

Planning Memorandum

To: Sunfish Lake Mayor Dan O'Leary and City Council Members

From: Lori Johnson, City Planner

Date: June 28, 2022

Re: 15 Sunnyside Lane – Major Site Plan Review and CUP
WSB Project No. 020057-000

GENERAL INFORMATION

Applicant: Jeff Lindgren

Property Owner: Howard and Julie Punch

Project Location: 15 Sunnyside Lane – PID 384260001051

Existing Land Use / Zoning: Single-Family Residential; Zoned R-1 within Shoreland Overlay District

Surrounding Land Use / Zoning:

North:	Residential; Zoned Single-Family Residential District, R-1 with Shoreland Overlay
East:	Residential; Zoned Single-Family Residential District, R-1 with Shoreland Overlay
South:	Residential; Zoned Single-Family Residential District, R-1 with Shoreland Overlay
West:	Residential; Zoned Single-Family Residential District, R-1 with Shoreland Overlay

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

Deadline for Agency Action:

Application Date:	04-12-2022
60 Days:	06-11-2022
Extension Letter Mailed:	04-27-2022
120 Days:	08-10-2022

Attachments:

- Location Map
- Surveys (3)
- Site Development Plans (2)
- Landscape Plans (3)
- Architectural Plans (2)
- Renderings (3)
- Engineer's Report

CONSIDERATIONS RELATED TO THE REQUEST

1. Overview.

Jeff Lindgren, Jalin Design (applicant), has applied on behalf of Howard and Julie Punch (property owners) for a major site and building plan review and conditional use permit (CUP) to facilitate the construction of an 8,200 square foot single-family home and a rear yard pool at the property known as 15 Sunnyside Lane. They are also hoping to create a walkway to the lake on the adjacent property to the west, which they also own.

New structures require the review and approval of a major site and building plan. Because this property is within the Shoreland Overlay District, accessory structures such as pools, require a conditional use permit. A conditional use permit is also required because the walkway to the lake is on an adjacent property owned by the applicant but there are currently no principal structures on that property. The Sunfish Lake zoning ordinance allows an accessory structure (walkway to the lake) on a vacant lot with the issuance of a conditional use permit under the following zoning ordinance section:

SECTION 1217.02 TIME OF CONSTRUCTION:

No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory, except by approval of a conditional use permit.

Site and Building Plan Review and conditional use requests require a public hearing, and review and recommendation by the Planning Commission, followed by review and consideration by the City Council.

2. General Zoning Review—New Home

The site in question is currently vacant but the property owner demolished the existing home on the property in 2021 in order to construct a new home on the property. The property owner went through the proper procedures and permit process for the demolition.

Setbacks: The new home and pool that are proposed either meet (front yard) or greatly exceed all required site setbacks. The required front yard setback is 100 feet, and the required side and rear yard setbacks are 50 feet. The setback from OWHL is 200 feet.

Impervious Surface and Building Coverage: The total impervious surface coverage for the lot on which the home and pool are located and the lot on which the walkway is located is 6%. The impervious surface on the home lot is 12.8%. The total impervious surface coverage allowed is 30% and this plan meets this requirement.

The total building coverage allowed on the lot cannot be greater than 10% per ordinance requirements. The building coverage on the home lot is 3% which meets ordinance requirements.

Accesses: The new home will have two accesses located on Sunnyside Lane, which lead to a half-circular drive in the front yard of the property. Two entrance monuments are located adjacent to the entrances to the property. The monuments will be located on the south side of the north driveway and the north side of the south driveway. There is also a driveway that leads to the north side of the home and the rear of the lot.

Size: The home that is being constructed is 8,200 square feet. The front yard of the property is the east side of the site, and the rear yard of the property is the west side of the site. The setbacks are provided in the table below.

Pool: The pool, the pool deck and rear patio are 3,823 square feet and are located in the rear yard of the property. A fire table and seating will be provided on the pool deck and rear patio.

Exterior Elevations and Height: The exterior home elevations indicate that hardie siding and stucco will be the primary materials used on the home. Cedar shingles and stone are also used and along with decorative window trim and shutters. The exterior elevations meet the requirements of the zoning ordinance. The overall height of the structure is 28.5 feet from the average ground level prior to construction. The height requirement in the zoning ordinance is 30 feet and this home meets the ordinance requirement.

Tree Preservation: A total of 96 trees will be removed on site, with 29 of them being ash trees and 5 of them being dead trees. The proposed number of replacement trees is 70 and the City Forester has reviewed and is in agreement with this plan.

Landscaping: The 70 replacement trees have been spread out around the lot, and some three River Birch Clumps have been located on top of the berm surrounding the southern biofiltration pond for screening purposes. The 70 replacement trees are accented by ornamental trees, shrubs and grasses.

Lighting: The lighting plan provides locations of outdoor fixtures as well as foot candle measurements at the property line. The City of Sunfish Lake requires foot candle readings at the property line to be less than 1 foot candle. The foot candle readings at the property lines are 0.0 which means the ordinance requirements are being met.

Construction Parking: In order to keep construction vehicles from blocking traffic on Sunnyside Lane, a temporary construction vehicle parking area will be utilized on the north side of the site and will be removed when the construction vehicles are no longer needed on site.

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

DNR Approval. Minnesota DNR area Hydrologist Taylor Huinker was notified of the proposed request. The Hydrologist did not offer any further comments or express concerns.

3. General Zoning Review—Walkway to the Lake

The applicant has also requested the approval of a conditional use permit for a walkway to the lake on the adjacent property, which is owned by the same property owner. There is currently a worn path down to the lake in the same area that the steps are proposed. The new walkway is located as such to ensure the least amount of tree removal and cause the least amount of disturbance as possible. The steps will include stepping stones interspersed with gravel. A railing is provided along the walkway and the walkway is surrounded by boulder outcroppings to help ensure stability of the area. The work to be done will occur on a steep slope and the applicant will need to ensure that all work being done creates the minimum disturbance to the slope adjacent to the lake.

A dock is also proposed on the lake. Docks are allowed in the Shoreland Overlay District. They must not be permanently affixed to the shore or lake bottom. They shall not be greater than four feet in width or larger than 200 square feet in area. They shall not extend more than 50 feet from the lake shore.

The applicant and property owner must first check with the Minnesota DNR to determine if a dock permit is required. If a permit is required, the dock must meet all requirements of both the City of Sunfish Lake and the DNR.

The proposed dock is 200 square feet in size and will extend 20 feet into the lake. There are parts of the dock that exceed four feet in width so the dock size will need to be amended to meet this requirement.

Site Plan Review Criteria

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

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

Conditional Use Permit 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 conditional use. This review shall include, but is not limited to the following:

- A. There is a demonstrated need and potential for continued use of the structure for the purpose stated.
- B. No commercial or home occupation activities are conducted on the property.
- C. The accessory structure has a function related to the principal use.
- D. The accessory structure shall be maintained in a manner that is compatible with the adjacent residential uses and does not present a hazard to public health, safety and general welfare.
- E. The provisions of Section 1204.02.F. of this Ordinance shall be considered, and a determination made that the proposed activity is in compliance with such criteria.

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.

The information provided in this staff report and on the proposed plans indicates that all above criteria have been met for major site plan approval, conditional use permits and shoreland considerations.

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

UPDATES

The Planning Commission reviewed this item at the June 16th, 2022, Planning Commission meeting. Commissioners Nelson and Driano were also present at the onsite meeting that was held prior to the Planning Commission meeting that evening. The owner of the property immediately north of 15 Sunnyside was also present at that meeting.

