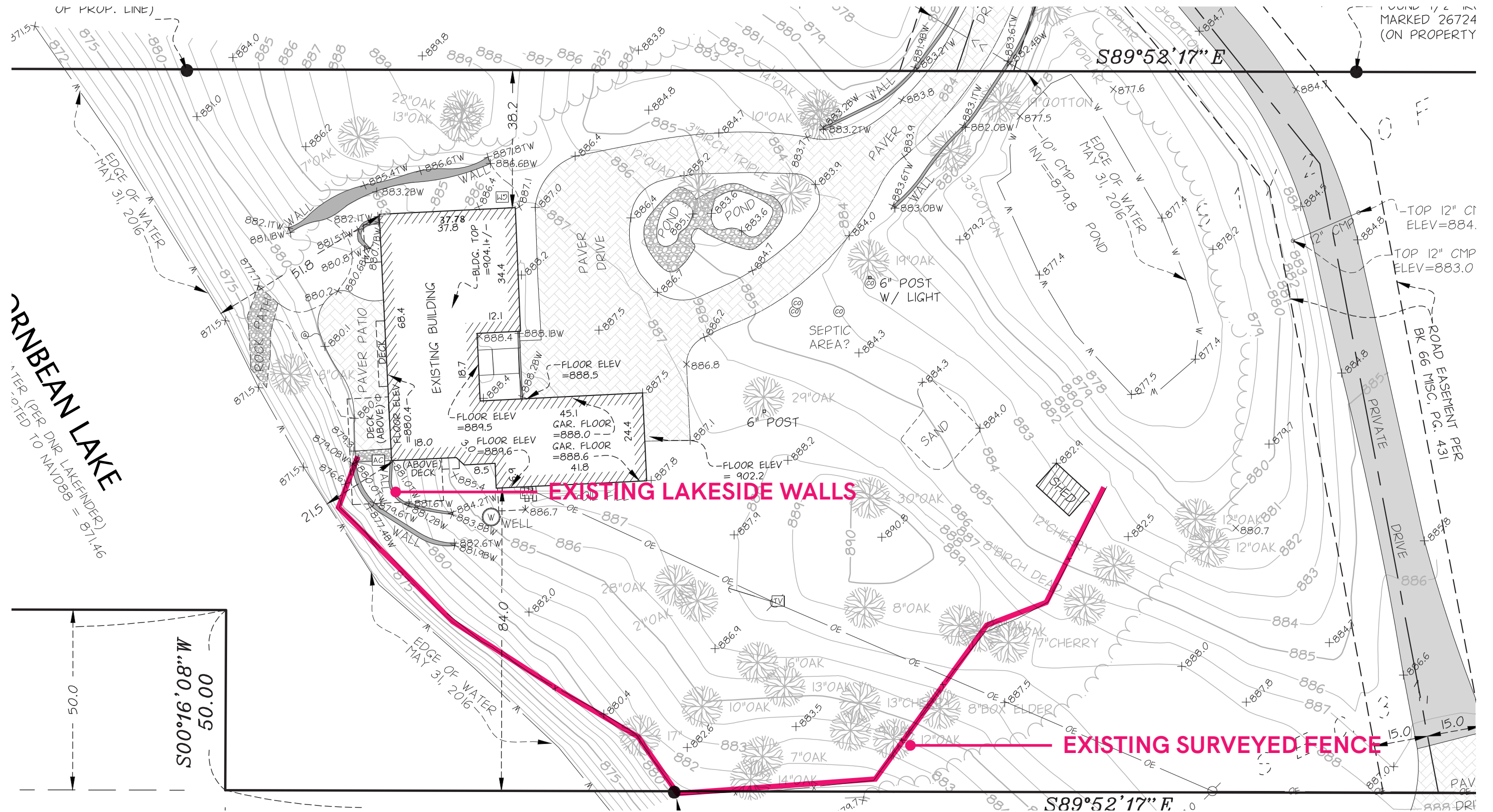
RENDER VIEW:



RENDER VIEW:

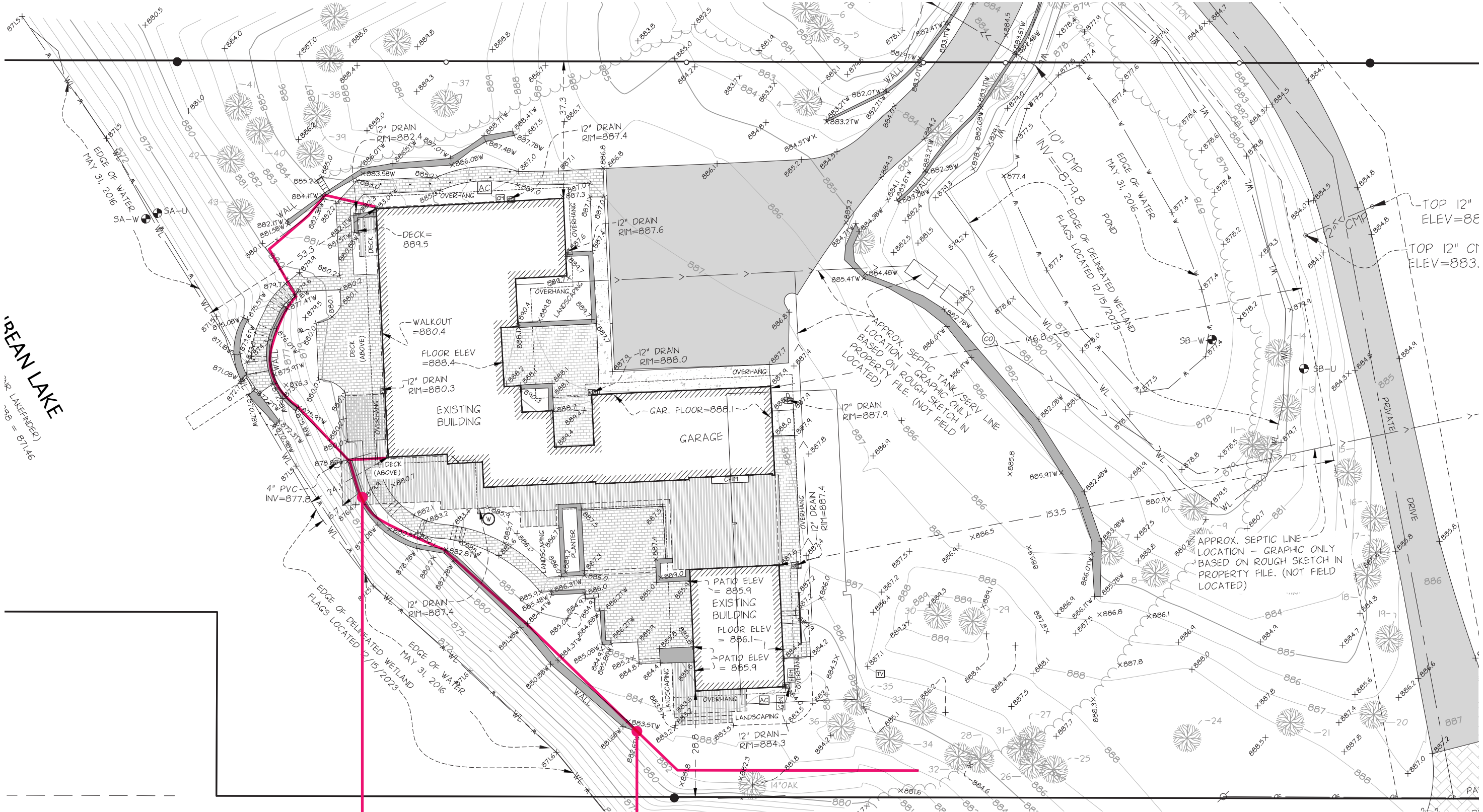


Submitted by Applicant, not on file at city



PLEASE CONSIDER THE SAFETY REQUIREMENTS AND CHALLENGES OF A HOUSE SO CLOSE TO THE LAKE. THIS STRUCTURE IS CLOSER TO THE LAKE THAN ANY OTHER ON THIS LAKE.

THIS REQUIRES SLOPE STABILIZATION AND REQUIRED GUARDRAILS IN MANY LOCATIONS.



MASONRY WALL - HIGHLY CRITICAL TO STABILIZE GRADE, OVER 4' DROP - FENCE IS REQUIRED BY BUILDING CODE

BOULDER WALL ADDED TO STABILIZE SLOPE (ADDITION AND UPPER PATIO WERE APPROVED) FENCE ADDED BECAUSE THE DROP WAS OVER 30"

EXISTING CONDITIONS AT SALE OF PROPERTY

Submitted by applicant

EXISTING CHAIN LINK FENCE



EXISTING SHORELINE FENCE

CURRENT CONDITIONS

Submitted by applicant



FENCE IS REQUIRED BY BUILDING CODE FOR FALLS OVER 30" OR GREATER, THE BOULDER WALL HELPS RETAIN GRADE AND STABLIZE THE SLOPE

THIS FENCE REPLACED THE OLD FENCE WITH SOMETHING MORE DURABLE, THE OWNERS DIDN'T KNOW THEY NEEDED APPROVALS FOR THAT EFFORT OR FOR ANY ADDITIONAL 30" BOULDER WALLS