No one was present at the public hearing for this item. The applicant, Jeff Lindgren, and Tim Johnson, the owner of the landscaping company for this project, were present and answered

questions about the site. Commissioner Nelson noted the property directly south of this site is for sale, and she questioned what would happen if the new property owner had issues with the plan or isn't aware of how the drainage works on site. Chairman Hendrickson noted that the site work associated with the construction of the new home will not change any drainage patterns that currently exist. The Planning Commission voted unanimously to approve the major site plan review and conditional use permit.

RECOMMENDATION

Based on the foregoing considerations and applicable ordinances, staff recommends approval of the major site and building plan review for a new home and a conditional use permit for the pool and walkway to the lake subject to the following findings of fact and conditions of approval:

Findings of Fact:

1. The location of the subject property is as follows:

15 Sunnyside Lane
SUNFISH LAKE, MN 55077
2. The planning reports dated June 16, 2022, and July 12, 2022, and prepared by WSB is incorporated herein by reference.
3. The Applicant submitted applications for a major site and building plan review and a CUP request.
4. Requests for major site and building plan review and CUP 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 and building plan and CUP approval at the June 16, 2022, Planning Commission meeting.
7. Upon review of the planning report and application information, the Planning Commission found that the proposed site and building plan and CUP meet Ordinance requirements. The following findings support the Planning Commission's recommendation for approval:

Major Site and Building Plans:

- 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 Permit:

- a. There is a demonstrated need and potential for continued use of the structure for the purpose stated.
- b. No commercial or home occupation activities are conducted on the property.
- c. The accessory structure has a function related to the principal use.
- d. The accessory structure shall be maintained in a manner that is compatible with the adjacent residential uses and does not present a hazard to public health, safety and general welfare.
- e. The provisions of Section 1204.02.F. of this Ordinance shall be considered, and a determination made that the proposed activity is in compliance with such criteria.

Shoreland Overlay District:

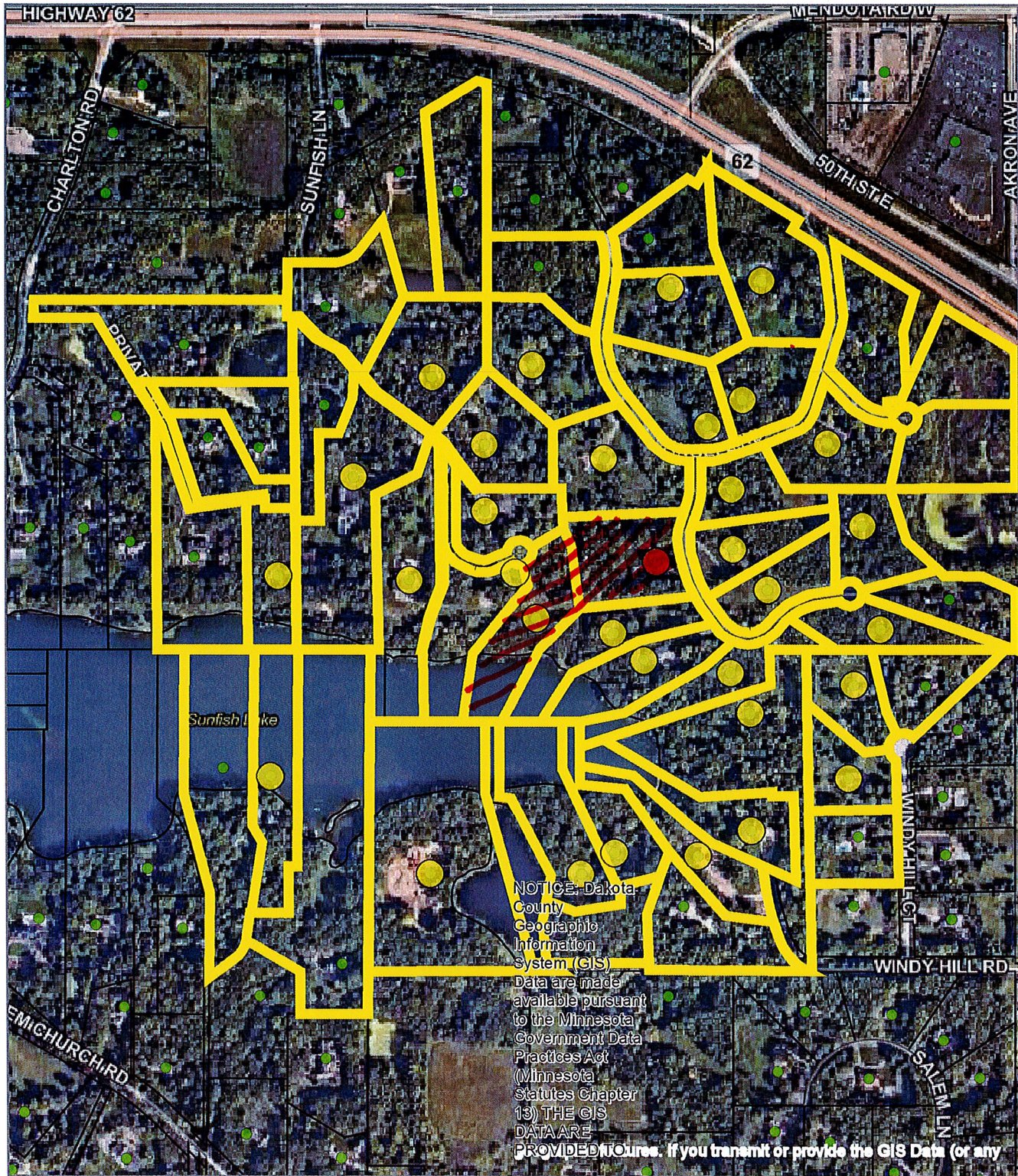
- a. The prevention of soil erosion or other possible pollution of public waters, both during and after construction.
- b. The visibility of structures and other facilities as viewed from public waters is limited.
- c. The site is adequate for water supply and on-site sewage treatment.
- d. The types, 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.

Conditions of Approval:

1. Construction of the home, pool, walkway and dock shall occur in substantial conformance with the plans recommended for approval at the June 16, 2022, Planning Commission meeting and the July 12, 2022, City Council meeting.
2. The landscape plan shall be implemented in substantial conformance with the plans recommended for approval by the Planning Commission on June 16, 2022, and the July 12, 2022 City Council meeting.
3. The applicant must comply with all requirements described in the City Engineer's Memo dated May 31, 2022.

4. The applicant must obtain all other permits as may be required.
5. The applicant shall comply with all applicable federal, state, and local laws, rules and ordinances.
6. The applicant must adhere to and remain in compliance with the requirements of this Resolution, applicable performance standards, and such other requirements as may apply.
7. All conditions of the site plan review must be complied with, shall run with the land, and shall not in any way be affected by the subsequent sale, lease or other change from current ownership of the Property.
8. 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.
9. By undertaking the activities approved by the requests, the Applicant agrees to all conditions.
10. The improvements to be staked out in the field by the surveyor and reviewed and approved by city staff prior to the start of any construction.
11. The size of the dock must be reduced in order to ensure that all parts of the dock do not exceed four feet in width.
12. The applicant and property owner must first check with the Minnesota DNR to determine if a dock permit is required. If a permit is required, the permit must be obtained, and the dock must meet all requirements of both the City of Sunfish Lake and the DNR.

Dakota County, MN



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed.
This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 600 feet
6/1/2022

//// = sites
● home site

[illegible]

AREA:

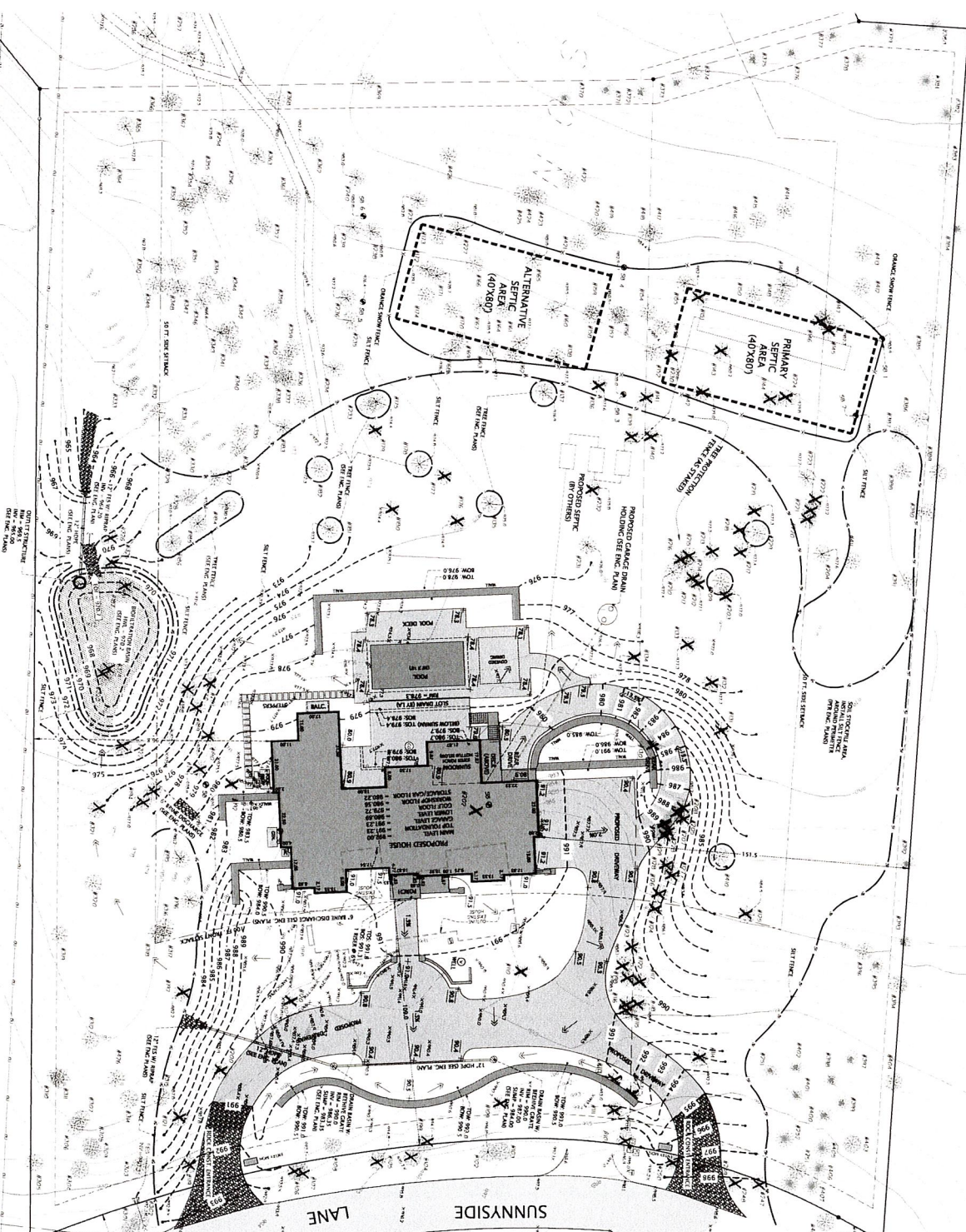
LOT 5 / PART LOT 4	= 164394 SQ. FT. / 3.77 ACRES
LOT 3	= 168086 SQ. FT. / 3.86 ACRES
TOTAL ABOVE OHW	= 332480 SQ. FT. / 7.63 ACRES
LOT 3 BELOW OHW	= 58252 SQ. FT. / 1.34 ACRES
TOTAL ABOVE OHW	= 274228 SQ. FT. / 6.29 ACRES

THE BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE DAKOTA COUNTY SURVEYORS OFFICE. BEARINGS ARE RECORDED IN ALL INTERIOR ANGLES MATCH THE RECORDED PLAY/DEED ANGLES.

THERE MAY SOME UNDERGROUND UTILITIES, GAS, ELECTRIC ETC. NOT SHOWN OR LOCATED.

PORTIONS DESIGNATED WITH SHORT ELEVATIONS ARE BASED ON FIELD SURVEY CONDUCTED JUNE 28, 2006. PORTIONS OF THE SURVEY ARE BASED ON LIDAR CONTROLS FROM MNTDRO.

ZONING: SINGLE FAMILY RESIDENTIAL
SETBACKS: 100 FT.
STREET: 50 FT.
SIDEYARD: 50 FT.
REAR: 50 FT.



Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442
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CHIMNEY	16 SF
DRIVEWAY/ARSON	6340 SF
FRONT CONCRETE	135 SF
FRONT WALK	20 SF
POOL	784 SF
POOL DECK	791 SF
GAZEBO/ADJACENT	453 SF
TOTAL IMPROVED	12138 SF
UNIMPROVED ADJACENT DOW	7.58
UNIMPROVED 10' W/ 17' 4"	

*ADJACENT IN SQUARE FEET

*ALL EXISTING IMPROVEMENTS TO BE DEMOLISHED

CONTACT:

MODORAL BUILDERS

Attn: Steve

6117 Blue Circle Drive #101

Minnetonka, MN 55343

Email: steve@modorall.com

4 SUNFISH LANE

SUNFISH LAKE, MINNESOTA

BACKSPOON	57.15
FRONT POOL	230.4
FRONT DRIVE/WALK	181.5
DRIVE TO DECK	16.05
DECK/TECHNICAL WIND	10.5
POOL	144.8
DECK'S STEPS	39.5
BACKLASH AND	44.8
GENERATION	32.5
AC PAD	9.5
ENTRY WARDENANTS	28.5
STEPS TO LAKE INC. BRUSH	14.0
STEPS TO LAKE INC. BRUSH	62.05
TOTAL IMPROVED	2193.5
3.5 IMPROVED ABOVE CHG	6.5
3.5 IMPROVED ABOVE CHG	6.5
AND INC. STEPS TO LAKE	12.4
3.5 IMPROVED ABOVE CHG	6.5
AND INC. STEPS TO LAKE	12.4

DATE	REVISION
07-01-2021	INITIAL ISSUE
11-23-2021	ADD TREES/PLANTING
01-14-2022	REVISIONS TO PLANTING
03-14-2022	ENCL/AMEND ADDS
04-25-2022	THE REMOVAL ADDED
05-25-2022	THESE LOC. ADDED
05-25-2022	ADD TREES/PLANTING

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

[Signature]