FENCE IS REQUIRED BY BUILDING CODE FOR FALLS OVER 30" OR GREATER

WALL WAS NECESSARY TO STABALIZE SLOPE FOR APPROVED ADDITION

Lori Johnson

From: Amber Hill <amber@pebl.design>
Sent: Tuesday, May 14, 2024 2:30 PM
To: Lori Johnson; Rachel Segal; Jeremy Segal; Jonathan Blaseg
Subject: Segal - Existing Fence
Attachments: 2024-05-14_Segal Existing Fence.pdf

EXTERNAL EMAIL

Hello Lori,

Thank you for allowing us to submit an additional exhibit for your team's consideration. I think you'll find it valuable to see how necessary site walls were to stabilize slopes with the approved new addition, and subsequently the necessity for a guardrail/fence at those 30" + fall hazards.

I'd also like to note for you and your team, that the original property had some site walls and also some fencing. When the Segal's modified these elements they believed they were operating within acceptable practices because the fence already existed, and because their contractor didn't inform them otherwise.

We are hoping that you consider our request/variance to keep the fence as-is. Thank you so much for your consideration :)

Kind regards,

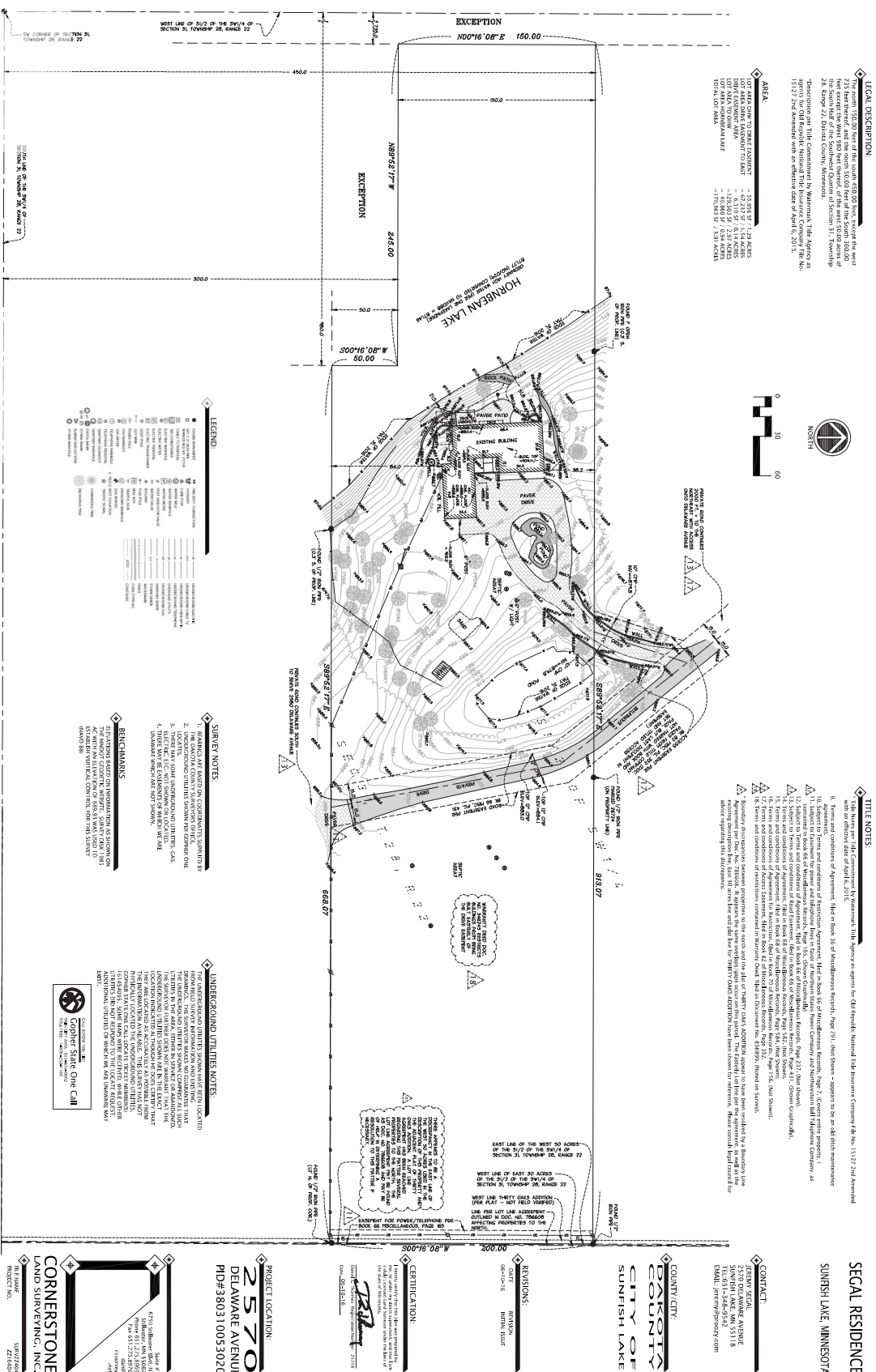
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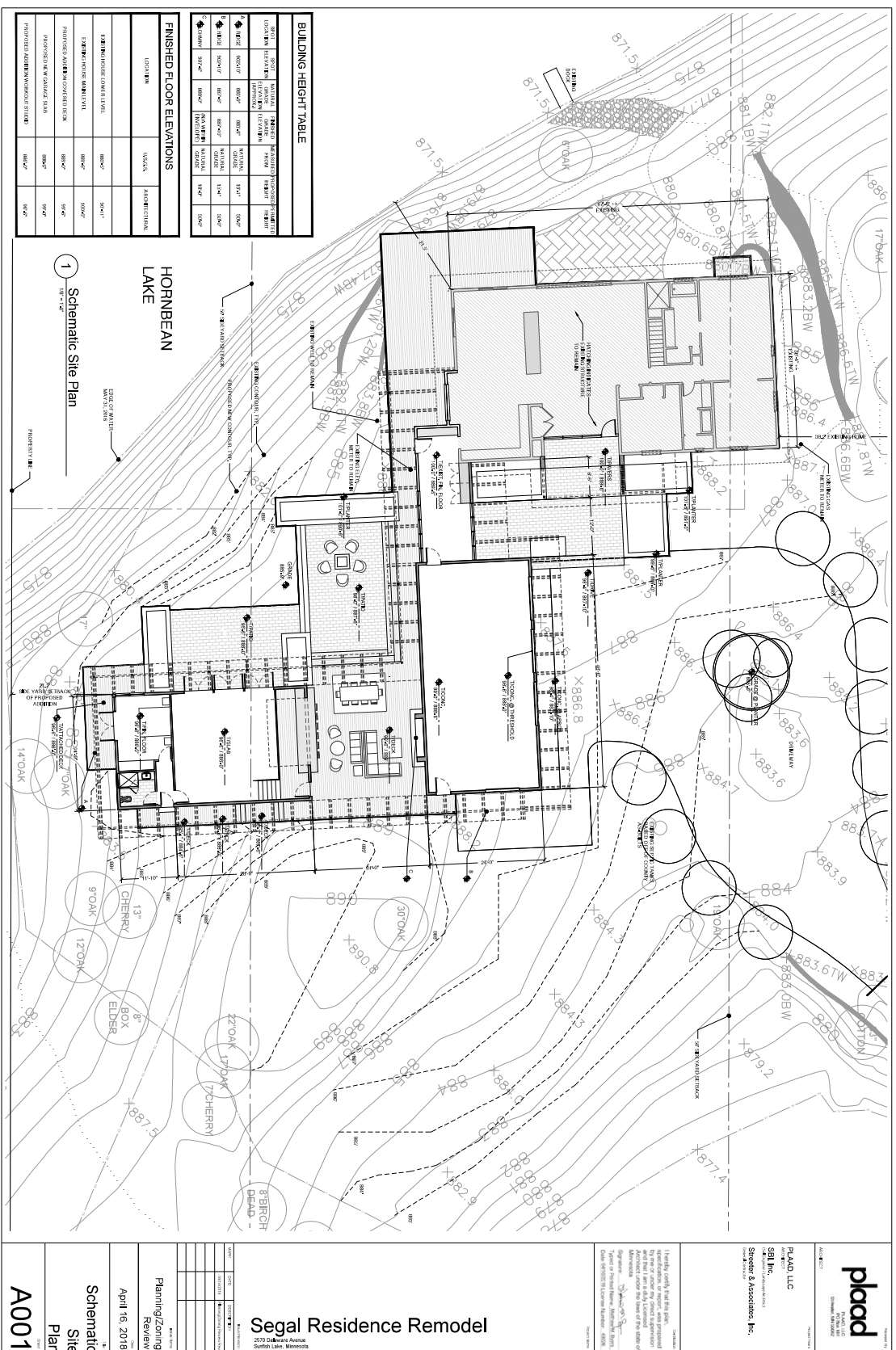
Amber Hill, PLA
Senior Landscape Architect
651.368.1074 (cell)

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