Daniel C. Thomsen Registration Number 26778
Date: 07-01-2021

SUNFISH

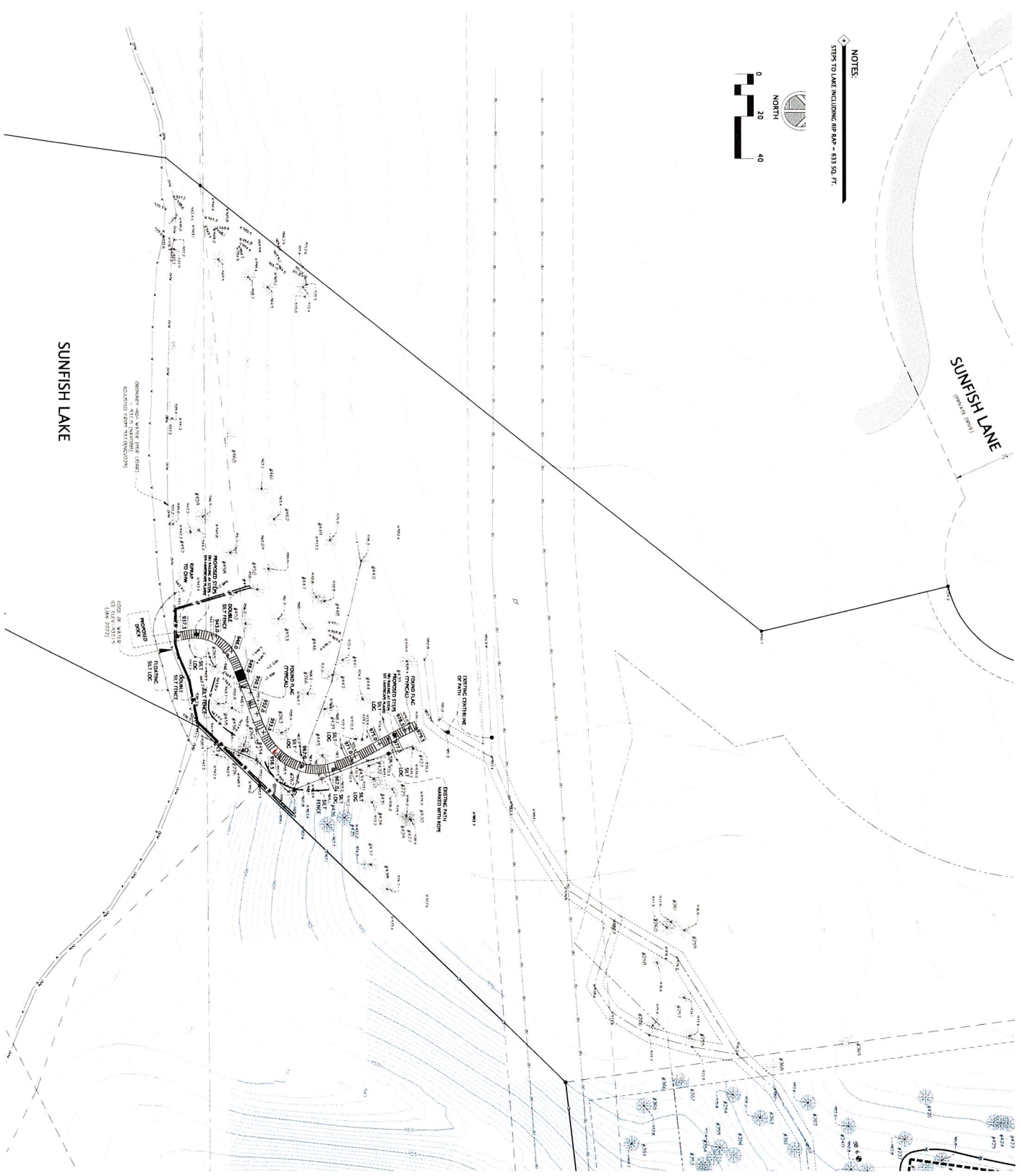
LANE

PID#38-42600-01-031

[illegible]

SUNFISH LAKE

NOTES:
STEPS TO LAKE INCLUDING RIP RAP - 633 SQ. FT.



TREE INVENTORY

TAG #	DBH SPECIES	NOTES
427	9 Oak, Red	
428	10 Elm	
429	8 Oak, Red	
430	24 Oak, Red	Double
431	10 Oak, Red	
432	11 Oak, Red	
433	5 Oak, White	
434	12 Oak, Red	
435	7 Oak, Red	
436	10 Oak, Red	
437	27 Oak, White	
438	8 Elm	
439	6 Oak, Red	
440	30 Oak, White	
441	10 Cherry	
442	16 Oak, White	
443	9 Elm	
444	13 Oak, Red	
445	9 Oak, Red	
446	20 Oak, White	
447	11 Oak, Red	
448	7 Ash	
449	7 Oak, White	
450	6 Oak, Red	
451	6 Oak, Red	
452	8 Cherry	
453	6 Walnut	
454	6 Oak, White	
455	8 Oak, White	
456	10 Oak, Red	
457	10 Oak, White	
458	8 Cherry	
459	7 Poplar	
460	16 Oak, White	
461	8 Elm	
462	32 Oak, White	
463	6 Oak, White	
464	7 Oak, White	
465	12 Oak, White	
466	13 Oak, White	
467	15 Oak, Red	
468	15 Oak, Red	
469	11 Maple, Silver	
470	24 Oak, White	

LEGEND

- 1. EXISTING LOT LINES
- 2. EXISTING LOT CORNERS
- 3. EXISTING LOT CORNERS - IRON PIPES
- 4. EXISTING LOT CORNERS - CONCRETE
- 5. EXISTING LOT CORNERS - METAL
- 6. EXISTING LOT CORNERS - WOOD
- 7. EXISTING LOT CORNERS - BRICK
- 8. EXISTING LOT CORNERS - OTHER
- 9. EXISTING LOT CORNERS - UNKNOWN
- 10. EXISTING LOT CORNERS - OTHER
- 11. EXISTING LOT CORNERS - OTHER
- 12. EXISTING LOT CORNERS - OTHER
- 13. EXISTING LOT CORNERS - OTHER
- 14. EXISTING LOT CORNERS - OTHER
- 15. EXISTING LOT CORNERS - OTHER
- 16. EXISTING LOT CORNERS - OTHER
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SUNFISH LAKE

1370 Sunfish Lane
Shoreview, MN 55126
Phone 651.275.8844
www.sunfishlake.com

15 SUNNYSIDE LANE,
4 SUNFISH LANE
SUNFISH LAKE, MINNESOTA

CONTACT:

WOODDALE BUILDERS
ATTN: Steve
6117 Blue Circle Drive #101
Plymouth, MN 55442
Email: steve@wooddale.com

COUNTY/CITY:

BAROKE COUNTY
CITY OF SUNFISH LAKE

REVISIONS:

DATE	REVISION
07-01-2021	INITIAL ISSUE
11-23-2021	ADD TREE/PATH/SEE
01-14-2021	ADD INITIAL PROP
03-14-2022	ENC/LA/ARCH ADDE
03-25-2022	TREE REMOVAL, ADD
04-25-2022	TREE LOC. ADDED
05-09-2022	ADD. TREE INFO
05-25-2022	ADD TREE/STEPS/EN

CERTIFICATION:

I, the undersigned, being a duly qualified and licensed Professional Engineer, do hereby certify that the foregoing is a true and correct statement of the facts as the same appear from the records of the County of Baroque, Minnesota.

PROJECT LOCATION:

SUNNYSIDE LANE
PDB#38-42600-01-05

SUNFISH LANE
PDB#38-42600-01-03

CORNERSTON
LAND SURVEYING, INC

PROPOSED IMPROVEMENT
SURVEY

15 SUNNYSIDE LANE
SUNFISH LAKE, MINNESOTA

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

Company: PIERCE FIRM & ASSOCIATES

Signed: _____

Name: Kevin Gaudier

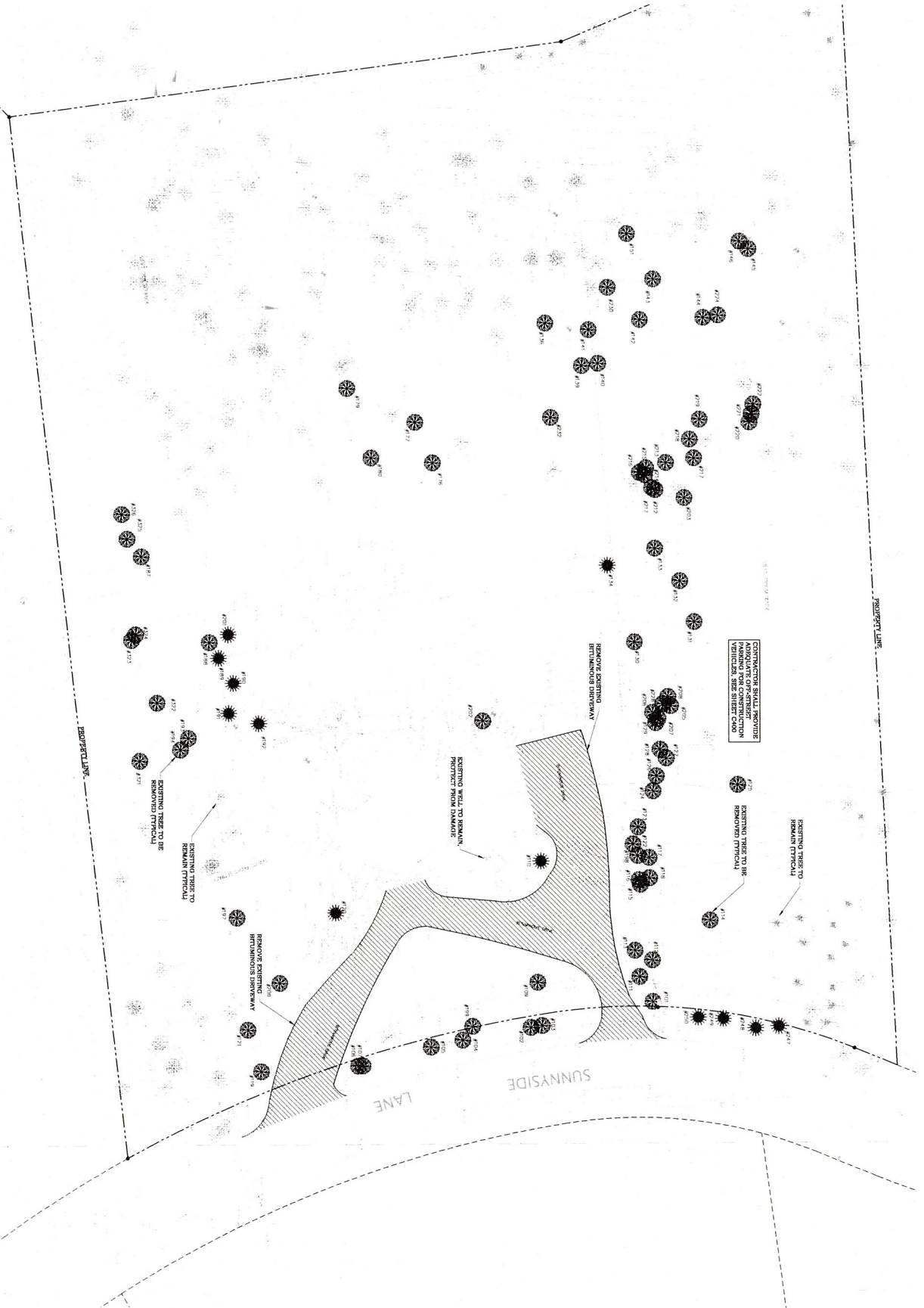
Date: 05/16/2002 Reg. No.: A5815

Issued for: _____ Date: _____

Drawing Title

SITE REMOVALS PLAN

C100



LEGEND

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

ACREAGE SUMMARY	
TOTAL LOT AREA	0.28 ACRES
EXISTING IMPERVIOUS AREA	0.28 ACRES
PROPOSED IMPERVIOUS AREA	0.28 ACRES
UNIMPAVED AREA	2.15 ACRES

ESTIMATED BMP QUANTITIES	
SILT FENCE	1,250 LF
ROCK CONSTRUCTION ENTRANCE	1 EACH
CONCRETE WATERWAY	1 EACH
BIOTRITATION CELL	2,000 SF
GRASSY SLOPE FENCING	500 LF
BIOTRITATION CELL	1,500 SF

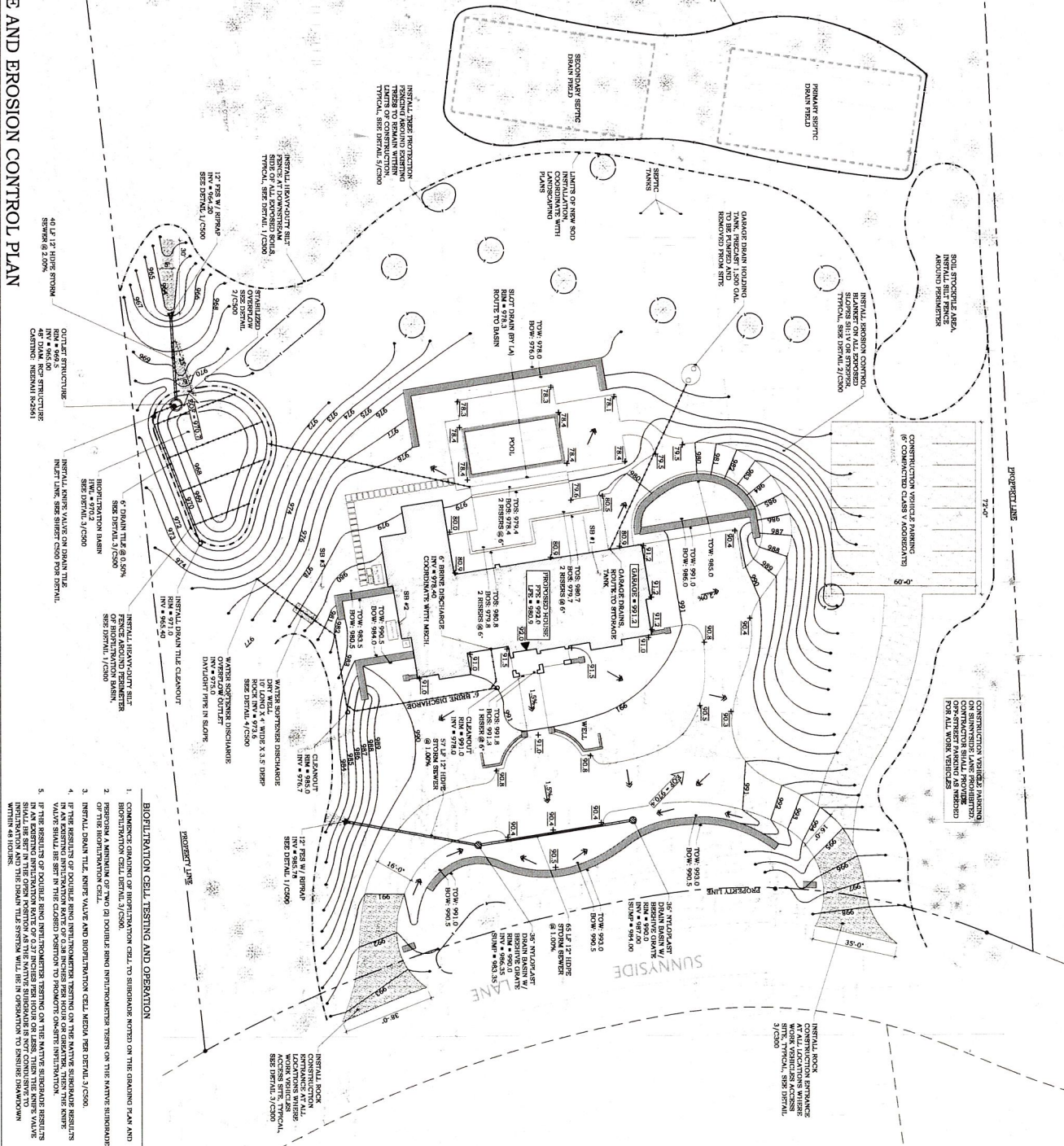
NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. THE EXACT QUANTITIES WILL BE DETERMINED BY THE FIELD CONDITIONS. THE QUANTITIES ARE NOT MEANT TO BE USED FOR BIDDING OR CONTRACTING PURPOSES. THE QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY.

EROSION CONTROL NOTES

- BEFORE BEGINNING CONSTRUCTION, INSTALL A TEMPORARY ROCK CONSTRUCTION ENTRANCE AT EACH POINT WHERE THE EXISTING ROCK LAYER IS TO BE REMOVED. THE ROCK CONSTRUCTION ENTRANCE SHALL BE A LAYER AT LEAST 12 INCHES THICK ACROSS THE ENTIRE WIDTH OF THE CONSTRUCTION ZONE. THE ROCK CONSTRUCTION ENTRANCE SHALL BE INSTALLED BEFORE THE CONSTRUCTION ZONE IS OPENED TO TRAFFIC. THE ROCK CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. THE ROCK CONSTRUCTION ENTRANCE SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.
- REMOVE ALL SOIL AND SEDIMENT FROM THE CONSTRUCTION ZONE. THE SOIL AND SEDIMENT SHALL BE REMOVED FROM THE CONSTRUCTION ZONE AND PLACED IN A MANNER TO PREVENT IT FROM BEING BLOWN TO ADJACENT PROPERTIES OR INTO THE WATERWAY. THE SOIL AND SEDIMENT SHALL BE REMOVED FROM THE CONSTRUCTION ZONE AND PLACED IN A MANNER TO PREVENT IT FROM BEING BLOWN TO ADJACENT PROPERTIES OR INTO THE WATERWAY.
- CATCH BASIN INLET AND OUTLET PIPES SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC. THE PIPES SHALL BE PROTECTED BY INSTALLING A CONCRETE CURB OR A SIMILAR STRUCTURE. THE CURB OR STRUCTURE SHALL BE AT LEAST 12 INCHES HIGH AND SHALL BE INSTALLED BEFORE THE CONSTRUCTION ZONE IS OPENED TO TRAFFIC.
- LOCATE SOIL OR SILT STACKS NO LESS THAN 25 FEET FROM ANY PUBLIC OR PRIVATE ROADWAY OR DRAINAGE CHANNEL. THE SOIL OR SILT STACKS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. THE SOIL OR SILT STACKS SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.
- MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT CONSTRUCTION. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.
- DISTRIBUTE SOIL, SILT, AND SEDIMENT FROM THE CONSTRUCTION ZONE. THE SOIL, SILT, AND SEDIMENT SHALL BE DISTRIBUTED FROM THE CONSTRUCTION ZONE AND PLACED IN A MANNER TO PREVENT IT FROM BEING BLOWN TO ADJACENT PROPERTIES OR INTO THE WATERWAY. THE SOIL, SILT, AND SEDIMENT SHALL BE DISTRIBUTED FROM THE CONSTRUCTION ZONE AND PLACED IN A MANNER TO PREVENT IT FROM BEING BLOWN TO ADJACENT PROPERTIES OR INTO THE WATERWAY.
- REPAIR ANY DAMAGE TO THE EXISTING ROCK LAYER. THE DAMAGE SHALL BE REPAIRED BEFORE THE CONSTRUCTION ZONE IS OPENED TO TRAFFIC. THE REPAIR SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. THE REPAIR SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. THE EROSION CONTROL MEASURES SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

GRADING, DRAINAGE AND EROSION CONTROL PLAN

0' 20' 40' 60'



City Review

Grading, Drainage and Erosion Control Plan

Project No. 21-0116

Sheet 12

Checked 12

Date 05/14/2022

1. I hereby certify that this plan is a true and correct representation of the work done by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Engineer: PIERCE PINI & ASSOCIATES

Sheet: 12

Date: 05/14/2022

Reg. No.: 45815

Issued for: _____

Date: _____

Copyright 2022 Pierce Pini & Associates, Inc.

Contract No. 21-0116

Drawn: 12

Checked: 12

Date: 05/14/2022

PUNCH RESIDENCE

15 SUNNYSIDE LANE

SUNFISH LAKE, MINNESOTA

PIERCE PINI & ASSOCIATES, INC.

Consulting Civil Engineers

9298 CENTRAL AVENUE NE

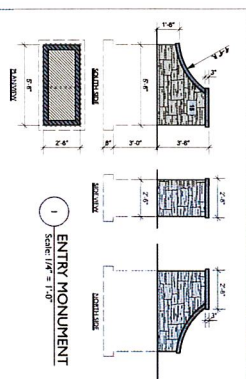
SUITE 312

BLAINE, MN 55434

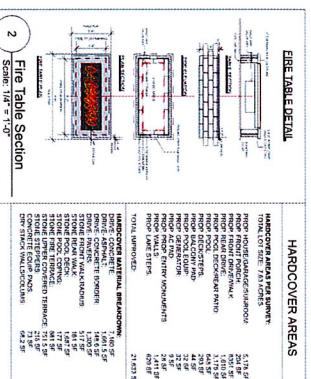
TEL: 763-587-1311

[illegible]

TOP FOUNDATION
CARAGE LEVEL
LOWER LEVEL



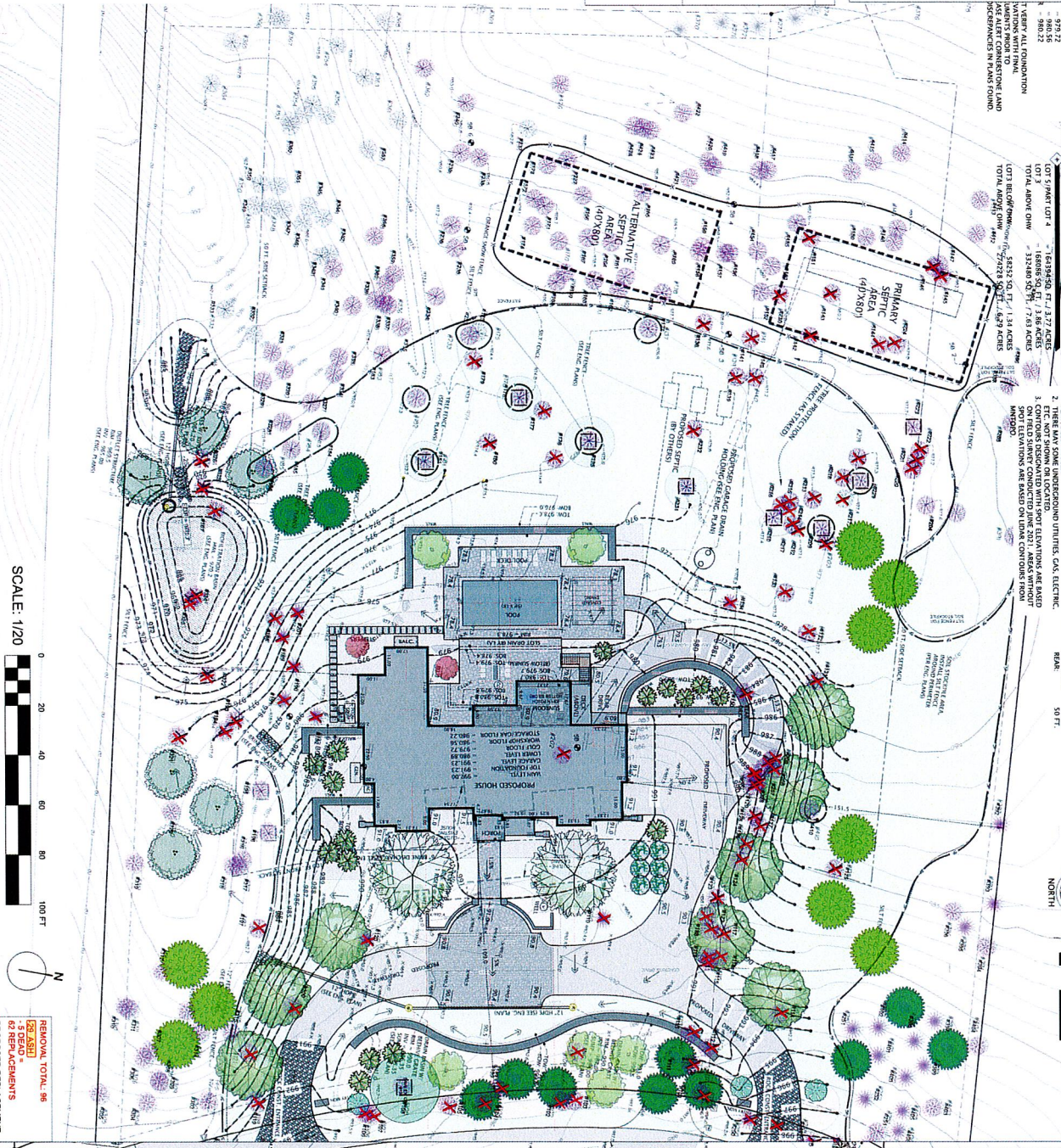
AREA:	DESCRIPTION, TITLE INFORMATION AND OVERALL BOUNDARY DETAILS.



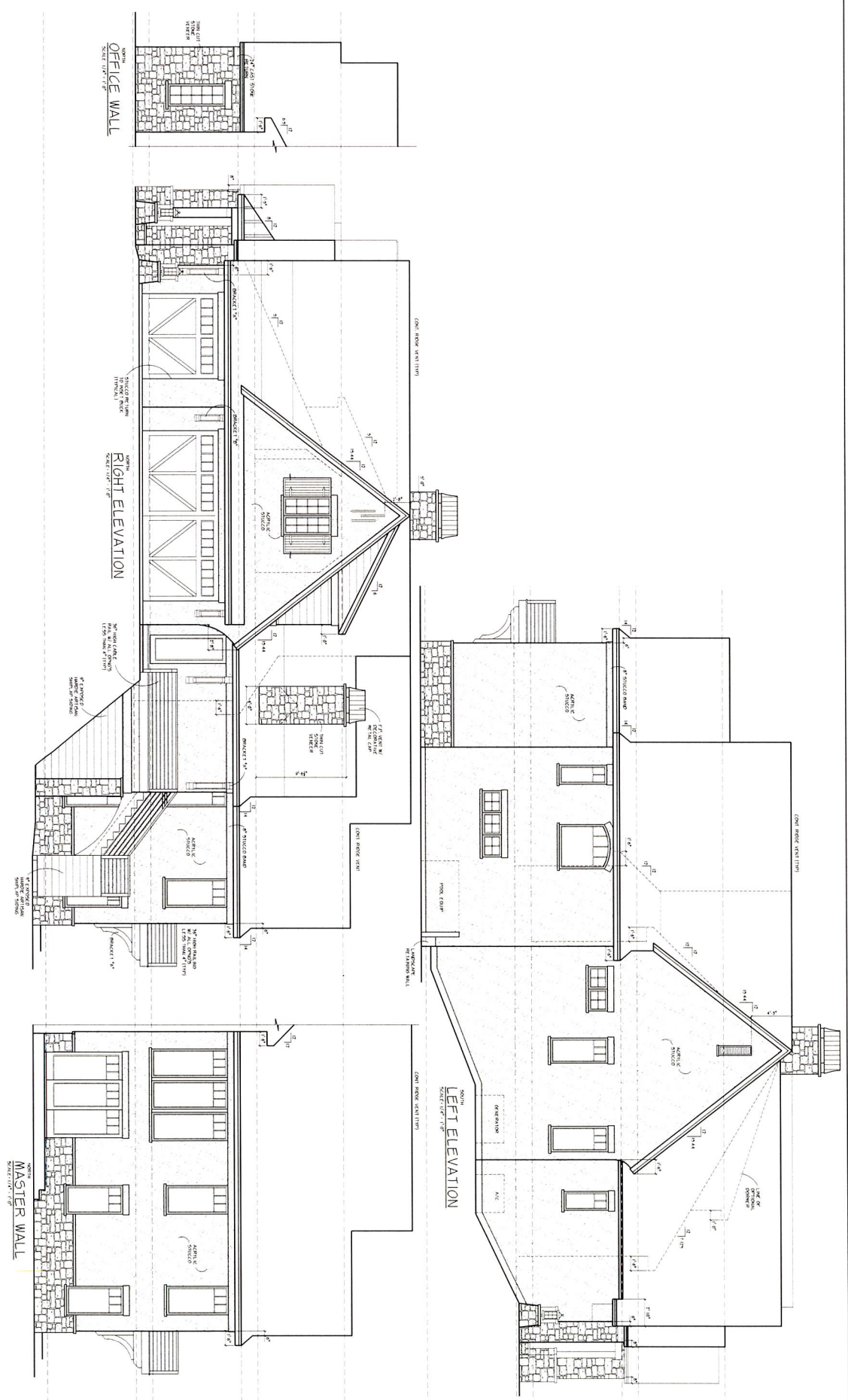
SYMBOL	COMMON NAME	QUANTITY
	Boomerang Linc Swish	16
	Bolo Hydrangea	12
	Burning Bush - DW	3
	Burning Bush - Standard	1
	Chicagoland Boxwood	64
	Globe Blue Spurge	1
	Kel Forester Grass	34
	Korean Linc Tree	6
	Linc Quick Fra Hydrangea	22
	Pyramidal Boxwood	12

REPLACEMENT TREES (70 TOTAL)		
	Armstrong Graft Maple	2
	Black Leaf Sycamore	12
	Dallas Pinnaled Birch	6
	Decorative Tree	3
	River Birch - Clump	6
	Stylex Locust	2
	Stargemany - Clump	6
	Stylex Maple	6
	Whispering Birch - Clump	0
	Torontoanum Plum	14
	White Pine	9

DARKE COUNTY SHERIFFS OFFICE, BEANINGUS ARE DIFFERENT THAN SHOWN ON THE RECORDED PLAT AND DEEDS. ALL INTERIOR ANGLES MATCH THE RECORDED PLAT/DEED ANGLES.

[illegible]

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Memorandum

To: Lori Johnson, AICP – City Planner

From: Jeff Sandberg, PE – City Engineer
Kendra Fallon, PE – Project Engineer

Date: May 31, 2022

Re: 15 Sunnyside Lane – Major Site Plan Review
City of Sunfish Lake, MN
WSB Project No. 020057-000

Project Background

The Applicant is proposing to construct a new house along with the necessary grading and stormwater management improvements on a parcel of land that previously had a home and a garage that was demolished in Fall, 2021. The following review is only for the engineering, stormwater management, and site grading issues. The building compliance will be handled by the City planner and building official. Comments are based on the Civil Plans dated 5-16-2022 and received from the applicant on May 25, 2022.

The following requirements and comments need to be addressed as the project moves forward (shaded comments have been addressed):

General Notes

1. All retaining walls will need engineered drawings submitted for review by the City of Sunfish Lake Building Official per city code.
2. An NPDES permit will need to be obtained prior to construction and a copy of the permit must be submitted to the City when obtained.
3. The Location Map on the cover sheet of the plans should be updated. Two parcels are shown and only the property limits of 15 Sunnyside Lane should be shown on the plan.
4. Sunnyside Lane was milled and overlaid in 2021. We appreciate notes #17 and #18 on the plans, and strongly encourage that care and protection of the road surface be stressed with the contractors prior to and throughout construction.
5. Please insert a note "C" in the Construction Sequencing notes to state: 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.
6. The home and driveway were removed last fall. Please update the demolition plan to reflect any additional removals (if any) and not show improvements already removed.
7. All trees identified for removal must be approved by the City Forester. Please provide additional information with respect to trees 247, 248, 249, and 250 that are identified for removal. They appear to be within the City Right-of-Way.
8. Please show the access to the temporary off-street parking area, and provide dimensions and proposed surface material and thickness of the off-street parking area. This should be shown and detailed on the grading and drainage plan.
9. Plan shows existing well to remain. Please provide well production and water quality test results of existing well. Please show any proposed new well on the plan.
10. Show any proposed fencing around the pool area.

Stormwater Management and Storm Sewer Design

1. The final soil boring report included a map and ground elevation at each of the soil borings. Based on the elevations/locations it appears SB-3 is the closest boring to the proposed biofiltration basin but only extends two feet below the proposed bottom elevation of the biofiltration basin. These soil borings will be allowed for the design of the system. However, because the soil boring is not in the location of the proposed basin if soil conditions/groundwater elevations in the field differ from what is shown in the soil borings, construction changes may be required to the basin to meet the City's requirements.
2. The biofiltration basin notes on the plans state that the knife valve on the QCS should remain closed if the infiltrometer testing of the native soils demonstrates a rate of 0.32 in/hour or more. It is unclear how the rate of 0.18 in/hr was selected. Applicant should provide reasoning.
 - a. Information on the function and use of the knife valve on the QCS should be included in the operation and maintenance plan for the biofiltration basin.
 - b. The underdraw valve detail on Sheet C500 should be modified to reflect the intended operation (currently states the valve to be installed in open position SWCD to adjust as needed).
3. The EOF elevation for the catch basins near the driveway should be updated as it is not consistent with the contours in the area. Assuming the elevation of the EOF is 990.4, there is only 0.8' of freeboard between the EOF and the garage elevation. It will be important to confirm the EOF is constructed to the correct elevation in the field to reduce the risk of flooding the garage.
4. It is recommended the threshold for sump cleanout be more clearly defined in the Stormwater Operations and Maintenance Plan, rather than just when excessive sediment accumulates. It is recommended that sediment be cleaned out when the sump is half full or more with sediment.
5. The Minnesota Stormwater Manual recommends 0.50% slope on underdrains where possible. Applicant should note the proposed underdrain slope in the biofiltration basin.
6. It is recommended drain tile cleanouts be added at the north ends of the north-south runs.
7. Please update the Stormwater Operations and Maintenance Plan to reflect our on-site discussions (and per what is outlined on the plans) with respect to the infiltration basin and function (and operation) of the valve.
8. Please update the project Stormwater Management Plan to reflect our on-site discussions (and per what is outlined on the plans) with respect to the infiltration basin and function (and operation) of the valve.

Rate Control

1. The site is meeting rate control requirements.
2. Soil borings and SWMP note D soils are present onsite however pervious area is being modeled with B soils. Applicant should update modeling to have D soils per the soil borings.
3. The QCS is being modeled with a 24" diameter horizontal orifice for the grate however a Neenan R-2560-A has a 12" diameter.
4. Exfiltration should be routed to outer pipe in the model for the biofiltration basin.
5. Only 16,492 sf of impervious is being modeled in the proposed condition however 16,930 sf is noted as proposed in the narrative. Applicant should update the modeling to be consistent with the plans.

Volume Control

1. Volume control requirements of the City may not be feasible due to the clay soils present onsite which could prohibit infiltration. A biofiltration basin with a valve is proposed. The

intent is to keep the valve closed to promote infiltration until a double ring infiltrometer test is conducted in the basin that shows that infiltration is not feasible.

2. The city has a policy in place that does not allow site runoff to be directed to neighboring properties. The current stormwater management plan shows the site runoff following the existing drainage path into a ravine that is on the neighboring property. Rate controls major existing conditions, however, the stormwater management plan shows additional volume of runoff due to increased imperviousness directed to the neighboring property. Staff will be meeting with the applicant and the neighboring property owner to discuss potential impacts and stormwater management alternatives.

Water Quality

1. Since the site is over an acre of disturbance and may not meet volume control requirements, water quality modeling should be provided to confirm the site is providing at least 50% total phosphorus removal per LMR/WMO rules.
 - a. Currently only about 50% of the site's proposed impervious is being routed to the biofiltration basin. Applicant should try to maximize the impervious area being treated prior to discharging offsite.
 - b. Roof drains are not shown on the plans, however it is recommended roof drainage be routed to the biofiltration basin to maximize impervious area being treated onsite.
 - c. The plans note the slot drain adjacent to the pool is to be routed to the biofiltration basin, however the modeling does not reflect this. Applicant should confirm.
2. For the P8 model the following comments should be addressed:
 - a. The temperature and storm files should be updated to the MSP 1849-2008/2109 files for more recent precipitation data.
 - b. The model should be run for at least 20 years to get an accurate sediment removal percentage.
 - c. The inputs for the biofiltration basin and ravine should be included in future submittals to confirm they match the HydroCAD modeling and plans.
 - d. It could not be confirmed with the information provided, but the filtration efficiencies for the biofiltration basin should be updated to match the MN Stormwater Manual's filtration efficiencies for P8.
https://stormwater.pca.state.mn.us/index.php?title=Recommend_filtration_efficiency_for_P8
2. Garage drains must be routed to an approved oilseparator treatment system. Provide plans/ details to City Engineer and Building official.
3. Provide details on any water softening system and proposed discharge of the system.

Grading, Erosion Control and Restoration

1. The SWPPP narrative should be updated as it notes incorrectly that the site doesn't disturb over one acre of impervious.
2. Rip rap dimensions were noted to have been added to the grading plan but it does not appear that the dimensions were added.
3. Existing drainfield location should be shown on the plans. Provide plans for proposed drainfield/ septic design.
4. Show orange construction fence around proposed primary and secondary drainfield areas.
5. Plan shows "Limits of new sod" beyond site grading and silt fence. Please show silt fence outside of new sod limits and confirm that no grade changes will occur in that area.
6. Show a minimum length dimension for the gravel construction entrance(s).
7. Show detailed dimensions for each proposed driveway/ entrance on to Sunnyside Lane. Dimension the proposed driveway on the plans.

3. Note the berm elevation at the west edge of the biofiltration basin near the outlet to confirm the berm is being set at least 1' above the emergency overflow elevation.

Wetlands/ Improvements within the Critical Shoreland Protection Zone (proposed access to lake)

1. Silt fence that is shown to run perpendicular to the contours should not be shown, as that would do more harm than good. Orange Construction fence should be shown in those locations instead.
2. More biologs may need to be used in lieu of silt fence from comment #1. The City Engineer must be consulted prior to this work being initiated to discuss additional erosion control measures that will likely be needed at the site.

Conclusions and Recommendations

Based upon our review of the engineering, stormwater management and site grading for this proposed development, we have determined that the proposed site and grading plans dated on May 16, 2022 meet city standards. Therefore, we hereby find the proposed plans to be in accordance with City requirements and recommend the project be considered for Planning Commission and City Council approval.